



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

RECEIPT NUMBER:
40-11232020-197

STATE CLEARINGHOUSE NUMBER (if applicable)
2020070537

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY DEPARTMENT OF	LEAD AGENCY EMAIL chanh@co.slo.ca.us	DATE 11/23/2020
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COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
--	-----------------

PROJECT TITLE
COUNTY OF SAN LUIS OBISPO 2020-2028 HOUSING ELEMENT UPDATE

PROJECT APPLICANT NAME COUNTY OF SAN LUIS OBISPO	PROJECT APPLICANT EMAIL chanh@co.slo.ca.us	PHONE NUMBER (805) 781-5710
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PROJECT APPLICANT ADDRESS 976 OSOS STREET, RM. 200	CITY SAN LUIS OBISPO	STATE CA	ZIP CODE 93408
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PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,136.50	\$	

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
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<input type="checkbox"/> County documentary handling fee		\$	
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<input type="checkbox"/> Other		\$	
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PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$0.00

SIGNATURE
X

AGENCY OF FILING PRINTED NAME AND TITLE
Gabriela Ugalde, Deputy County Clerk-Recorder

Filed in County Clerk's Office
Tommy Gong
San Luis Obispo - County Clerk-Recorder

40-11232020-197

11/23/2020
FISH
Pages: 65
Fee: \$ 0.00

By gugalde, Deputy





State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
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RECEIPT NUMBER:

40 — 11-20-2020 —

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2020070537

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

County of San Luis Obispo

LEAD AGENCY EMAIL

chanh@co.slo.ca.us

DATE

11-20-2020

COUNTY/STATE AGENCY OF FILING

San Luis Obispo

DOCUMENT NUMBER

PROJECT TITLE

San Luis Obispo County 2020-2028 Housing Element Update

PROJECT APPLICANT NAME

County of San Luis Obispo

PROJECT APPLICANT EMAIL

chanh@co.slo.ca.us

PHONE NUMBER

(805) 781-5710

PROJECT APPLICANT ADDRESS

976 Osos Street, Room 200

CITY

San Luis Obispo

STATE

CA

ZIP CODE

93408

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	2,406.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,136.50	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
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☐ County documentary handling fee

☐ Other

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 2,406.75

SIGNATURE

x Cory Hanh

Digitally signed by Cory Hanh
DN: C=US, E=chanh@co.slo.ca.us, O=County
of San Luis Obispo, OU=Department of
Planning and Building, CN=Cory Hanh
Date: 2020.11.20 16:16:26 -0800

AGENCY OF FILING PRINTED NAME AND TITLE

Cory Hanh, Planner, County of San Luis Obispo



Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: San Luis Obispo
Address: 1055 Monterey Street
San Luis Obispo, CA 93408

From:

Public Agency: County of San Luis Obispo
Address: 976 Osos Street, Room 200
San Luis Obispo, CA 93408

Contact: Cory Hanh
Phone: (805) 781-5710

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020070537

Project Title: San Luis Obispo County 2020-2028 Housing Element Update

Project Applicant: County of San Luis Obispo

Project Location (include county): County of San Luis Obispo

Project Description:

The County of San Luis Obispo is preparing an update to the Housing Element for 2020-2028. The update will include updating the housing element to meet state law requirements.

This is to advise that the Board of Supervisors has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 11/17/2020 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1055 Monterey Street, San Luis Obispo, California

Signature (Public Agency): Cory Hanh Title: Planner

Date: 11-20-2020 Date Received for filing at OPR: 11-20-2020



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

ENVIRONMENTAL DETERMINATION NO. ED Number 20-157

DATE: July 31, 2020

PROJECT/ENTITLEMENT: County of San Luis Obispo 2020-2028 Housing Element Update
Permit LRP2019-00004

APPLICANT NAME: County of San Luis Obispo **Email:** chanh@co.slo.ca.us

ADDRESS: 976 Osos Street, Rm. 200, San Luis Obispo, CA 93408

CONTACT PERSON: Cory Hanh **Telephone:** 805-781-5710

PROPOSED USES/INTENT: The Housing Element is one of the seven State-mandated elements of the County's General Plan and was last updated in 2014 for the 2014 - 2019 planning period pursuant to California Government Code Section 65588. The Housing Element identifies and assesses the County's existing and projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. The Housing Element must also identify how the County will meet its share of the regional housing need, commonly referred to as regional housing needs allocation (RHNA). The Housing Element update identifies the potential for development of up to 3,256 new housing units at full buildout.

LOCATION: Countywide-Variou

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES ☒ NO ☐

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. 2020070537

This is to advise that the San Luis Obispo County as ☒ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project by County Board of Supervisors, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Cory Hanh

Digitally signed by Cory Hanh
DN: C=US, E=chanh@co.slo.ca.us, O=County of San Luis Obispo, OU=Department of
Planning and Building, CN=Cory Hanh
Date: 2020.11.20 15:35:35-0800

County of San Luis Obispo

Signature

Name

Date

Public Agency

July 2020 | Initial Study

DRAFT INITIAL STUDY FOR COUNTY OF SAN LUIS OBISPO 2020-2028 HOUSING ELEMENT UPDATE

County of San Luis Obispo

Prepared for:

County of San Luis Obispo
Contact: Cory Hanh, Planner
1055 Monterey Street
San Luis Obispo, California 93408
805.781.5000

Prepared by:

PlaceWorks
Contact: Amy Sinsheimer, AICP, Senior Associate
P.O. Box 1316
San Luis Obispo, California 93406
805.439.1922



PLACEWORKS

info@placeworks.com
www.placeworks.com

Initial Study – Environmental Checklist

Initial Study – Environmental Checklist

**Project Title & No. San Luis Obispo County 2020 - 2028 Housing Element Update, Initial Study,
San Luis Obispo County Project type ED20-157 (LRP2019-00004)**

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 type="checkbox"/> Biological Resources	<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities & Service Systems
<input type="checkbox"/> Energy	<input type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Geology & Soils	<input type="checkbox"/> Population & Housing	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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

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

Cory Hanh

Cory Hanh

Digitally signed by Cory Hanh
DN: c=US, E=coryhanh@co.slo.ca.us, O=County of San Luis Obispo,
OU=Department of Planning and Building, CN=Cory Hanh
Date: 2020.07.28 14:43:53 -0700

07-28-2020

Prepared by (Print)

Brian Pedrotti

Signature



Brian Pedrotti, AICP
Supervising Planner

Date

07-28-2020

Reviewed by (Print)

Signature

Date

Initial Study – Environmental Checklist

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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: Under the requirements of state law, every city and county in California must prepare a housing element as part of its general plan. The housing element must document in detail existing conditions and projected needs in accordance with state housing law provisions. The element is also required to contain goals, policies, programs, and quantified objectives that address housing needs over the next eight-year period. As part of the proposed project, the proposed 2020-2028 Housing Element will serve as the County's guiding policy document that meets future needs of housing for all of the County's economic groups. The proposed 2020-2028 Housing Element will replace the existing 2014 Housing Element. The Housing Element update identifies the potential for development of up to 3,256 new housing units at full buildout of the county's existing vacant lot inventory. The projected number of units considers development of existing vacant lots under current land use designations and zoning.

The Housing Element is a policy document that does not result in physical changes to the environment but encourages the provision of housing attainable to different income levels. All development potential within the county is established in the Land Use Element of the General Plan and regulated by the Land Use Ordinance. While policies in the Housing Element could result in changes to the Land Use Ordinance or result in future actions of the County that could result in physical change, none of the policies in the proposed project would result in physical changes to the environment. All development in the County is required to comply with the General Plan, Land Use Ordinance, and County development standards. In addition, any discretionary actions require independent and project-specific environmental review.

Government Code, Section 65588(a)(2) "Review and Revision" requires that a newly proposed 2020-2028 Housing Element review the goals, policies and programs of the existing Housing Element, and report on the attainment and disposition of the programs. In some instances, the programs from the existing Housing Element are continued through to the proposed 2020-2028. Many existing programs have been amended and will be continued as they still reflect current needs in the County. Table 1-1 includes changes in policies between the existing Housing Element and the proposed 2020-2028 Housing Element.

Initial Study – Environmental Checklist

Table 1-1 Summary of Policy Changes Between Existing Housing Element and 2020-2028 Housing Element

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
<p>Program HE 1.A: Designate additional land for residential uses.</p> <p>Description: Amend the Land Use and Circulation Elements to designate additional land to Residential Multi-Family (RMF) and Residential Single Family (RSF) land use categories to accommodate needed housing to meet population growth during the next five years and beyond to 2025. The need is primarily for Residential Multi-Family land. The County will seek opportunities (1) to designate infill sites before proposing to expand urban reserves and (2) to designate land for housing in all communities.</p> <p>Purposes: The County can assist in reducing price escalation, reduce vehicle miles traveled, and reduced resource consumption by adding new residential land to the inventory. Additionally, larger parcels (i.e. 5 acres or larger) would provide sufficient land to plan for site amenities such as open space and parks for multi-family projects. While the County previously designated adequate land to accommodate its share of regional housing needs as described in Chapter 3, additional land will be needed after the planning period for this Housing Element.</p>	<p>The County amended the San Miguel Community Plan in 2016 to allow for residential or residential/commercial mixed-use development in commercial land use categories through approval of a use permit.</p>	<p>Modify to account for progress and include as program</p>
<p>Program HE 1.B: Continue and track existing development incentives.</p> <p>Description: Continue to provide incentives to encourage development of affordable housing including density bonuses, exemptions from the Growth Management Ordinance, and expedited permit processing. Additionally, the Planning and Building Department will consider exempting in-fill projects located in eligible urban areas from the California Environmental Quality Act (when applicable).</p> <p>Purposes: Incentives have financial values that improve the financial feasibility for the development of affordable housing. The County currently offers a density bonus of 35 percent for developments that include specified amounts of housing for extremely low, very low, low, or moderate-income senior households. The County exempts all housing units for extremely low, very low income, low income, and</p>	<p>No density bonus projects have been approved since the last Housing Element update. Applications for affordable housing projects will be expedited and fee waivers for affordable housing projects will be considered. The County has implemented permit streamlining processes for the development of accessory dwellings and agricultural worker dwellings. Environmental review streamlining is encouraged when applicable. The County has also updated density bonus regulations to further encourage the use of density bonuses.</p>	<p>Modify to account for progress and include as program</p>

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
<p>moderate-income households from its Growth Management Ordinance, resulting in significant time savings during periods of high demand for building permits. Also, the Planning and Building Department provides expedited permit processing for affordable housing developments, saving weeks or months in processing times. As previously directed by the Board of Supervisors, the Planning and Building Department will monitor the impact of its permitting processes (including use permits) and look for opportunities to streamline permits for housing. Some of the strategies include, but are not limited to:</p> <ol style="list-style-type: none"> 1) Reduce the permit requirement for multi-family housing projects from a Conditional Use Permit to a Minor Use Permit (currently in process - the threshold should reflect the size of typical multi-family projects); 2) Conduct CEQA analysis in advance of potential projects (i.e. in conjunction with focused specific plans/community plan updates); and 3) Promote/facilitate the affordable housing CEQA exemption (when applicable). CEQA exemptions will not be promoted in areas with a certified Level of Severity III. 		
<p>Program HE 1.C: Reduce and defer fees for affordable housing development.</p> <p>Description: Explore ways to reduce fees for development of affordable housing. Reduced fees could include payment of developer impact fees for affordable housing projects with inclusionary housing funds and deferral of impact fees for affordable housing developments until final inspection. It may be possible to adjust impact fees for infrastructure to be less for smaller homes than for larger homes if the need for infrastructure can be found to increase with home size.</p> <p>Purposes: Reduced and temporarily deferred fees have financial values that improve the financial feasibility for the development of affordable housing. The Inclusionary Housing Ordinance already exempts development of housing units smaller than 900 square feet, thereby encouraging development of smaller housing units that are more affordable.</p>	<p>On August 21, 2018, the Board of Supervisors voted to provide the Director of Planning and Building authority to waive all planning and building permit fees for affordable housing projects (excluding workforce units).</p>	<p>Modify to account for progress and include as program</p>

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
<p>Program HE 1.D: Provide incentives for construction of secondary dwellings.</p> <p>Description: Revise County ordinances and fees to encourage development of secondary dwellings, and further promote secondary dwellings. For example, the County will consider revising road requirements and public facility fees for secondary dwellings or according to home size.</p> <p>Purposes: Secondary dwellings are permitted in addition to the primary residence allowed on a property under certain circumstances. Secondary dwellings provide added housing without the added land cost, and therefore are often affordable to very low, low, and moderate income households.</p>	<p>The County has amended standards for accessory dwelling permitting through the Phase II Accessory Dwelling Ordinance update. This update encourages development of accessory dwellings.</p>	<p>Modify to account for progress and include as program</p>
<p>Program HE 1.E: Review existing ordinances for possible amendments to Farm Support Quarters, with special emphasis on Group Quarters.</p> <p>Description: Revise existing Farm Support and/or Group Quarters ordinances. For example, the maximum distance to site group quarters from a worksite is currently five miles. This requirement could be modified to increase this distance if growers provide transportation to employees.</p> <p>Purposes: To encourage development of new housing for farm workers. Farm support quarters provide on-site housing for farm workers in Agriculture and Rural Lands land use categories. Group quarters can provide larger dormitory style housing for farm workers. Farm worker housing representatives met with County staff in 2008 to discuss possible amendments to the farm support and group quarters ordinances. Growers may rely more heavily on temporary farm workers through use of the federal H-2A program over the next five years. The H-2A program provides seasonal farm workers, however growers must provide these workers meals, transportation, and housing. Amendments to farm support and group quarters could provide more flexibility for the provision of farm worker housing in the County, some of which might be provided under the H-2A program. The County will also consider and evaluate potential stock plans for group quarters.</p>	<p>The County has amended standards for agricultural worker dwelling permitting through the Agricultural Worker Dwelling Ordinance update. This update encourages development of agricultural worker dwellings, such as group quarters.</p>	<p>Modify to account for progress and include as program</p>

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
<p>Program HE 1.F: Review and update residential development standards.</p> <p>Description: From time-to-time, review development standards for housing, and as needed, update those standards to encourage the development of high-quality neighborhoods. Standards to be considered may be community-based or countywide. The type standards to be considered may include:</p> <ul style="list-style-type: none"> • residential density standards based on floor area ratio or site coverage instead of housing units • reduced minimum site area for new mobile home parks (currently five acres) • appropriate densities based on proximity to services, schools, parks, transportation and job centers • amenities, such as usable open areas, private outdoor areas and aesthetics • connectivity to adjacent neighborhoods • variety in housing types (including mobile home parks, small lot single family detached and attached developments, cohousing, rooming houses and residential hotels) • variety in unit sizes, including small studio apartments (Single Room Occupancy - SRO) • variety in building heights • parking adjustments • incentives for projects providing housing affordable to households earning between 120 and 160 percent of county median income ("workforce household"). <p>Purposes: The primary purpose for revisiting multi-family development standards is to provide opportunities to meet the Housing Element goal in an ever-changing setting, which may include the economy, resource limitations, demographic changes, or environmental impact mitigation. Some regulations may be outdated, ineffective, or result in an inefficient use of land. For example, although densities up to 26 or 38 units per acre are allowable in many locations, these densities are often not achieved due to other development standards that limit building placement or size.</p>	<p>The County amended the San Miguel Community Plan in 2016 to allow for residential or residential/commercial mixed-use development in commercial land use categories through approval of a use permit. However, countywide updates are still pending.</p>	<p>Modify to account for progress and include as program</p>

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
<p>Program HE 1.G: Provide direct financial assistance for housing.</p> <p>Description: Continue to provide direct financial assistance for acquisition and development of affordable housing, most of which is rental housing. New or revised rating criteria will address whether housing projects include extremely low income units, giving extra points to these projects upon review and recommendation for grant funding each year. Additionally, rental assistance and First Time Homebuyer loans for very low income and low-income households will continue.</p> <p>Purposes: Direct financial contributions make the provision of affordable housing feasible, and in exchange the County requires that long-term affordability be assured through special agreements. In addition, it allows the County to require priority for local residents and locally employed persons to rent or purchase the resulting housing units. The County has the ability to allocate federal grants each year for affordable housing because it is an “entitlement” grantee under the U.S. Department of Housing and Urban Development’s (HUD’s) Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs.</p>	<p>County Title 29 funds included a single large fee payment from a development project and the funds were used to support a large project in Arroyo Grande developed by the Housing Authority of San Luis Obispo (South Halcyon Road Apartments – 20 dwelling units) rather than several smaller projects. As more Title 29 funds are accumulated, additional projects can be supported. Also, additional funding may arise from the updated in-lieu fee schedule and from the Permanent Local Housing Allocation fund.</p> <p>The County used funds from repaid 2006 and 2011 CalHOME loans to provide five (5) First Time Homebuyer loans. Since 2016, the First Time Homebuyer program is no longer offered to the general public, but is open for qualified applicants who contribute “sweat equity”.</p> <p>Between 2014 and 2019, the County used federal HOME funds to support affordable housing projects. Some of these projects also addressed special needs groups. These projects are both within the unincorporated county and incorporated cities. The Rolling Hills 2 project created 30 dwelling units for rental and the Templeton Place 2 project created 36 dwelling units for rental to seniors in the unincorporated Community of Templeton. Seven (7) additional construction and rehabilitation projects were supported in incorporated cities that created 165 rental dwelling units, 40 senior rental dwelling units, and 17 ownership dwelling units. The affordable housing projects are listed below.</p> <ul style="list-style-type: none"> • Rolling Hills 2 Apartments in Templeton (30 dwelling units) • 860 On-The-Wye Apartments in San Luis Obispo (20 dwelling units) 	<p>Modify to account for progress and include as program</p>

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
	<ul style="list-style-type: none"> • Oak Park 3 Apartments in Paso Robles (75 dwelling units) • Bishop Street Studios in San Luis Obispo (34 dwelling units) • Courtyard Apartments in San Luis Obispo (36 dwelling units) • Templeton Place 2 Senior Apartments in Templeton (36 dwelling units) • Vine Street ownership homes in Paso Robles (9 dwelling units) • Brisco Road ownership homes in Arroyo Grande (8 dwelling units) • Rehabilitation of Los Robles Terrace Senior Apartments in Paso Robles (40 dwelling units) 	
<p>Program HE 1.H: Provide support to the Housing Trust Fund.</p> <p>Description: Support the efforts of the Housing Trust Fund to secure funding for the San Luis Obispo County Affordable Housing Trust Fund.</p> <p>Purposes: Continued support to the trust fund could stimulate development of more affordable housing than available federal and state grants can facilitate alone. The trust fund can assist housing for moderate-income households, in addition to very low and low-income households. A local trust fund may also qualify for matching federal or state funds. The County provides ongoing technical assistance and has made financial contributions totaling more than \$500,000 in the past ten years. This commitment was matched dollar for dollar from other sources.</p>	<p>The County has continued to provide funding to the Housing Trust Fund and has supported its work by sitting on the Housing Trust Fund's project selection committee.</p>	<p>Modify to account for progress and include as program</p>
<p>Program HE 1.I: Provide incentives for mixed use development.</p> <p>Description: Explore ways to provide incentives for development of mixed use projects such as reduced or deferred fees and revised ordinance standards for mixed use. The County will consider the relationship between the amount of public benefit (such as reduced traffic and enhanced business viability) and proposed incentives.</p>	<p>The County amended the San Miguel Community Plan in 2016 to allow for residential/commercial mixed-use development in commercial land use categories through approval of a use permit. However, countywide updates are still pending.</p>	<p>Modify to account for progress and include as program</p>

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
Purposes: Mixed use development provides opportunities to live, work, and shop in the same neighborhood. Additionally, mixed use encourages walking and cycling, can increase neighborhood safety, and decrease transportation costs for families.		
<p>Program HE 1.J: Facilitate affordable housing through advocacy, education, and support.</p> <p>Description: Facilitate development of affordable housing by educating advisory committees on the benefits of affordable housing, making strong recommendations to approve applications for affordable housing developments that meet ordinance standards, and by supporting efforts of advocacy groups. Also, promote more efficient use of existing housing that is vacant or underutilized.</p> <p>Purposes: Educating the public and community groups about the benefits of affordable housing may reduce community opposition to affordable housing development. One advocacy group already formed is the "Workforce Housing Coalition" (WHC). The WHC supports housing for households earning less than 160 percent of the county median income.</p>	<p>Working closely with Housing Coalition Partners, the County amended the Inclusionary Housing fee structure in order to generate more funding for affordable housing projects. The County also continues to build partnerships and public awareness by attending the Homeless Services Organization Committee meetings and sitting on the project selection committee for the Housing Trust Fund.</p> <p>In response to public input, the County streamlined the application process for the five (5) housing and homeless services programs it administers. This allows applicants to simultaneously submit applications to all five (5) programs, each of which have the same deadline and many of which share an application. Applications are then reviewed, and awards are announced concurrently.</p>	Modify to account for progress and include as program
<p>Program HE 1.K: Construct a community sewer system in Los Osos.</p> <p>Description: The County Public Works Department is managing construction of a communitywide sewer system in Los Osos.</p> <p>Purposes: To ensure safe and sanitary infrastructure for existing and future development for community residents. The community of Los Osos is home to over 14,000 residents, and no public sewer system exists. However, a communitywide sewer system has been approved and the County Public Works Department is currently overseeing the construction of the project at this time.</p>	The Los Osos Community Sewer System was completed in December 2016, and the community was connected to the sewer system as of March 2017.	Remove
<p>Program HE 1.L: Implement the Inclusionary Housing Ordinance requiring development of affordable housing.</p>	The County has continued to implement the Inclusionary Housing Ordinance. In	Modify to account for progress and include as program

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
<p>Description: Implement the Inclusionary Housing Ordinance approved in December 2008 by the Board of Supervisors, requiring affordable housing in conjunction with new market-rate housing development and non-residential projects. Staff will prepare a report on an annual basis for the Board of Supervisors to discuss the schedule for phasing in the inclusionary requirement (currently at 4% of the ultimately 20% requirement), annual increases or decreases of fees (i.e. to reflect the cost of construction), and uses/activities undertaken with the fees collected. The report allows the Board to make annual adjustments to the inclusionary requirements based on market conditions. Developers can comply through flexible standards including building units on-site or off-site, by paying in lieu fees, or by donating land.</p> <p>Purposes: Inclusionary housing will ensure that some affordable housing will be provided in the unincorporated areas of the county to meet a portion of the identified housing need.</p>	<p>addition, the ordinance was updated in 2016 and 2019.</p> <p>The 2016 update changed the focus of the ordinance to workforce housing (housing for households with incomes between 120 and 160 percent of median income in the County).</p> <p>The 2019 update provided the following:</p> <ul style="list-style-type: none"> • The Board of Supervisors will review and revise the in-lieu fee schedule once every five (5) years instead of every year. • Developers who provide affordable housing instead of paying the in-lieu fee shall designate eight percent (8%) of the project's dwelling units as affordable housing and will have the option of bonus market-rate dwelling units. • The current in-lieu fee schedule was amended to increase the revenue stream as follows: (1) In-lieu fees apply to all new dwelling units rather than to projects with two or more new dwelling units and (2) in-lieu fees apply only to larger dwellings (2,200 square feet or more). 	
<p>Program HE 1.M: Respond to inquiries and complaints related to fair housing laws.</p> <p>Description: Provide information on the County's website about fair housing and respond to inquiries from the public. Additionally, the County will refer discrimination complaints to appropriate agencies such as California Rural Legal Assistance.</p> <p>Purposes: To ensure equal housing opportunities that prohibit discrimination in housing based on the basis of age, race, color, religion, sex, national origin, disability, and familial status.</p>	<p>The County has continued to refer complaints relating to fair housing to appropriate agencies, including the California Rural Legal Assistance ("CRLA"). CRLA submits quarterly reports on the number and type of fair housing cases handled and its public outreach efforts. In Fiscal Year 2017-2018, CRLA handled 31 fair housing cases, of which 7 required extensive services (e.g. evictions, court appearances).</p> <p>The County contracted with CRLA to run a rental clinic using funding provided by the County Superior Court. The clinic ran from 2014 to 2019. CRLA also provided training sessions and an annual Fair Housing Training Conference.</p>	<p>Modify to account for progress and include as program</p>

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
<p>Program HE 1.N: Amend ordinances to facilitate development of senior-friendly communities.</p> <p>Description: Amend ordinances and the General Plan to facilitate development of senior-friendly communities and housing suitable for the County's aging population.</p> <p>Purposes: To provide more housing choices that meet the needs and preferences of seniors.</p>	<p>The County has not made ordinance amendments in accordance with this program. Housing that better serve seniors continues to be a priority.</p>	<p>Include as program</p>
<p>Program HE 2.A: Rehabilitate housing units.</p> <p>Description: Finance the rehabilitation of 28 existing housing units occupied by very low or low-income households through its CDBG and HOME programs over the next five years.</p> <p>Purposes: Enable existing very low and low income homeowners to retain their homes and enjoy safe and decent housing. Renters may benefit if landlords use County-provided financing to rehabilitate their housing. Improving housing in a neighborhood through these programs encourages other property owners to maintain their homes, thereby preventing the decline of the entire neighborhood. The estimate of 40 housing units is based on historical performance of the County's CDBG and HOME programs, as well as the improved conditions of housing in the updated housing conditions survey.</p>	<p>The County has utilized a mixture of Community Development Block Grant, HOME Investment Partnership, and Inclusionary Housing funds to rehabilitate housing, provide home rehabilitation loans, and make sewer access available to facilitate safe and decent housing conditions in the unincorporated county.</p> <p>Through the Community Development Block Grant program, since 2014, the County awarded grants to 33 lower-income homeowners to help with home repairs. Such funds were used to rehabilitate housing for transitional-age youth through the Family Care Network, with five (5) dwelling units rehabilitated at the agency's Estelita Avenue building and four (4) dwelling units rehabilitated at the agency's Elm Street building. Also, the funds were used as part of the Los Osos community sewer project, which provided funds for 39 low-income residents to access sewer hook-ups.</p> <p>HOME Investment Partnership funds were used on a rehabilitation project at the Los Robles Senior Apartments to create 40 dwelling units.</p> <p>In partnership with Family Care Network, Inclusionary Housing funds were used to rehabilitate six (6) dwelling units at the agency's Longbranch Avenue building and four (4) dwelling units at the agency's Elm Street building, all serving transitional-age youth.</p>	<p>Modify to account for progress and include as program</p>

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
<p>Program HE 2.B: Create a new Mobile Home Park land use category.</p> <p>Description: Create a new land use category for mobile home parks (Note: The State describes a manufactured housing community where spaces are rented or leased as a “mobile home park”).</p> <p>Purposes: Mobile home parks provide affordable housing options to residents, and are a vital component of the affordable housing stock in the county. A land use category specifically addressing mobile home parks would provide more certainty that the existing parks would not be converted to another use. Additionally, it may be possible to apply the mobile home park land use category to vacant sites to promote development of new mobile home parks.</p>	The County has not created a Mobile Home Park land use category. However, mobile homes and mobile home parks continue to be allowed in residential land use categories.	Remove
<p>Program HE 2.C: Implement the Mobile Home Park Closure Ordinance.</p> <p>Description: Implement the mobile home park closure ordinance adopted in 2008 by the Board of Supervisors.</p> <p>Purposes: Preserve the County’s stock of mobile home parks. Mobile home parks provide much of the county’s supply of affordable housing, consisting of approximately 2,501 mobile home spaces in 40 mobile home parks. The closure ordinance provides financial compensation to mobile home residents in the event of closure, and gives decision makers the necessary information to base approvals for closures.</p>	There have not been any opportunities to implement this ordinance, since no mobile home parks closed during the last Housing Element period.	Modify to account for progress and include as program
<p>Program HE 2.D: Implement the Condominium Conversion Ordinance.</p> <p>Description: Implement the condominium conversion ordinance adopted in 2008 by the Board of Supervisors. This will ensure that the rental stock does not diminish and will provide some affordable housing when apartments are converted.</p> <p>Purposes: To limit the number of rental units lost to conversions annually by allowing only a portion of the total rental units constructed in the previous year to be converted in the following year. The ordinance requires an owner to set aside a portion of the</p>	The Condominium Conversion Ordinance is currently in effect and has limited the conversion of rental units to condominiums to a minimum.	Remove

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
converted units for affordable housing, and provides assistance to displaced residents.		
<p>Program HE 3.A: Revise the General Plan and ordinances to address group homes (Residential Care Facilities).</p> <p>Description: Review the Group Home (Residential Care Facilities) standards in the General Plan and ordinances, and then make revisions if the County determines that changes are necessary. Review and amend ordinances as needed to make the definition of “family” consistent with federal and state fair housing law.</p> <p>Purposes: Remove governmental barriers for the development of group homes. Group homes are residential facilities primarily designed to assist children and adults (including elderly) with chronic disabilities including persons experiencing physical disabilities, mental disorders, and addiction. Group homes can provide a sense of community and continuous supervision or care.</p>	The County has not implemented this program since the adoption of the existing Housing Element.	Include as program
<p>Program HE 3.B: Provide housing opportunities and services to help reduce homelessness.</p> <p>Description: Continue allocating and administering the HOME and Emergency Solutions Grant (ESG) funded Tenant Based Rental Assistance (TBRA) programs and the Continuum of Care program for homeless and those at risk of becoming homeless.</p> <p>Purposes: The TBRA programs provide deposits, rental assistance, case management, and other financial assistance services for homeless and those at risk of becoming homeless. While the funds are temporary, they house people in permanent housing situations and typically provides assistance long enough for people to obtain other income for housing (between 1 to 6 months on average). The Continuum of Care program provides financial assistance and supportive services for 32 people in permanent supportive housing and 20 people in transitional housing.</p>	<p>The County has allocated funds from several sources to support services that assist persons experiencing or at risk of experiencing homelessness. The entirety of the County's Emergency Services Grant funds and \$253,000 of the County's general fund currently serves this purpose, as well as 15 percent (15%) of the County's and incorporated cities' Community Development Block Grant funds. Community Development Block Grant funds were used to support construction of the 40 Prado countywide homeless services campus.</p> <p>The County Department of Planning and Building has provided program management support to homeless services by developing a Continuum of Care and HMIS. The implementation of these programs was later transferred to the County Department of Social Services. Additionally, the County Department of Planning and Building assists the County</p>	Modify to account for progress and include as program

Initial Study – Environmental Checklist

2014-2019 Housing Element Program	Result and Evaluation	Remove or Include as Program in 2020-2028 Housing Element
	Department of Social Services in administering housing that supports homeless shelters and transitional housing.	
<p>Source: County of San Luis Obispo 2014-2019 Housing Element</p> <p>Note: The programs listed in this table are included verbatim, and as such, any references are directed towards the 2014-2019 Housing Element.</p>		

As shown in Table 1-1, the proposed 2020–2028 Housing Element consolidates many goals and policies from the existing Housing Element to aid in implementation and to eliminate redundancy. The following nine policies are new to the County and are included in the proposed 2020–2028 Housing Element:

- **Program A: Strategic Regional Residential Development** – To focus public outreach, land use planning, infrastructure and facility improvements, and funding primarily in areas described under Policy HE 1.01.
- **Program B: AB 686 Affirmatively Further Fair Housing** – To ensure that meaningful actions will be taken to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- **Program F: SB 35 Streamlined Approval Process** – To ensure compliance with SB 35, as it relates to permit streamlining.
- **Program M: AB 101 Low Barrier Navigation Centers** – To encourage development of low barrier navigation centers to serve persons experiencing homelessness.
- **Program N: AB 2162 Supportive Housing** – To encourage the development of supportive housing.
- **Program Q: Preservation of Affordable Housing Stock** – To preserve the affordable housing stock in the unincorporated county.
- **Program U: Expedited Permit Processing for Affordable Housing** – To increase the efficiency of permit processing (including use permits) for affordable housing projects.
- **Program W: Exemptions for Affordable Housing** – To prioritize and incentivize the development of affordable housing.
- **Program Z: Alternative Housing Types** – To provide property owners with safe and viable alternative housing options.

Initial Study – Environmental Checklist

ASSESSOR PARCEL NUMBER(S): Countywide

Latitude: Not applicable Longitude: Not applicable SUPERVISORIAL DISTRICT # All

B. Existing Setting

Plan Area: Countywide Sub: Not applicable Comm: Not applicable

Land Use Category: Countywide – various

Combining Designation: Not applicable

Parcel Size: Not applicable

Topography: Not applicable

Vegetation: Not applicable

Existing Uses: Countywide – various

Surrounding Land Use Categories and Uses:

North: Not applicable East: Not applicable

South: Not applicable West: Not applicable

The County of San Luis Obispo General Plan, which is a document that constitutes San Luis Obispo County's comprehensive plan for the development of the county is updated periodically. The Framework for Planning which addresses the land use element requirements was last amended in 2018 for the Coastal part of the County and in 2015 for the Inland area of the County. The General Plan is the foundation for zoning, subdivision regulation, and other planning decisions. The Housing Element is one of the eight required elements of a General Plan. The Housing Element is the only element that is required to be updated regularly. The proposed project is also a General Plan Amendment to adopt the 2020-2028 Housing Element, if adopted by the County.

The proposed project is within San Luis Obispo County, which is located on the Pacific coast, approximately halfway between the metropolitan areas of Los Angeles and San Francisco and is bordered by Monterey County to the north, Kern County to the east, Santa Barbara County to the south, and 100 miles of Pacific coastline to the west. San Luis Obispo County encompasses 3,316 square miles (2,114,750 acres), with varied vegetation, topography, and climate.

The county landscape is defined by five mountain ranges, forming five principal drainage basins aligned on a predominantly northwest to southeast axis. The ranges include the Santa Lucia, Temblor, Caliente, La Panza and San Luis mountains. Most urban and intensive agricultural uses in the county occur in the valleys and coastal terraces of the westernmost ranges. The primary transportation corridors include U.S. Highway 101 and State Route (SR) 1 which runs north to south through the county and SR 41, 46, 58, and 166 which run east to west.

The population of the county, currently estimated at 280,393 (DOF 2019), is concentrated in four regions, each relating to distinct physical areas:

North County - The area north of Cuesta Grade generally centered on the Salinas River, containing the communities of San Miguel, Paso Robles, Templeton, Atascadero and Santa Margarita. This area is considered in the Land Use and Circulation Elements of the County General Plan as the North County planning area.

North Coast - The coastal terrace and adjacent upland areas south of the Monterey County line, including the communities of San Simeon, Cambria, Cayucos, Morro Bay and South Bay (the North Coast and Estero Planning Areas).

San Luis Obispo - The inland area surrounding the county seat which is the major employment and trade center of the county, but also includes the resort community of Avila Beach.

South County - The coastal terrace, upland and near-coast valleys concentrated along Highway 101, extending from Ontario Grade south to the Santa Barbara County line, including the communities of Pismo Beach, Arroyo Grande, Grover City, Oceano, Halcyon and Nipomo (the South County planning area).

Initial Study – Environmental Checklist

D. Regulatory Setting

Government Code Section 65583 states that the Housing Element shall consist of an identification and analysis of existing and projected housing needs, as well as a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

E. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) In 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Scenic vistas generally include areas of high scenic quality that are visible to a number of people, including recreational travelers. The designation of scenic roads and highways is intended to promote and enhance the natural scenic beauty occurring along portions of county and state highways. The rural areas of the County have many scenic attributes that contribute to the pleasure of driving through them, including the volcanic Morros between San Luis Obispo and Morro Bay, agricultural features, ocean views, mountain landscapes, and unique geologic features. SR 1 is both a Designated State Scenic Highway and an All-American Road in the National Scenic Byway system (Caltrans 2020; ASB 2020). Each of these designations indicate a high degree of scenic quality within the highway's view corridor. U.S. Highway 101 is also identified by Caltrans as an Eligible State Scenic Highway – Not Officially Designated (Caltrans 2020). Additionally, the County has designated U.S. Highway 101 as a scenic corridor and has adopted Highway Corridor Design Standards to address development along the highway.

Initial Study – Environmental Checklist

Discussion

- (a) **No Impact.** The proposed project encourages housing that is already anticipated by the Land Use Element of the General Plan to be designed for several income levels. Therefore, the proposed Housing Element Update would have no impact on scenic vistas.
- (b) **No Impact.** The proposed project does not provide specific development proposals, nor does it grant development entitlements. Program and project specific impacts will be evaluated in compliance with County ordinances and standards and will be subject to environmental review at the time of a development application submittal. Further, Municipal Code Section 23.04.210 would ensure that new development complies with standards within Critical Viewsheds and Scenic Corridors. Therefore, the proposed project would not substantially damage scenic resources within a state scenic highway.
- (c) **No Impact.** All future development would be required to Comply with Municipal Code Section 23.04.210, which is intended to protect the county's visual resources and would ensure physical, visual, and functional compatibility between residential and other uses, as well as ensuring high-quality development in keeping with the character of the county. Thus, the implementation of the proposed project would result in no impacts associated with the degradation of the visual character of the county.
- (d) **No Impact.** Light and glare impacts of future development would increase daytime glare or nighttime illumination in the county. Future development in the county would be required to be designed and constructed in accordance with Section 23.04.320 and Section 22.10.060 of the San Luis Obispo Municipal Code. As the proposed project does not change existing policy regarding light and glare, and as compliance with the code is determined at the time of building permit issuance and inspection, the proposed project would result in no impact associated with increased light and glare.

Mitigation/Conclusion

No mitigation measures are necessary.

Initial Study – Environmental Checklist

II. AGRICULTURE AND FORESTRY RESOURCES

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

Agriculture makes a substantial contribution to the County's economy and accounts for approximately 80 percent of the privately-owned land in the county (County of SLO 2015). In 2018, the overall crop value in San Luis Obispo hit a milestone record of \$1,035,499,000. The top five commodities by value in 2018 included: wine grapes (\$276,002,000), strawberries (\$268,356,000), broccoli (\$48,348,000), avocados (\$46,145,000), and cattle and calves (\$43,761,000). The cattle industry has been one of the top value agricultural commodities in the county since 1928, when crop reports were first conducted. The County has become an increasingly important winemaking region and the trend of the 1990s to convert ranchlands to vineyards continues (SLODA 2018).

The nursery industry is in a state of transition with indoor cannabis production beginning to replace nursery stock. Local greenhouse facilities are being leased or purchased for cannabis production, resulting in decreased indoor decorative and ornamental plant production during 2018. Despite the conversion of some local growing area to cannabis, the nursery stock industry remained relatively stable with the overall value declining just 2 percent to \$81.2 million (SLODA 2018).

Initial Study – Environmental Checklist

The cattle industry has been one of the top value agricultural commodities in the county since 1928, when crop reports were first conducted. The County has become an increasingly important winemaking region and the trend of the 1990s to convert ranchlands to vineyards continues.

Discussion

(a-e) **No Impact.** The implementation of the proposed project would not alter existing General Plan policies, or zoning regulations, pertaining to forestland, timber, or agricultural uses in the county. Further, the proposed project does not include any site-specific designs or proposals, nor does it grant any entitlements for development. No changes are proposed to land use designations or zoning districts that could result in new development or redevelopment. Agriculture-urban interface conflicts can arise when non-agricultural uses are placed adjacent to agricultural uses, which could inadvertently place growth pressure to convert agricultural lands to urban uses. None of the parcels identified in the proposed Housing Element are adjacent to agricultural land except for sites in the following locations:

Shandon

- APNs: 017-181-036, 017-292-027

Templeton

- APNs: 041-154-002, 041-173-013, 033-281-038

Santa Margarita

- APNs: 069-021-002, 069-033-008, 069-142-005, 069-142-017

Oceano

- APN: 075-032-005

Nipomo

- APNs: 090-371-058, 090-101-001, 092-281-005, 092-579-003, 092-578-005

The commercial and residential designations for these sites are existing and the proposed project does not change the potential for development of the sites. Further, because of the existing adjacent residential uses, any adjustments to agricultural operations have already occurred and would not be affected by changes to the zoning that would allow residential development. Because the land uses are existing, and the proposed project will not change development potential or policies regarding consideration of adjacent agriculture, there is no impact.

Mitigation/Conclusion

No mitigation measures are necessary. The project was reviewed for consistency with the Agriculture and Open Space Element and found to be consistent.

Initial Study – Environmental Checklist

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 county is located within the South Central Coast Air Basin and the boundaries of the San Luis Obispo County Air Pollution Control District (APCD). APCD regulates air quality through its Clean Air Plan (CAP), Particulate Matter (PM) Report, and construction monitoring, among other measures. Throughout the county, ozone and PM₁₀ are the pollutants of primary concern, since exceedances of state health-based standards for those pollutants are experienced in the county during most years. San Luis Obispo County is designated as a nonattainment area for the state PM₁₀ standards. Sources of PM₁₀ emissions include agricultural operations, construction activities, and vehicular emissions, of which vehicular emissions are the primary source of precursors to ozone. The county's local air quality conditions have been increasingly adversely affected by air pollution from the San Joaquin Valley. The Carrizo Plains in the far east end of the county also has high ozone levels. APCD has concluded that this also due to pollutant transport from other areas (SLO County 2010).

The County's Land Use Ordinance (Sec. 22.10.030/23.060.080) includes air quality provisions to include review by APCD, as well as provisions to reduce odors. APCD has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions cumulative effects, and establish countywide programs to reach acceptable air quality levels, a CAP has been adopted (prepared by APCD).

Initial Study – Environmental Checklist

Discussion

- (a-e) **No Impact.** If a project is inconsistent with the growth assumptions of the regional air quality attainment plans, then it would conflict with or obstruct the implementation of such plans. Projects that result in an increase in population growth, as identified in local general plans and/or community plans, would be considered inconsistent with the air quality attainment plan (AQAP). Because the proposed Housing Element does not change the land use designation or development assumptions of the General Plan, the proposed project remains consistent with growth projections used by APCD for its air quality attainment plan. Future development consistent with the General Plan could result in an increase in criteria pollutants during construction activities, such as excavation and grading, and operational activities, which could also contribute to the nonattainment status of the South Central Coast Air Basin. Moreover, future residential development would potentially increase population in the county and add sensitive receptors that could be exposed to pollutant concentrations; residential developments are not considered a source of emission, such as odors, that would adversely affect a substantial number of people.

Future development would be required to comply with local regulations such as the General Plan policies related to air quality, conform with the AQAP, and meet the thresholds of the National Ambient Air Quality Standards (NAAQS) and APCD during construction and operation. While the CEQA process lists the Air District policies that apply to each project, compliance with the policies is part of the construction rather than entitlement process. Measures such as dust control and equipment type are applied to grading or clearing permits. As such, even with the proposed change in zone, these measures would continue to apply. Therefore, the Housing Element would have no potential to result in the emission of air pollutants or objectionable odors or otherwise affect air quality. There would be no impact.

Mitigation/Conclusion

No mitigation measures are necessary. The Housing Element update is consistent with the general level of development anticipated and projected in the CAP.

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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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Due to the physiographic diversity (e.g., coastal areas, mountains, and arid interior), San Luis Obispo County is biologically diverse. The County includes multiple sensitive plant and wildlife species, as well as a wide range of natural communities from coastal marine environments to riparian habitats, and a mosaic of forests, woodlands, grasslands, and chaparral. More than 103 special-status plants and 53 special-status animal species in the county are monitored regularly (SLO County 2010).

Discussion

(a-f) **No Impact.** The proposed Housing Element Update does not include specific development designs or proposals, nor does it grant development entitlements. The proposed Housing Element Update does not propose policies or programs that would conflict with the existing policies regarding the protection of biological resources in the General Plan. Future development, as a result of the implementation of the proposed Housing Element Update, would be

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required to analyze environmental impacts and comply with the environmental reporting requirements pursuant to CEQA, on a case-by-case basis.

Future development as a result of the implementation of the proposed Housing Element Update could result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. However, as the proposed Housing Element Update is a policy-level document, no impacts would occur. Moreover, the implementation of the proposed Housing Element Update would not cause adverse impacts to special-status species. There are no adopted natural community conservation plans (NCCP) within the county. However, two habitat conservation plans (HCP) exist within San Luis Obispo County. These include the Arroyo Grande Creek HCP and Los Osos HCP (Jodi McGraw Consulting 2019; Stetson Engineers 2004). None of identified vacant sites of the proposed Housing Element are within the boundaries of the HCPs. Therefore, the proposed Housing Element would not conflict with any such plans. Thus, there would be no impacts to biological resources.

Mitigation/Conclusion

No mitigation measures are necessary.

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V. CULTURAL RESOURCES

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

Setting

Cultural resources include prehistoric resources, historic resources, Native American resources, and paleontological resources. Prehistoric resources represent the remains of human occupation prior to European settlement. Historic resources represent remains after European settlement and may be part of a "built environment," including human-made structures used for habitation, work, recreation, education and religious worship, and may also be represented by houses, factories, office buildings, schools, churches, museums, hospitals, bridges and other structural remains. Native American resources include ethnographic elements pertaining to Native American issues and values. San Luis Obispo County is within the territory historically occupied by the Chumash (Gibson, 1991; Greenwood, 1978; Kroeber, 1953), with some overlap in the northern part of the County by the Salinan people. The archaeological record indicates that sedentary populations occupied the coastal regions of California more than 9,000 years ago. Native American society began to disintegrate soon after Spanish contact in 1769, primarily due to the introduction of epidemic European diseases and the consequent high mortality rate.

Discussion

- (a-c) **No Impact.** Future development in the county will be reviewed to ensure that conflict with existing known cultural and historical resources are minimized. Additionally, construction activities of future development have the potential to uncover archeological resources, including human remains found outside of cemeteries. The proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels, but does not provide specific development proposals, nor does it grant development entitlements that would adversely impact archaeological or historic resources. All future development within the county would be required to comply with local regulations, including General Plan Policies regarding cultural resources, as well as California Health and Safety Code Section 7050.5 which requires halting site disturbance until a coroner has conducted an investigation. In addition, section 23.07.104 of the San Luis Obispo County Municipal Code protects significant archaeological resources by requiring archaeological reconnaissance for proposed development projects as well as mitigation plans for archaeological sites. While this information can be provided as part of the CEQA process, the code provisions apply even if the construction or activity is otherwise ministerial or exempt from CEQA. Section 15300.2(f) of the CEQA guidelines prohibit the use of an exemption if the project affects historical resources. The combination of the County's ordinance, and lack of exemption from CEQA for projects that affect historic resources will ensure that implementation of the proposed Housing Element Update would have no impact on cultural resources.

Mitigation/Conclusion

No significant cultural resource impacts are expected to occur. No mitigation measures are necessary.

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

Discussion

- (a-e) **No Impact.** Short-term construction and long-term operational activities of future development would result in energy consumption. Construction activities would consume energy to power electricity-operated equipment; during transportation of construction equipment and vehicles, and construction employee passenger vehicles; and in the form of construction materials which would need to be manufactured. During operation activities, energy would be consumed for building operations (e.g., ventilation, heating/cooling, operation of electrical systems), and transportation of vehicles. However, the proposed project does not provide site-specific designs or development proposals, nor does it grant development entitlements. Future development would also be required to be in compliance with the current Building Energy Efficiency Standards. The County verifies compliance with the California Building Code (CBC) as part of the building permit issuance and construction inspection process. Therefore, the proposed Housing Element Update would have no impact on inefficient energy use or conflicting with renewable energy or energy efficiencies plans.

Mitigation/Conclusion

No mitigation measures are necessary.

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VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Geologic conditions define the stability of the ground below a site and how the site will respond to the natural forces of earthquakes and weather. Geologic hazards that may occur in response to an earthquake include liquefaction, seismic settlement, landslide, tsunami, and seiche. Related hazards include slope failure, flooding from dam failure, and building structural failures. There are three primary active faults in the county currently zoned under the State of California Alquist-Priolo Fault Hazards Act including: The San Andreas fault, the Hosgri-San Simeon fault, and the Los Osos fault. There are at

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least 17 other potentially active faults in the county (County of SLO 2014). The Safety Element of the County's General Plan has policies that address geologic and related hazards.

Discussion

- (a-f) **No Impact.** The proposed Housing Element Update provides policies and programs designed to facilitate the construction and conservation of housing that is already designated for development within the county. Construction of new housing could have the ability to increase people and structures to the exposure of seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure. Similarly, future development could result in construction on expansive or erosive soils or be proposed in areas subject to landslide or collapse. The General Plan addresses geology and soils as part of the safety element, and the County has adopted the CBC that includes provisions for construction in seismically active areas, and on different soil types. The County ensures compliance with these requirements occurs at the time of building permit issuance. The proposed project does not change the requirement that all existing and future development in the County must comply with the General Plan policies, and the CBC. While compliance with these policies may alter design by requiring additional strengthening, over excavation of soil, or other project-specific design elements, the proposed project has no impact on these requirements.

Mitigation/Conclusion

No mitigation measures are necessary.

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

Setting

Greenhouse gases (GHGs) generated by human activities can contribute to changes in the natural greenhouse effect, which could result in climate change. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Motor vehicles make up the bulk of GHG emissions produced on an operational basis for most nonindustrial projects. The primary GHGs emitted by motor vehicles include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. A number of regulations have been developed to reduce GHG. Energy conservation standards are contained in the 2019 CBC that became effective on January 1, 2020. The new code requires solar panels for some uses, and other energy saving devices.

Discussion

(a-b) **No Impact.** The proposed project does not provide specific development designs or development proposals, nor does it grant development entitlements. Future development of housing units could result in an increase in GHG emissions during both construction and operational activities; however, development must be consistent with the General Plan and with regional plans that are based on the land use pattern of the General Plan. As the proposed project does not change any land use designation, all of the local and regional plans associated with GHG remain unchanged. Furthermore, existing regulations that would apply to any future residential development, including the California Green Building Standards Code and California's Title 24 Building Energy Efficiency Standards, would substantially reduce GHG emissions associated with future projects. Compliance with the CBC is part of the building permit process and does not require CEQA to apply. The County verifies compliance with the CBC as part of the building permit issuance and construction inspection process. As a result, the proposed project would result in no impacts to GHGs.

Mitigation/Conclusion

No mitigation measures are necessary.

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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The Safety Element of the San Luis Obispo County General Plan has policies that address potential hazards that exist in the county. These include aircraft hazards, radiation hazards, hazardous materials such as pesticides, electromagnetic fields, radon, hazardous trees, and dangers from unreinforced masonry buildings. Additionally, the Land Use Ordinance has standards that address hazardous trees and aircraft hazards, as well as operating standards for control of hazardous substances. Future programs Implemented from the Housing Element are subject to County Land Use Ordinance provisions related to Flammable and Combustible Liquids Storage (Sec. 22.10.070/23.06.126), Explosives Storage (Sec. 22.10.050/23.06.124), and Toxic and Hazardous Materials (Sec. 23.06.120).

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Discussion

- (a-d) **No Impact.** The proposed Housing Element is a policy-level document that encourages the provision of a range of housing types and affordability levels and does not include specific development proposals or development entitlements. However, future development of residential units constructed consistent with the General Plan could create a significant hazard to future residents through the exposure to the routine transport, use, or disposal of hazardous materials; through exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the exposure of the handling or emission of hazardous materials, or by locating residential development on a site included on a list pursuant to Government Code Section 65962.5.

All businesses in the county handling hazardous materials are subject to the hazardous materials and regulations of the San Luis Obispo County Environmental Health Department. The San Luis Obispo County Environmental Health Department, which is the Certified Unified Program Agency (CUPA) for the County of San Luis Obispo, issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of compressed gas at any time (County of SLO 2020a). The Hazardous Material Management Plans, that include an inventory of hazardous materials used, handled, or stored at any business in the county, are implemented by CUPA. The department also issues permits to and inspects businesses that handle acutely hazardous materials.

The County of San Luis Obispo and other state and local agencies, such as the Department of Toxic Substances Control and San Luis Obispo County Environmental Health Department, regulate hazardous materials in coordination with one another. The County enforces Title 26, Division 6, *California Highway Patrol*, of the California Code of Regulations (CCR) to reduce impacts associated with accidental release from the transportation of hazardous materials on roads in the County, and the potential for an increased demand for incident emergency response. Moreover, the San Luis Obispo County Environmental Health Department enforces workplace regulations that are applicable to businesses and public facilities addressing the use, storage, and disposal of flammable and hazardous materials, pursuant to Title 8, *California Occupational Safety and Health Regulations (Cal/OSHA)*, of the CCR. Additionally, the Environmental Health Department also enforces leak prevention measures for underground storage tanks.

Generally, residential developments do not include routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Businesses that handle hazardous materials must comply with the regulations of the San Luis Obispo County Environmental Health Department. Therefore, there would be no impacts as a result of the implementation of the proposed project.

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- (e) **Impact.** The proposed project does not provide site-specific design or development proposals, nor does it grant development entitlements. All future housing development would be required to comply with land use regulations and safety standards surrounding airports in the County. Furthermore, environmental impacts, including those related to hazards, would be analyzed pursuant to CEQA on a case-by-case basis. Therefore, the implementation of the proposed project would result in no impacts associated with airport-related hazards.
- (f) **No Impact.** The proposed project does not identify specific development proposals. Future development within the county would be required to be in compliance with local regulations, including the General Plan and Land Use Ordinance. Furthermore, section 13.08.060 of the San Luis Obispo Municipal Code requires approval by the county engineer of all construction impacts that would affect area roadways. The provisions of the Municipal Code are applied at the time of request for encroachment onto county right-of-way and will be subject to the County of San Luis Obispo Department of Public Works, Public Improvement Standards. The requirements of the Public Works Director are applied at the time of authorization by the Department to conduct work, reconstruct or place improvement in established County rights-of-way. The County consults and advises police, fire, and the 911 system of any road construction that may affect use of area roadways. Because all construction that would affect emergency use of the roadways will be reported to the appropriate agencies, and any specific access requirements made part of the encroachment permit and/or authorization to construct, and final construction would not impair use of the roadways, implementation of the proposed project would have no impact pertaining to conflicting with the Local Hazard Mitigation Plan.
- (g) **No Impact.** A majority of the County of San Luis Obispo is in a High and Very High Fire Hazard Severity Zone, however, areas along the western portion of the county are in a Moderate Fire Hazard Severity Zone (CAL FIRE 2007). As shown in Appendix A: Maps of Identified Vacant Sites of the proposed Housing Element, none of the sites are within a VHFHSZ (CAL FIRE 2007). Section 22.50.030 of the San Luis Obispo Municipal Code requires that a fire safety plan be submitted with a land use permit to applicable fire agencies for proposed development. The fire safety plan enables a fire protection agency that has jurisdiction over a proposed site to evaluate the adequacy of proposed fire protection measures, and to keep itself informed of new developments to evaluate their effect upon the ability of the agency to provide continuing service. Furthermore, section 22.50.040 of the San Luis Obispo Municipal Code requires that new uses comply with applicable provisions of the Uniform Fire Code in areas where fire protection is provided by the San Luis Obispo County Fire Department/California Department of Forestry and Fire Protection. In areas where fire protection is provided by another official agency (e.g., a community services district, etc.), new uses shall comply with the fire safety standards as required by the fire protection agency. All new development would be required to comply with the latest California Building and Fire Codes, as well as be in accordance with local regulations. The proposed Housing Element is a policy-level document that does not provide site-specific design or development proposals. Environmental impacts of future development would also be considered pursuant to CEQA on a case-by-case basis. Therefore, the implementation of the proposed project would have no impact on exposing people or structures to wildland fires.

Mitigation/Conclusion

No mitigation measures are necessary.

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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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

The communities of San Luis Obispo County obtain a majority of their water from groundwater supplies. In many groundwater basins, demand is now greater than supply. Some communities have adequate supply but lack an adequate delivery system. For others, the opposite is true. Water service utilities in unincorporated areas of the County are provided by county service areas (CSA), community service districts (CSD), or private water companies.

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Discussion

- (a-e) **No Impact.** Future residential development within the County could result in construction and operational impacts to water quality and discharge standards. Potential impacts during construction include grading and vegetation removal which could expose soil to erosion during construction activities, and operational impacts may include the use of fertilizers, herbicides, and pesticides as well as motor vehicle operation and maintenance. As required by state law, all new residential development projects within the County would be subject to the County's National Pollutant Discharge Elimination System (NPDES) Stormwater Permit (No. CA-0047881) enforced by the Regional Water Quality Control Board (RWQCB). The NPDES Stormwater Permit requires that the County impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality or from resulting in conditions that create a nuisance or water quality impairments in receiving waters.

Compliance with the provisions of the NPDES and best management practices (BMPs) would reduce erosion and siltation impacts of future development. New development would be required to implement construction and post-construction BMPs in accordance with the County's Stormwater Management Plan. Compliance with the NPDES and the implementation of BMPs such as erosion, runoff, and sediment control would ensure that the proposed Housing Element Update would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

While the potential to expose structures or people to flood hazards, or inundation by seiche or mudflow exists, the proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include site-specific design or development proposals, nor does it permit development entitlements. All future development within the County would be required to comply with local regulations, including the General Plan and Land Use Ordinance. Environmental impacts as a result of new development would be considered pursuant to CEQA on a case-by-case basis. Thus, the implementation of the proposed Housing Element Update would have no impact on hydrology and water quality.

Mitigation/Conclusion

No mitigation measures are necessary.

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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 was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan). The project was found to be consistent with these documents.

Discussion

(a-b) **No Impact.** The proposed Housing Element Update is consistent with the land uses detailed in the County's General Plan; the proposed Housing Element Update would not remove policies that protect environmental resources. The proposed Housing Element is a policy-level document that encourages the provision of various housing types and affordability levels. The proposed Housing Element Update does not include any specific development proposals, nor does it permit any entitlements for development. The proposed Housing Element Update anticipates land uses that are consistent with the current land use designations of the General Plan Land Use Element and Land Use Map.

Future residential projects will be required to comply with the policies in the General Plan regarding land use and Land Use Ordinance requirements associated with zoning districts, allowable uses, and development standards. All future residential development occurring within the County would be required to be evaluated in accordance with local regulations, including the General Plan and Land Use Ordinance. Environmental impacts of subsequent development projects would be considered on a case-by-case basis, pursuant to CEQA. Thus, the implementation of the proposed Housing Element Update would have no impact to physically dividing a community or conflicting with a land use plan, policy, or regulation.

Mitigation/Conclusion

No inconsistencies were identified and therefore no mitigation measures are necessary.

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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"/>

Discussion

- (a-b) The proposed project is policy-level action that identifies sites in the county that could accommodate the Regional Housing Needs Allocation (RHNA). It does not include any site-specific designs or proposal or grant any entitlements for development. Therefore, the proposed project would have no impact on mineral resources and mineral resource recovery sites.

Mitigation/Conclusion

No mitigation measures are necessary.

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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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Noise policies for the County are established by the Noise Element of the County General Plan. The Noise Element contains goals, policies, and implementation measures for the compatibility of sensitive land uses with noise. The purpose of these goals, policies, and implementation measures is to reduce the various potential effects of noise on people. The Noise Element sets maximum allowable noise exposure from both transportation and stationary sources. Additionally, the Land Use Ordinance has specific standards for development near noise sensitive uses, which include housing developments.

There are several potentially significant sources of community noise within San Luis Obispo County. These sources include traffic on state highways and other major roadways; railroad operations; airport operations; military training activities at Camp Roberts; and industrial, commercial, and agricultural activities (County of SLO 1992).

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Discussion

- (a-b) **No Impact.** The proposed Housing Element Update encourages the provision of housing types and affordability levels. Housing is not considered a major source of noise in the county, though placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of acceptable standards. However, the Housing Element is a policy-level document that does not include any specific development proposals, nor does it grant any entitlements for development. While the proposed Housing Element does not involve the construction or expansion of residential land uses, all future development in the county would be required to adhere to General Plan policies and Land Use Ordinance requirements pertaining to noise. All future development would be subject to the noise standards contained in section 22.10.120 of the County's Municipal Code. This section establishes standards for acceptable exterior and interior noise levels and describe how noise shall be measured. In addition, Municipal Code Section 23.06.050 requires that noise levels are measured at the property line and section 23.06.060 sets vibration standards for different land uses. Compliance with all codes is assumed by this Initial Study, and verification is part of the building permit and inspection process, and does not depend on CEQA analysis. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the Housing Element would have no impact related to a temporary or permanent increase in noise levels, or excessive noise levels.
- (c) **No Impact.** The proposed Housing Element is a policy-level document that does not provide site-specific development proposals, nor does it grant development entitlements that would expose people to excessive noise levels. As the proposed Housing Element Update would be consistent with the existing land use designations of the General Plan, the proposed project would not expose people to excessive noise levels from airports or airstrips. Therefore, no impact related to airport noise would occur.

Mitigation/Conclusion

The updated Housing Element is consistent with the County's Noise Element. No mitigation measures are necessary.

Initial Study – Environmental Checklist

XIV. POPULATION AND HOUSING

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

The Housing Element Update anticipates the need for 3,256 housing units in the County for an eight-year period from 2020 to 2028 on existing residentially zoned parcels. In an effort to provide for affordable housing, the County administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Discussion

- (a) **No Impact.** The proposed Housing Element Update contains housing goals intended to encourage housing to meet the County's housing needs. The expectation is that as growth occurs consistent with the existing General Plan, housing would be provided that serves all income levels of the county, including both moderate- and low-income residents. The proposed Housing Element is a policy-level document that encourages, but does not require, the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include specific development proposals, nor does it allow for entitlements for development that would induce population growth. As the proposed project does not increase the amount of land available for housing, and all development must be consistent with the existing General Plan, subsequent development is considered consistent with the projected growth in the County's General Plan. Implementation of the proposed Housing Element Update would not induce substantial unplanned population growth within the county; therefore, no impact would occur.
- (b) **No Impact.** The proposed Housing Element Update is a policy-level document that encourages the provision and preservation of various housing types and affordability levels to meet the San Luis Obispo County's housing needs. Implementation of the proposed Housing Element Update would not displace existing people or housing within the county; therefore, no impact would occur.

Mitigation/Conclusion

No mitigation measures are necessary.

Initial Study – Environmental Checklist

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Setting

Public services in the more urban portions of the county are provided and administered by various local jurisdictions and agencies. Two different types of districts are responsible for providing county residents with basic services, which include CSAs and CSDs. A CSA is a special district that is governed by the County Board of Supervisors and administered through the Department of Public Works. A CSD is a local governing body authorized to provide a variety of public services, with the exception of land use planning.

Fire protection within the county is handled by a variety of agencies, including but not limited to, the San Luis Obispo County Fire Department, Cambria Fire Department, Camp Roberts Fire Department, Five Cities Fire Authority, Morro Bay Fire Department, San Miguel Fire Department, Santa Margarita Fire Department, Templeton Fire Department and the California Department of Forestry and Fire Protection (CAL FIRE). These fire departments provide protection and suppression, life safety services, as well as respond to structural and wildland fires, emergency medical service needs, and hazardous/toxic material spills in San Luis Obispo County. Fire protection in the county is provided by a total of six battalions and 23 fire stations (SLO County Fire Department 2020). Police protection is provided by San Luis Obispo County Sheriff's Office located at 1585 Kansas Avenue in San Luis Obispo. California Highway Patrol also serves the county.

San Luis Obispo County is served by 15 school districts, which operate 45 elementary schools, 10 middle schools, 20 high schools, and three charter schools (SLOCOE 2020). The San Luis Obispo County Parks and Recreation Department is responsible for the administration, maintenance, and construction of park facilities within the county. The San Luis Obispo Library District serves the county and is located at 995 Palm Street in San Luis Obispo. The library provides service to residents of six of the seven incorporated cities and the unincorporated areas of San Luis Obispo County, a service area that extends over 3,000 square miles (County of SLO 2020b). San Luis Obispo County Public Libraries consist of 14 libraries which are divided by three regions: North County Region, Coastal Region, and South County Region (County of SLO 2018).

Initial Study – Environmental Checklist

Discussion

- (a) i-v) **No Impact.** The proposed project does not provide specific development proposals, nor does it grant development entitlements. Future development as a result of the implementation of the General Plan could result in an increase in demand for public services. The proposed project does not involve the construction or expansion of any residential land uses and would not result in the need for expanded public services beyond what was considered in the General Plan.

Initial Study – Environmental Checklist

Future development would be required to adhere with the General Plan policies related to the provision of public services, as identified in the policies and implementing strategies for public services section of the Land Use Element. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees which would address potential impacts to public services. According to San Luis Obispo Municipal Code 18.03.010, public facilities fees shall be a condition of the issuance of permits for, or the approval of, development projects. Thus, implementation of the proposed project would have no impact regarding public services.

Mitigation/Conclusion

No mitigation measures are necessary.

Initial Study – Environmental Checklist

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 owns or operates seven regional parks, eleven neighborhood or community parks, miles of hiking trails, a skate park, and other recreation opportunities such as golf courses and pools. Within the county there are 23 parks, three golf courses, and eight Special Places¹ currently operated by County Parks. Urban Regional Parks account for 644 acres, Rural Regional Parks for 11,398 acres, and mini, neighborhood and community parks for 214 acres (County of SLO 2006).

Discussion

(a-b) **No Impact.** The proposed project does not change General Plan land use designations or zoning districts in the county. None of the General Plan policies that affect recreation would be affected by the proposed project. Thus, implementation of the proposed project would have no impact regarding recreation.

Mitigation/Conclusion

The updated Housing Element is consistent with the County's Trail Plan and the Parks and Recreation Element. No mitigation measures are necessary.

¹ Special Places include Natural Areas, coastal access, and historic facilities. Natural Area is land protected for its resources which may also afford some passive recreation.

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XVII. TRANSPORTATION

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

Setting

The Circulation Element of the County's General Plan sets forth policies and programs to address transportation impacts. Additionally, road improvement requirements are established by county ordinances based upon the type of development to ensure that adequate circulation, parking, and road surfaces exist. The County has established the acceptable Level of Service (LOS) on roads. LOS is a qualitative description of traffic flow based on such factors as speed, travel time, delay, and freedom to maneuver. Six levels are defined, from LOS A with the best operating conditions to LOS F with the worst operating conditions. The County of San Luis Obispo has adopted LOS C as the minimum standard for rural roadway operations and LOS D or better on roadways in urban areas. However, in January 2019, the Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of SB 743 modifications which are now in effect. SB 743 changes the focus of transportation impact analysis in CEQA from measuring impacts to drivers, to measuring the impact of driving. The change replaces LOS with vehicle miles of travel (VMT) and provides a streamlined review of land use and transportation projects that will help reduce future VMT growth. This shift in transportation impact focus is expected to better align transportation impact analysis and mitigation outcomes with the State's goals to reduce GHG emissions, encourage infill development, and improve public health through more active transportation.

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Discussion

- (a) **No Impact.** New development in the county consistent with the General Plan could result in increased vehicle traffic, potentially degrading the performance of the roadway system. The proposed project does not include any site-specific designs or proposals or grant any entitlements for development. Therefore, the proposed Housing Element Update would not conflict with any a program, plan, ordinance, or policy addressing the circulation system; no impact would occur.
- (b) **No Impact.** The proposed Housing Element Update does not provide for specific development or design proposals, nor does the proposed project result in the change of location or density of housing allowed by the existing General Plan. Thus, the project does not result in changes to vehicle miles traveled. Therefore, as the proposed Housing Element Update does not result in changes to existing conditions, no impact would occur.
- (c-d) **No Impact.** The proposed Housing Element is a policy-level document that does not grant development entitlements, nor does it provide for specific development or design proposals such as emergency access, site design, or parking. Future development would be required to comply with General Plan policies related to traffic and circulation, as well as County development standards for roadway improvements and driveway design. Compliance with these requirements is verified at the time of development permit approval (i.e. grading, building) and would therefore remain unaffected by the proposed project. As a result, the proposed Housing Element Update would have no impact to increasing hazards due to design features and incompatible uses or resulting in inadequate emergency access.
- (e) **No Impact.** The proposed Housing Element is a policy-level document, and does not include specific development or design proposals, nor does it permit development entitlements. Future development as a result of the proposed project would not impact rail, waterborne, or air traffic in the county as all development must be within private property.

Mitigation/Conclusion

No significant traffic impacts were identified. No mitigation measures are necessary.

Initial Study – Environmental Checklist

XVIII. TRIBAL CULTURAL RESOURCES

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

Discussion

- (a-b) **No Impact.** The proposed Housing Element Update is a policy-level document that encourages the provision of a range of housing types and affordability levels. The proposed Housing Element Update does not include site-specific project designs or development proposals, nor does it permit development entitlements.

In accordance with Senate Bill (SB) 18, the Native American Heritage Commission (NAHC) was contacted to obtain a list of tribes that may have cultural association with the project area. The NAHC provided a list of nine tribes, which were provided based on project information in accordance with SB 18, by the County. Pursuant to the requirements of AB 52, on June 15, 2020, the County notified tribes that requested to be alerted of new projects. The yak tityu yak tilhini – Northern Chumash Tribe responded via email, requesting consultation. The County did not receive any other responses during the consultation period.

Mitigation/Conclusion

No mitigation measures are necessary.

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XIX. UTILITIES AND SERVICE SYSTEMS

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

Setting

Water and sewer services in San Luis Obispo County are provided by individual septic systems, or by a CSA and CSD. Table 1-2, *Summary of Water and Wastewater Capacity for Communities with Identified Sites, Unincorporated San Luis Obispo County*, indicates the number of existing water and sewer connections, water sources and supplies, current wastewater design capacity, current water and wastewater demand, as well as the available (unused) water and sewer connections. Based on the RHNA projections of 3,256 units, some CSAs and CSDs expect to be able to accommodate future growth with either existing service providers or wells and septic tanks. However, some areas of the unincorporated county lack adequate water and wastewater service capacity to accommodate growth that would meet the RHNA projections.

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Table 1-2 Summary of Water and Wastewater Capacity

for Communities with Identified Sites, Unincorporated San Luis Obispo County

	San Miguel	Shandon	Templeton	Oceano	Nipomo	Santa Margarita	Creston
Service Provider	San Miguel CSD (Water and Wastewater)	CSA 16 (Water)	Templeton CSD (Water and Wastewater)	Oceano CSD (Water) South SLO County Sanitation District (Wastewater)	Nipomo CSD (Water and Wastewater) Golden State Water Company (Water) Woodlands Mutual Water Company (Water)	CSA 23 (Water)	N/A (Water)
Water Source	Groundwater	State Water Project Groundwater	Groundwater	State Water Project Lopez Reservoir	Groundwater	Groundwater	Groundwater
Current Connections	900 (Water) 760 (Wastewater)	324	2,506	2200 (Water) 17,515 (Wastewater)	2,680	500	N/A
Current Water Supply (AFY)	276 AFY	-	1,737 AFY	0.25AFY per capita	1,583 AFY	-	61,000 AFY in the Paso Basin
Current Water Demand (AFY)	-	0.29 AFY per Connection	113 Gallons per Capita Daily	0.09 AFY per Capita	0.149 AFY per Capita (Golden State) 0.2-0.4 AFY per Connection (Woodlands)	0.25 AFY per Connection	0.75 AFY per Connection
Current Wastewater Design Capacity	200,000 Gallons per Day	N/A	0.6 Million Gallons per Day	5 Million Gallons per Day	-	N/A	-
Current Wastewater System Demand	180,000 Gallons per Day	N/A	64 Gallons per Capita Daily	2.4 Million Gallons per Day	-	N/A	-
Available Capacity / Connections for New Service	0	526 Residential 11 Public Authority Meters	There is currently a waiting list for new connections.	1,95 AFY Capacity (Water) Wastewater is estimated to be able to serve a full build-out of the service region.		514 Residential	0
Development Potential with	0	200	14	103	193 (Water) 128 (Wastewater)	164	0

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Capacity Constraints							
Description of Limitation	Limited by requirements to show no additional demand.	Fire flow requirements for capacity and storage.	No additional water service is currently available.	None	Policy requiring new development to identify new sources of water. Monarch Dunes Specific Plan.	None.	No public water systems; Countywide Water Conservation Program requires the purchase of water offsets to permit new wells.

The San Luis Obispo County Integrated Waste Management Authority operates the following landfills and transfer stations: Cold Canyon Landfill, Chicago Grade Landfill, Paso Robles Landfill, and Santa Maria Transfer Station. (SLOCIWMA 2020, CalRecycle 2019a).

Discussion

(a-c) **Less Than Significant Impact.** Future development within the county would require increased domestic water service, including water supplies, stormwater system, and wastewater treatment capacity, or individual wells and septic systems. The County has identified an adequate number of vacant sites to accommodate the unincorporated county's remaining housing needs allocation. However, some areas of the unincorporated county have limited water and wastewater service capacity to accommodate residential development. These areas include the communities of San Miguel, Creston, and Templeton. According to the proposed 2020-2028 Housing Element there are 55 vacant sites in San Miguel, two vacant sites in Creston, and 30 vacant sites in Templeton that lack adequate water and wastewater service capacity. Of those vacant sites, 567, 21, and 1,334 potential units are in San Miguel, Creston, and Templeton, respectively (see Table 1-3).

Table 1-3 Communities with Inadequate Water and Wastewater Capacity

Community	Potential Units	Water Capacity	Wastewater Capacity	Notes
San Miguel	567	No	Yes (some additional)	Some additional wastewater capacity: in process of developing a new wastewater treatment system to improve capacity.
Creston	21	No	No	Residents served by private wells and all new development must purchase water offset credits prior to the issuance of a permit for a new well. Development of new residential units in Creston will need to rely on septic for wastewater treatment.
Templeton	1,334	No	No	Waiting list for new water connections; district does not currently have water capacity. Does not have wastewater capacity; necessary improvements to the Meadowbrook Wastewater Treatment Plan are scheduled to be implemented within the next year.

Future development of housing consistent with the General Plan could result in an increase in runoff and alter normal drainage patterns on project sites. The residential sites identified in the proposed Housing Element Update within the county, where stormwater drainage, electric power, natural gas, and telecommunications facilities already exist, would be required to comply with the County standards for development and connection. The County evaluates the capacity of utilities and service systems regularly and is required to publish reports to the public on water quality, and to the state on wastewater capacity.

Initial Study – Environmental Checklist

Development Impact Fees adopted by the County to offset the cost of infrastructure are based on the development potential of the General Plan and are collected at the time of building permit issuance. The proposed project does not change any of the existing land use designations in the Land Use Element of the General Plan that were used to calculate development impact fees. The proposed Housing Element Update is a policy-level document that encourages development consistent with the General Plan to provide a variety of housing types and affordability levels, and does not include specific development proposals, nor does it grant entitlements for development. However, future development, as a result of the implementation of the proposed Housing Element Update, could increase demand for water and wastewater service which could result in the exceedance of wastewater treatment requirements, and the need for new wastewater and water facilities, or the expansion of existing facilities. However, this potential would be evaluated and addressed at the time of building permit application. If reliable water and sewer service cannot be determined, the building permit would not be issued by the County and no impact would occur. If water and sewer service can be demonstrated, then the impact to services would be less than significant. The County determination of water and sewer service does not require CEQA analysis, and is part of the existing regulatory process. Therefore, the implementation of the proposed project would have a less than significant impact to the relocation, construction, or expansion of utilities facilities.

- (d-e) **No Impact.** The proposed Housing Element Update is a policy-level document that encourages the provision of a variety of housing types and affordability levels, and does not include specific development proposals, nor does it grant entitlements for development. Future development of residential units constructed consistent with the General Plan within the county would increase the demand for solid waste services and would increase the amount of solid waste generated and sent to landfills. City of Paso Robles Landfill, which has a remaining capacity of 4,216,402 cubic yards and a cease date of October 1, 2051, Camp Roberts Landfill, which has a remaining capacity of 450,156 cubic yards and a cease date of January 1, 2045, Cold Canyon Landfill, which has a remaining capacity of 14,500,000 cubic yards and a cease date of December 31, 2040, and Chicago Grade Landfill which has a remaining capacity of 6,022,396 cubic yards and a cease date of December 31, 2039, would serve San Luis Obispo County (CalRecycle 2019b, CalRecycle 2019c, CalRecycle 2019d, CalRecycle 2019e). AB 939 and the San Luis Obispo County Integrated Waste Management Authority, which require recycling programs that result in a 50 percent diversion away from landfills, would apply to new development. Landfill diversion and recycling is required by Chapter 8.12 Solid Waste Management of the Municipal Code and applies to all residents and businesses in the county. Thus, the implementation of the proposed Housing Element Update would have no impact regarding solid waste.

Mitigation/Conclusion

No mitigation measures are necessary.

Initial Study – Environmental Checklist

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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Discussion

- (a) **No Impact.** A majority of the county of San Luis Obispo is in a High and Very High Fire Hazard Severity Zone, however, areas along the western portion of the county are in a Moderate Fire Hazard Severity Zone (CAL FIRE 2007). San Luis Obispo County as well as its jurisdictions are participants in the Multi-Jurisdictional Local Hazard Mitigation Plan. The proposed Housing Element is a policy-level document that does not identify specific development proposals. Future development within the county would be required to be in compliance with local regulations, including the General Plan and Land Use Ordinance. Thus, the implementation of the proposed Housing Element Update would have no impact to impairing an adopted emergency response or evacuation plan.
- (b) **No Impact.** There are three primary factors that are used in assessing wildfire hazards – topography, weather, and fuel. Future residential development would not impact weather conditions. The proposed project does not propose changes to land use designations or land use patterns, and therefore, subsequent housing developments would not be proposed within areas identified as wildfire hazards. Therefore, the implementation of the proposed Housing Element Update project would have no impact on exacerbating wildfire risks.
- (c) **No Impact.** Future development may require new infrastructure and utilities, which would be installed to meet service requirements. However, the proposed project is a policy-level document that does not provide site-specific development or design proposals, nor does it grant entitlements for development. All improvements will be subject to County development standards and would be verified as part of either a building permit or construction approval. As part of the building permit review process the County routinely involves the police and fire department to ensure that access, and improvements, meet with their requirements. Therefore, the implementation of the proposed project would have no impacts on exacerbating fire risk due to the installation or maintenance of associated infrastructure.
- (d) **No Impact.** The county has moderate to steep hillsides where landslides have the potential to occur; however, the proposed Housing Element is a policy-level document that does not provide site-specific design or development proposals. Environmental impacts of future development would also be considered pursuant to CEQA on a case-by-case basis. Therefore, there would be no impacts to exposing people or structures to significant risk as a result of the implementation of the proposed Housing Element Update.

Mitigation/Conclusion

No mitigation measures are necessary.

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XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion

- (a-c) **Less Than Significant Impact.** The proposed project includes a Housing Element Update which is a policy-level document that encourages the provision of a variety of housing types and affordability levels. The proposed project does not include specific development proposals, nor does it grant development entitlements. All future residential development within the county would be required to be in accordance with local regulations, including the General Plan and Land Use Ordinance. Environmental impacts as a result of future development projects would be considered pursuant to CEQA, on a case-by-case basis. Further, none of the potential sites for housing development occur in or adjacent to biologically sensitive areas that have the potential to degrade the quality of the environment, habitat of fish or wildlife species, or impact rare or endangered species. Thus, the proposed project would result in less than significant impacts to the environment, wildlife, or human beings as a result of environmental degradation.

Mitigation/Conclusion

No mitigation measures are necessary.

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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 type="checkbox"/>	County Public Works Department	Not Applicable
<input type="checkbox"/>	County Environmental Health Services	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<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 type="checkbox"/> Project File for the Subject Application
<input checked="" type="checkbox"/> County Documents
<input type="checkbox"/> Coastal Plan Policies
<input type="checkbox"/> Framework for Planning (Coastal/Inland)
<input type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements;
more pertinent elements:
<input type="checkbox"/> Agriculture Element
<input type="checkbox"/> Conservation & Open Space Element
<input type="checkbox"/> Economic Element
<input type="checkbox"/> Housing Element
<input type="checkbox"/> Noise Element
<input type="checkbox"/> Parks & Recreation Element/Project List
<input type="checkbox"/> Safety Element
<input type="checkbox"/> Land Use Ordinance (Inland/Coastal)
<input type="checkbox"/> Building and Construction Ordinance
<input type="checkbox"/> Public Facilities Fee Ordinance
<input type="checkbox"/> Real Property Division Ordinance
<input type="checkbox"/> Affordable Housing Fund
<input type="checkbox"/> Airport Land Use Plan
<input type="checkbox"/> Energy Wise Plan
<input type="checkbox"/> Select Planning Area | <input type="checkbox"/> Design Plan
<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Annual Resource Summary Report
<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> Other Documents
<input type="checkbox"/> Clean Air Plan/APCD Handbook
<input type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Special Biological Importance Map
<input type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Fire Hazard Severity Map
<input type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Other |
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