



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:
40-12102020-212

STATE CLEARINGHOUSE NUMBER (if applicable)
2020080051

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
COUNTY OF SAN LUIS OBISPO DEPT OF

LEAD AGENCY EMAIL
sfuhs@co.slo.ca.us

DATE
12/10/2020

COUNTY/STATE AGENCY OF FILING
COUNTY OF SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

HANOVER PARCEL MAP; SUB2019-00051

PROJECT APPLICANT NAME
STEPHEN AND VIVIAN HANOVER

PROJECT APPLICANT EMAIL
vivian@vivianhanover.com

PHONE NUMBER
(805) 801-5889

PROJECT APPLICANT ADDRESS
3812 SEQUOIA DRIVE

CITY
SAN LUIS OBISPO

STATE
CA

ZIP CODE
93401

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,343.25

\$

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,408.75

\$

\$2,406.75

☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☒ Other

TOTAL RECEIVED

\$

\$2,456.75

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

40-12102020-212

12/10/2020

FISH

Pages: 90

Fee: \$ 2456.75

By gugalde, Deputy



DFW 753.5a (REV. 12/01/2019)

Tommy Gong
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

Receipt: 20-54471

Product	Name	Extended
FISH	FISH AND WILDLIFE FILING	\$2,456.75

# Pages	90
Document #	40-12102020-212
Document	COUNTY OF SAN LUIS OBISPO
Info:	DEPT OF PLANNING AND BUILDING
Filing Type	ND

Total	\$2,456.75
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Tender (On Account)	\$2,456.75
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Account#	CTY
Account Name	JE except TX & DSS
Customer Name	1002151887
Balance	\$5,547.50

PLEASE KEEP FOR REFERENCE

12/10/20 2:11 PM gugalde
San Luis Obispo



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
NEGATIVE DECLARATION & NOTICE OF DETERMINATION

PLN-2040
06/13/2019

ENVIRONMENTAL DETERMINATION NO. ED19-332

DATE: August 6, 2020

PROJECT/ENTITLEMENT: Hanover Parcel Map; SUB2019-00051

APPLICANT NAME: Stephen and Vivian Hanover Email: vivian@vivianhanover.com

ADDRESS: 3812 Sequoia Drive, San Luis Obispo, CA 93401

CONTACT PERSON: Tim Romano

Telephone: (805) 801-5889

PROPOSED USES/INTENT: Request by Stephen and Vivian Hanover for a Vesting Tentative Parcel Map to allow for the subdivision of a 5.88-acre parcel into two parcels of 2.3 and 3.58 acres each for the purpose of sale and/ or development. The proposal also includes abandonment of the Calle Crotalo and Broza Lane right-of-ways, as shown on recorded Tract 681. The project will result in the disturbance of up to two acres of the 5.88-acre site. The proposed project is located within the Residential Suburban (4.54 acres) and Agricultural (1.34 acres) land use categories. Proposed Parcel 1 would contain 2.3 acres of Residential Suburban and Proposed Parcel 2 would contain 2.24 acres of Residential Suburban and 1.34 acres of Agricultural zoning.

LOCATION: The project is located at 3812 Sequoia Drive, approximately 1,100 feet north-east of Orcutt Road, approximately 0.2 miles south-east of the city of San Luis Obispo in the San Luis Obispo planning area, San Luis Obispo North sub area.

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: California Department of Fish and Wildlife

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 AT 4:30 p.m., August 20, 2020
30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification



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

PLN-2039
04/2019

Hanover Parcel Map SUB2019-00051; ED19-332

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Stephanie Fuhs	Digitally signed by Stephanie Fuhs Date: 2020.07.31 11:08:21-07'00'	
Prepared by	Signature	Date
Steve McMasters	Steven McMasters	
Reviewed by	Signature	Date
	Steve McMasters, Principal Environmental Specialist	

Initial Study – Environmental Checklist

Project Environmental Analysis

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

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

A. Project

DESCRIPTION: Request by Stephen and Vivian Hanover for a Vesting Tentative Parcel Map to allow for the subdivision of a 5.88-acre parcel into two parcels of 2.3 and 3.58 acres each for the purpose of sale and/ or development. The proposal also includes abandonment of the Calle Crotalo and Broza Lane right-of-ways, as shown on recorded Tract 681. The project will result in the disturbance of up to two acres of the 5.88-acre site as a result of future residential development. The proposed project is located within the Residential Suburban (4.54 acres) and Agricultural (1.34 acres) land use categories. Proposed Parcel 1 would contain 2.3 acres of Residential Suburban and Proposed Parcel 2 would contain 2.24 acres of Residential Suburban and 1.34 acres of Agricultural zoning. The project is located at 3812 Sequoia Drive, approximately 1,100 feet north-east of Orcutt Road and approximately 0.2 miles south-east of the city of San Luis Obispo in the San Luis Obispo planning area, San Luis Obispo North sub area.

Proposed Parcel 1 is developed with a single-family residence and proposed Parcel 2 is currently undeveloped. Both parcels will have access off Sequoia Drive.

Planning area standards contained in Land Use Ordinance (LUO) Section 22.96.060F for Tract 681 require a minimum parcel size of two acres and limits residential development to a primary dwelling and accessory structures; no secondary dwellings are allowed. In addition to the existing primary residence on Proposed Parcel 1, the parcel could be developed with a guesthouse and residential accessory structures. Proposed Parcel 2 could be developed with a primary residence, guesthouse and accessory structures as allowed in the Residential Suburban land use category, consistent with the planning area standards.

ASSESSOR PARCEL NUMBER: 076-532-035

Latitude: 35° 15' 33" N **Longitude:** 120° 37' 37" W **SUPERVISORIAL DISTRICT #** 3

B. Existing Setting

Plan Area: San Luis Obispo **Sub:** San Luis Obispo(North) **Comm:** NA

Land Use Category: Residential Suburban Agriculture

Initial Study – Environmental Checklist

Combining Designation: Airport Review

Parcel Size: 5.88 acres

Topography: Gently to moderately sloping

Vegetation: Grasses, shrubs, ornamentals

Existing Uses: Single-family residence(s)

Surrounding Land Use Categories and Uses:

North: Residential Suburban; single-family residence(s)

East: Agriculture; single-family residence(s)

South: Residential Suburban; single-family residence(s)

West: Residential Suburban; single-family residence(s)

C. Environmental Analysis

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

Initial Study – Environmental Checklist

I. AESTHETICS

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

Setting

The project site has frontage on Sequoia Drive, a local road, adjacent to the southeastern city limits of the City of San Luis Obispo. The project site and surrounding parcels are part of Tract 681, a residential subdivision of parcels between two and six acres. The subdivision is adjacent to the City of San Luis Obispo to the north and west. There are larger agriculturally zoned parcels to the east which are generally used for rural homesites with limited grazing. Land Use Ordinance standards limit development on parcels within this subdivision to one primary dwelling, a guesthouse and residential accessory structures. No secondary dwellings are allowed.

Proposed Parcel 1 is currently developed with a single-family residence; proposed Parcel 2 is undeveloped. Both parcels will access off Sequoia Drive via a 73-foot wide private access and utility easement. Surrounding development consists of large residential suburban homes and accessory structures on parcels of two to six acres.

Discussion

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

The site is visible from Orcutt Road but will not silhouette against any ridgelines as viewed from public roadways. The project, resulting in the development of one additional parcel with residential

Initial Study – Environmental Checklist

and accessory structures is considered compatible with the surrounding residential suburban development. No significant visual impacts are expected to occur.

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

The parcel is not located within a state scenic highway and does not contain any significant trees. In addition, there are no rock outcroppings or historic buildings located on the project site.

- (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?*

All future development would have to meet standards of Land Use Ordinance Section 22.96.060F, which limits development on each parcel to one primary residence, one guesthouse and residential accessory structures allowed in the Residential Suburban land use category. Properties to the east of the site are designated Agriculture, but no agricultural activities beyond some limited grazing occur within the immediate vicinity. The surrounding landscape is characterized by rolling hills with scattered oak trees. The project is considered compatible with the surrounding residential suburban development. No significant visual impacts are expected to occur.

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

Any new development with exterior lighting would be required to abide by the County's Land Use Ordinance for exterior lighting (Section 22.10.060) and have shielded lights. Therefore, the impact is less than significant.

Conclusion

No major aesthetic impacts are expected from this project.

Mitigation

No mitigation measures are needed.

Sources

See Exhibit A.

SUB2019-00051

Hanover

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?	☐	☐	☒	☐
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Setting

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

Initial Study – Environmental Checklist

Land Use Category: Residential Suburban/
Agricultural

Historic/Existing Commercial Crops: None

State Classification: Farmland of Statewide
Importance

In Agricultural Preserve? Yes, Edna Valley AG
Preserve Area

Under Williamson Act contract? No

Los Osos-Diablo complex (5 - 9% slope).

Los Osos. This gently sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Diablo. This gently sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Los Osos-Diablo complex (9 - 15% slope).

Los Osos. This moderately sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Diablo. This moderately sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Discussion

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

The soil classification of the site is Farmland of Statewide Importance. The majority of the project site is zoned Residential Suburban which allows for residential development. Approximately 1.3 acres of the site (on Proposed Parcel 1) is zoned Agriculture which does not allow for any substantial farming operation to occur due to the limited size. Surrounding agriculturally zoned parcels are primarily used for residences and limited grazing activities. The existing primary use of the property is residential, the proposed subdivision will not cause the conversion of any active farming operation.

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

Surrounding agriculturally zoned parcels are primarily used for residences and limited grazing activities, and the parcel is not under a Williamson Act contract.

Initial Study – Environmental Checklist

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

There is no change of zoning and there is no forest land, timberland, or timberland zoned Timberland Production in the parcel.

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

There is no forest land on or surrounding the project site, so there is no impact.

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

Surrounding agriculturally zoned parcels are primarily used for residences and limited grazing activities. The existing primary use of the property is residential, the proposed subdivision will not cause the conversion of any active farming operation.

Conclusion

No major agricultural impacts are expected to occur.

Mitigation

No mitigation measures are needed.

Sources

See Exhibit A.

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?	☐	☐	☒	☐
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
(c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Initial Study – Environmental Checklist

Setting

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

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

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

Due to the underlying soils on and in the vicinity of the project site, there is a potential for naturally occurring asbestos.

Discussion

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

The majority of the site is within the urban reserve line (URL) (the 1.3 acres of agriculturally zoned land is outside the URL). Projects within a URL are considered compatible with the APCD’s adopted clean air plan. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

(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?*

While the project is below operational thresholds warranting mitigation, dust control measures are recommended during construction in order to reduce cumulative impacts associated with this project. These measures include the following:

- Reducing the amount of disturbed area when possible.
- Using water trucks and sprinkler systems to prevent dust from leaving the site.
- Dirt stockpiles sprayed daily and as needed.
- Driveways and sidewalks paved as soon as possible.

In addition, the project will be subject to residential wood combustion and developmental burning standards as recommended by the APCD. Incorporation of these measures will reduce impacts to less than significant levels.

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

The project is for residential development within an area of existing residences. The addition of one additional primary residence and potentially two guesthouses and residential accessory structures will not create substantial pollutant concentrations.

Initial Study – Environmental Checklist

If underlying soils contain asbestos, grading and ground disturbance could expose individuals to asbestos containing dust. Mitigation has been included that includes dust control measures and testing for asbestos. These measures will reduce these impacts to and less than significant level.

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

The project is for residential development within an area of existing residences. The addition of one additional primary residence and potentially two guesthouses and residential accessory structures will not result in other emissions that would adversely affect a substantial number of people.

Conclusion

While the project is below operational thresholds warranting mitigation, dust control measures are recommended during construction in order to reduce cumulative impacts associated with this project. These measures are discussed below.

The project will also be subject to residential wood combustion and developmental burning standards as recommended by the APCD. Incorporation of these measures will reduce impacts to less than significant levels.

Prior to grading or site disturbance, the applicant has agreed to retain a qualified individual to conduct a geologic investigation for naturally occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program.

Mitigation

- AQ-1. Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans:
- Reduce the amount of the disturbed area where possible;
 - Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the following link for potential dust suppressants to select from to mitigate dust emissions:
<http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm>
 - All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;

Initial Study – Environmental Checklist

- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. To prevent 'track out', install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. 'Track-Out' is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. The 'track-out prevention device' can be any device or combination of devices that is effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans; and,
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2. At the time of application for construction permits, the following shall be added to the construction plans: Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

AQ-3. Prior to any site disturbance, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is

Initial Study – Environmental Checklist

not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.

- AQ-4. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the County.

See Exhibit A.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Setting

On December 17, 2018, a biological survey was conducted by Jason Dart (principal biologist) and Kelly Surgalski (biologist), and a second late season Biological Resources Assessment (BRA) was conducted on October 30, 2019. Observations of wildlife and signs of wildlife were also recorded, as well as birds from sight and/ or vocalizations. A California Natural Diversity Database (CNDDB) search was completed for the project site. The assessment showed that California annual grassland, pasture, riparian, wetland, and anthropogenic habitat types were present on the project site. California grassland was the most prevalent shrubbery, occupying approximately 3.7 acres of the site. There is a riparian corridor associated with seasonal drainage that can support hydrophytes but does not have a suitable water supply to support fish, turtles, or California red-legged frogs.

The botanical survey results show 43 species and subspecies of vascular plants on the property, 17 native and 36 introduced species. No special status species were identified on the property. A second survey done in October of 2019 determined that Congdon's tarplant does not occur on the property. The wildlife survey results showed that one amphibian (the common Sierra treefrog) and four species of common birds are present on the site. Other common wildlife are expected to be present, either long term or temporary, including several other amphibians, reptiles, birds and mammals.

A subsequent spring botanical survey was prepared (Althouse and Meade, May 29, 2020). This survey found a large population of Cambria Morning Glory, a sensitive plant species, on the property outside of current development on Parcel 1. These plants are also outside the conceptual limits of the proposed leach field expansion area.

Discussion

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

A white-tailed kite was observed foraging during the December 2018 survey, but has low potential to nest on the project site due to a lack of suitable nesting tree habitat. In the event white-tail kites are found on site, avoidance measures must be followed to reduce potential impact.

The spring survey found Cambria Morning Glory, a sensitive plant species on the property. The areas where the plant currently occurs is outside of the existing development on Proposed Parcel 1

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and the conceptual area for the proposed leach field expansion. Mitigation measures have been included for avoidance and protection of these plants. If these areas cannot be avoided, a mitigation plan will be prepared and adhered to during any site disturbance and/or construction activities on both parcels.

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

The southern portion of the site contains riparian habitat. The tentative map shows a 50-foot setback that was recorded with Tract 681 that created the parent parcel. In addition, the map also shows a 100-foot setback from the creek for new wastewater systems. These setbacks will make effects on the riparian habitat less than significant.

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

The project site does not contain state or federally protected wetlands. The project will provide a 50-foot setback for structures from the blue-line creek for any new development as well as a 100-foot setback for new wastewater systems. No site disturbance will occur within these areas, so any impacts to wetland areas or creeks will be avoided.

- (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?*

The presence of migratory bird has the possibility to affect the project. Migratory bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918, and the California Fish and Game Code prohibit take of all native birds and their active nests, including raptors and other migratory non-game birds. Impact is less than significant with proposed mitigation measures incorporated.

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

The project is not expected to conflict with any tree preservation ordinances.

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

There are no known conflicts with any conservation plans.

Conclusion

Mitigation measures are proposed to address potential impacts to biological resources including avoidance and protection measures for existing Cambria Morning Glory populations on the site and a nesting bird survey prior to any site disturbance and/or development on the proposed parcels if construction is to occur during the nesting season. Incorporation of these measures will reduce impacts to a level of insignificance.

Mitigation

BIO-1. Avoidance. Any future development on the proposed parcels shall be designed to avoid direct impacts to Cambria Morning Glory. The avoidance areas shall include the mapped location of the

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plants plus a 10-foot protective buffer. The location of the plants and the 10-foot protective buffer shall be indicated as a Sensitive Resource Area (SRA) and shall be included on the additional map sheet for the parcel map and all subdivision improvement plans and construction permit plans.

BIO-2. If avoidance is not feasible, the applicant shall submit a restoration plan, prepared by a qualified biologist, to be reviewed and approved by the County Planning and Building Department, **prior to issuance of construction permits**. This plan shall include, at a minimum, the following:

- Identification of the type and number of plants to be removed.
- Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful reestablishment.
- Provide for a native seed collection effort prior to any ground disturbing activities. Collection of native seed shall be propagated by a County approved biologist. Plant shall include, but not be limited to California Native Plant Society (CNPS) listed plant species that may be affected.
- Quantification of the impact based on construction drawings and quantification of mitigation areas such that the replacement criteria are met (2:1 acreage ratio or 3:1 for individual plants).
- A program schedule and success criteria for a minimum five-year monitoring and reporting program that is structured to ensure the success of the restoration plan.
- Identification of access and methods of materials transport to the restoration area, including personnel, vehicles, tools, plants, irrigation equipment, water and all other similar supplies. Access shall not result in new or additional impacts to habitat and special status species.
- The restoration plan shall incorporate an invasive species control program.

BIO-3. **Protection. At the time of application for construction permits**, the applicant shall show the location of the SRA and 10-foot buffer area on the construction plans. If work will be occurring within 50 feet of the SRA, construction plans shall also show the location and type of protective fencing to be used to delineate the SRA. **Prior to any site disturbance**, protective fencing shall be installed to delineate the SRA during construction activities and shall be maintained in good condition throughout construction to ensure remaining work activities do not pose a risk for impacting the plants. Signage stating "Sensitive Resource Area: Keep Out" shall be placed along the fencing. Entry into the protected area shall be prohibited during construction.

BIO-4. **At the time of application for construction permits**, the applicant shall show all development located a minimum of 50-feet from the creek.

BIO-5. **Prior to any site disturbance**, the applicant shall provide construction fencing at the edge of the riparian vegetation on the project site. This area will be marked by orange construction fencing which shall be installed **prior to any site disturbance** and remain in place throughout the grading and construction phases.

BIO-6. The applicant shall avoid removal of vegetation or any other ground disturbance between February 1st and September 1st to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and

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nesting habitat on the site for breeding and/or nesting birds **no more than two weeks prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the County Department of Planning and Building for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures, including recommended buffers, shall be developed and submitted for review and approval by the County, in consultation with the California Department of Fish and Wildlife (CDFW) and the applicant shall adhere to these measures during all construction activities on the site.

Sources

See Exhibit A.

V. CULTURAL RESOURCES

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

Setting

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

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

As defined by CEQA, a historical resource includes:

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

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

A Phase I surface survey was conducted as part of the Environmental Impact Report prepared for Tract 681. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Discussion

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

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

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

No known archaeological resources are present on the project site. As noted above, the Cultural Resources Survey identified no known archaeological sites within 0.5 miles and a pedestrian survey was also negative for resources. In the unlikely event resources are uncovered during grading activities, implementation of LUO Section 22.10.040 (Archaeological Resources) would be required, which states:

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

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

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

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

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

The nearest dedicated cemetery is the San Luis Cemetery, located 2.4 miles to the east. The record and literature search of the project area did not identify any know burial sites within 0.5 miles of the project. Additionally, consultation with the Native American tribes did not result in identification of known burials (See Section XVIII. Tribal Cultural Resources). Based on the low known sensitivity of the project site, and with implementation of LUO Section 22.10.040, impacts to human remains are expected to be *less than significant*.

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

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

Discussion

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

The project is a 2-lot Parcel Map which will result in potentially one new primary residence, two guesthouses and accessory structures allowed in the Residential Suburban land use category. New development will be subject to Title 24 requirements and will incorporate energy and construction efficiencies. The project site is located in an already developed area that have access to utilities which will not result in a potentially significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy resources.

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

The project is not located in a renewable energy area combining designation. New construction on the parcels will have the option to provide for the use of renewable energy for some or all of the structure's power needs.

Conclusion

No significant impacts to energy resources are anticipated.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

SUB2019-00051

Hanover

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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:	☐	☐	☒	☐
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
(ii) Strong seismic ground shaking?	☐	☐	☒	☐
(iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
(iv) Landslides?	☐	☐	☒	☐
(b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Setting

The project site is gently sloping to moderately sloping and the soils on the site have a moderate to high shrink-swell (expansive) potential. The project site is not within the County's Geologic Study Area and has a low landslide risk and low to moderate liquefaction potential. The nearest potentially active fault is approximately 1.95 miles southwest of the project site. There are no notable geologic features on the project site, including serpentine or ultramafic rock/soils.

Los Osos-Diablo complex (5 - 9% slope).

Los Osos. This gently sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Diablo. This gently sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Discussion

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

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

The project site is not located within an Alquist-Priolo Fault Hazard Zone. An unnamed fault is located approximately 1.95 miles southwest of the project site. Potential adverse impacts related to known fault zones would be *less than significant*.

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

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

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

Based on the County Safety Element Liquefaction Hazards Map is located in an area with low to moderate potential for liquefaction risk. Future development will need to comply with current building codes which will address any potential liquefaction risk.

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(a-iv) *Landslides?*

Based on the County Safety Element Landslide Hazards Map is located in an area with low potential for landslide risk. Therefore, the project would not cause adverse effects involving landslides and impacts would be *less than significant*.

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

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

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

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

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

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

The project is located on soil with high expansive risk. Standard building code requirements will be required when residential building permits are applied for to address this issue

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

On May 20, 1998 a septic test was done on the project site. The existing disposal field was originally designed to support the daily flow of a three-bedroom house and is located on Proposed Parcel 2. A new wastewater system will need to be constructed on Parcel 1 to serve the existing residence prior to recordation of the final map. The location is shown on the tentative map. The existing wastewater system on Proposed Parcel 2 may need to be relocated in order to provide adequate area to construct a new residence. The relocation, if needed, will be located outside of the 100-foot setback from the creek. All of the existing parcels in Tract 681 have wastewater systems and there is no history of failure due to inadequate soil capacity, so it is anticipated that the new parcels can design a system able to handle the wastewater associated with one new primary residence and potentially two new guesthouses.

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

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

Conclusion

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

Mitigation

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

Sources

See Exhibit A.

VIII. GREENHOUSE GAS EMISSIONS

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

Setting

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

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

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

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

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

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

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

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

Discussion

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

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

Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less

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than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, impacts *would be less than significant*.

Conclusion

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

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☒	☒	☐
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Setting

The project is not located in an area of known hazardous material contamination and is not on a site listed on the "Cortese List" (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2019; California Department of Toxic Substance Control [DTSC] 2019). The project is located within a moderate fire hazard severity zone within a State Responsibility Area and based on the County's response time map, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. The project is not located within an Airport Review Area and the closest active landing strip San Luis Obispo Regional Airport, is 1.56 miles southwest of the project site.

Discussion

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

The future uses of this site would be residences and residential accessory structures. It is highly unlikely that any residential structures will involve the routine transport, use, or disposal of any hazardous materials. The impact is less than significant.

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

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

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

The nearest school is Sinsheimer Elementary School, located 1.14 miles to the west. There are no schools within a quarter mile of the proposed project. Therefore, there would be *no impact*.

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

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

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

The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered "compatible". The project was referred to the County Airport Manager and it was recommended that an aviation easement be obtained if an easement does not currently exist. An aviation easement was recorded with Tract 681; however, wording of the easement has changed since the map recorded; therefore, new easements have been required for projects where the aviation easement is over five years old. All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace.

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

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

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

According to Cal Fire, the project site is located in a moderate fire hazard severity zone within a State Responsibility Area. The response time for fire protection services is less than 5 minutes. Therefore, impacts related to risk of loss, injury or death involving wildland fires would be *less than significant*.

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Conclusion

No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary. Recordation of an avigation easement prior to recordation of the final parcel map will be required as a condition of approval.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

X. HYDROLOGY AND WATER QUALITY

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

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

Setting

The project proposes to obtain its water needs from a community system (Afuera de Chorro Water Company). The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Per planning area standards contained in the San Luis Obispo Area Plan, lots in Tract 681 can be further subdivided equating to 17 additional parcels.

Based on this potential cumulative impact, a groundwater evaluation was prepared (Charles Katherman, August, 2006) and reviewed by Hyrdo-Geo Consultants, Inc. (November 2006). Based on available information, the proposed water source was deemed to be adequate to serve the potential buildout of this subdivision. Since the water source is located in an area of fractured rock, the report recommended water conservation measures to ensure that if Tract 681 is built out, adequate water supply will be available to service all of the new parcels.

The topography of the project is nearly level to gently sloping. The closest creek from the proposed development is approximately 270 feet to the north. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

Initial Study – Environmental Checklist

Discussion

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

There is an intermittent creek running through the southern portion of the site. The tentative map shows the 50-foot setback from the creek for future structural development and 100-foot setback for future septic systems as recorded with Tract 681. Compliance with these setbacks will result in less than significant impacts to surface and ground water quality.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

In addition, stormwater runoff from the development may adversely impact adjacent residential properties, including soil erosion and sedimentation. Drainage and stormwater management measures are required by ordinance required by ordinance.

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

The project proposes to rely on Afuero de Chorro Water Company, a private water supply company to serve the newly created parcels. The project will not significantly decrease groundwater supplies because the project would result in a total of one new primary residence and two new guesthouses. The water company has provided a letter stating they have available capacity to serve this project.

The addition of structures on the land could lead to a diversion of runoff to recharge groundwater, but the main water recharge source for the groundwater basin is infiltration from precipitation, applied irrigation water, and streamflow. The addition of one additional primary dwelling and two additional guesthouses would have a less than significant impact.

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

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

The project contains Los Osos Diablo complex (5 - 9% slope) and Los Osos Diablo complex (9 - 15% slope) soils. Both soil types have moderate erodibility and is not well to very poorly drained. Standard erosion and sedimentation control measures are required by ordinance. Implementation of these measures will reduce potential impacts to a level of insignificance.

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

Based on the allowable density of two primary residences and two guesthouses and the minimal amount of increased impervious surfaces for road improvements, the project will not substantially increase the amount of surface runoff. Existing regulations for drainage and stormwater will address the project's contribution to surface runoff. Impacts are not considered significant.

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- (c-ii) *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?*

Based on the allowable density of two primary residences and two guesthouses and the minimal amount of increased impervious surfaces for road improvements, the project will not substantially increase the amount of surface runoff. Existing regulations for drainage and stormwater will address future project contributions to stormwater. Impacts are not considered significant.

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

The project is not located within a flood zone, but the site does have a drainage channel running along the southwestern property line. This creek acts as a refill source for the groundwater basin. The project will be required to comply with drainage and stormwater regulations to ensure the new impervious surfaces will not significantly impact on-site resources or offsite properties.

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

Based on the County Safety Element Dam Inundation Map, the project site is not located in an area that would become inundated in the event of dam failure. The proposed project is not located in a 100-year flood zone, and the Pacific Ocean is located more than 20 miles from the project site. The likelihood of flood, tsunami, or seiche affecting the project site is very low and therefore impacts would be *negligible*.

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

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

Conclusion

The annual indoor estimated water use for the project is 0.018 acre feet per year (AFY) based on a "worst case" scenario of one primary dwelling and one guesthouse per parcel. The annual outdoor usage is estimated at 0.51 AFY for a total of 0.53 AFY for the project at buildout. Based on available water information, there appears to be sufficient water to supply the project because the primary use of the water will be for four new residences and potentially four new secondary dwellings. Any new landscaping will need to comply with MWELO standards (drought tolerant, low water using plants).

Existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

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

Setting

The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

1. LUO Section 22.96.060 – San Luis Obispo URL
2. LUO Section 22.060.F1 – RS Tract 681
3. LUO Section 22.96.020 – Airport Review Area
4. LUO 22.96.040 – San Luis Obispo Sub-Area

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

The project site is within the City of San Luis Obispo's Greenbelt which encourages parcels of 20 acres or larger and to have development areas clustered and open spaces easements recorded for the remaining areas of the parcels. Referral responses from the City on other projects within Tract 681 detail recommendations based on adopted City policies (no referral response received for this project).

Discussion(a) *Physically divide an established community?*

The location of the proposed project is in Tract 681 a subdivision that has Land Use Ordinance standards for further subdivision and residential density. When the project was originally approved, it was intended that the area would someday be annexed into the City of San Luis Obispo. Offers of dedication were provided on the recorded map to provide for adequate circulation in the event the area was annexed and further subdivided. These offers of dedication have been removed with each subdivision in order to comply with current County ordinances for this residential suburban

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neighborhood. The proposed project is located on an existing parcel and would not involve any components that would physically divide the surrounding community, therefore, there would be *no impact*.

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

County policies were adopted specific to Tract 681 that limited any new parcel size to two acres and limited residential density to one primary residence and a guesthouse, with no secondary dwellings allowed. These County policies will only allow each parcel to be subdivided once and will limit the development potential as described above. These limits on future development will keep large areas of the entire subdivision in open space. No mitigation measures requiring open space easements are being recommended because the project is consistent with adopted County policies. The project would be conditioned to be consistent with standards set forth by County Fire/CAL FIRE, Environmental Health, and the Department of Public Works. Therefore, impacts related to inconsistency with land use and policies adopted to address environmental effects would be *less than significant*.

Conclusion

No inconsistencies were identified and therefore no additional measures above what will already be required are considered necessary.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
(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?	☐	☐	☒	☐

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Conclusion

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

Mitigation

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

Sources

See Exhibit A.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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?	☐	☐	☒	☐
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Setting

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

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

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

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Setting

The County Land Use Ordinance provides regulations for development in delineated Energy and Extractive Resource Areas (EX) and Extractive Resource Areas (EX1). The proposed project is not located within an EX or EX1 designation. An inactive mining operation is located approximately 0.28 miles southwest of the project site.

Discussion

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

There are no known mineral resources on the project site, therefore impacts would be *less than significant*.

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

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

Conclusion

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

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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?	☐	☐	☒	☐

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Setting

The existing ambient noise environment is characterized by traffic on Sequoia Drive, as well as agricultural equipment from surrounding properties. Noise-sensitive land uses typically include residences, schools, nursing homes, and parks. The nearest onsite sensitive receptor is a residence, and the nearest offsite sensitive receptor to the project is a residence located that lies approximately 100 feet from the subject property on the property adjacent to the northeast. The project is located within an Airport Review Area and the closest active landing strip, San Luis Obispo Regional Airport, is 1.5 miles southwest of the project site.

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

Discussion

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

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

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

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

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

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

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

The project is located within an Airport Review Area for the San Luis Obispo Regional Airport which is located 1.5 miles to the southwest of the project site. While the project site is located in close proximity to the airport, the noise levels from incoming and outgoing flight patterns does not exceed the acceptable noise levels warranting mitigation.

Conclusion

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

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

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

Setting

In its efforts to provide for affordable housing, the County currently administers the Home Investment Partnerships Program (HOME) and the Community Development Block Grant (CDBG) Program, which provides limited financing to projects relating to affordable housing throughout the county. The County's

Initial Study – Environmental Checklist

Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Discussion

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

The proposed project would not result in new jobs in the area that would require new housing. This subdivision is consistent with the original subdivision of Tract 681 and associated County Land Use Ordinance standards.

The land is zoned for Residential Suburban and the size of the new lots are permitted by the LUO section 22.22.070. The land is already zoned for this usage which shows that it is permissible for this land to support the subdivision. Therefore, no impacts would occur.

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

The existing residence on this parcel would not be affected by the subdivision and there will not be any displacement caused by the project. Therefore, there would be *no impact* on displacement of housing or need for new housing.

Conclusion

No significant population and housing impacts would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XV. PUBLIC SERVICES

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	☐	☒	☐	☐
Police protection?	☐	☒	☐	☐
Schools?	☐	☒	☐	☐
Parks?	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐

Setting

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

Police: County Sheriff Location: San Luis Obispo (approximately 0.25 miles east)
Fire: Cal Fire / County Fire Hazard Severity: Moderate Response Time: 0 to 5 minutes
Location: #21 Airport Station Approximately 1.5 miles southwest
School District: San Luis Coastal Unified School District.

Discussion

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

Fire protection?

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

Police protection?

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

Schools?

The proposed project, along with other projects in the area, would result in a cumulative effect on schools in the area. The project's direct and cumulative impacts would be within the general

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assumptions of allowed use for the subject property that was used to estimate the public facility fees in place. Therefore, impacts would be *less than significant*.

Parks?

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

Other public facilities?

The proposed project site would be accessed by the existing local circulation system and onsite roads and would not generate substantial long-term operational trips. Therefore, potential impacts on public services or utilities would be *less than significant*.

Conclusion

No significant impacts to public services would occur.

Mitigation

No mitigation measures are necessary.

Sources

See Exhibit A.

XVI. RECREATION

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

Setting

The County of San Luis Obispo Parks and Recreation Element (Recreation Element) establishes goals, policies, and implementation measures for the management, renovation, and expansion of existing, and the

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development of new, parks and recreation facilities in order to meet existing and projected needs and to assure an equitable distribution of parks throughout the county. The Recreation Element does not show any existing or potential future trails going through or adjacent to the project site.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Discussion

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

Implementation of the proposed parcel map and future build-out and occupation of new residences on the new residential parcel would contribute to the local and cumulative demand for recreational resources in San Luis Obispo County. This increase in demand is not significant and payment of Quimby fees will adequately address the project's cumulative contribution to the demand for parks and recreational facilities.

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

The two-lot parcel map does not include recreational facilities that would require construction or expansion of recreational facilities.

Conclusion

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

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☒	☐	☐
(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
(d) Result in inadequate emergency access?	☐	☐	☒	☐

Setting

The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area includes Sequoia Drive and Orcutt Road which are operating at an acceptable level of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works and the City of San Luis Obispo. No significant project specific traffic-related concerns were identified.

Airport Review Combining Designation. The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo County airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered "compatible". The project was referred to the County Airport Manager, no comments were received. All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace.

Discussion

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

The City of San Luis Obispo has adopted a fee program to mitigate the cost of improving and maintaining Orcutt Road as part of the Orcutt Road Specific Plan. This project will be conditioned to pay the City of San Luis Obispo traffic impact fees at the time of issuance of construction permits.

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

CEQA Guidelines section 15064.3 does not apply until July 1, 2020 and the County has not elected to be governed by the provisions of this section in the interim. Therefore, this threshold does not apply and there is *no impact*. Even if the threshold did apply at this time, the project would generate minimal traffic (approx. an additional 10 trips/day). This is well below the suggested screening threshold of 110 trips/day identified in the State guidance (Technical Advisory on Evaluating Transportation Impacts in CEQA; Office of Planning & Research, December 2018), and the impact would be insignificant.

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

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

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

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

Conclusion

No significant transportation-related impacts would occur. The only mitigation measure necessary is the payment of City of San Luis Obispo traffic impact fees at the time of issuance of construction permit to address cumulative impacts.

Mitigation

- T-1. In order to mitigate offsite traffic impacts at various locations, the subdivider shall pay pertinent City transportation impact fees. These fees shall be paid **at the time of building permit issuance** in accordance with AB1600 but could be paid prior to map recordation consistent with County Policies. The fees include Citywide Transportation Impact Fee.

Sources

See Exhibit A.

XVIII. TRIBAL CULTURAL RESOURCES

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Setting

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

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

A Phase I surface survey was conducted as part of the Environmental Impact Report prepared for Tract 681. No evidence of cultural materials was noted on the property. Impacts to tribal cultural resources are not expected.

As noted in Section V. Cultural Resources, the project is located in an area historically occupied by the Obispeño Chumash. In accordance with Assembly Bill 52 (AB52), a request for consultation was sent to four tribal groups that have requested to be notified of projects. No comments or consultation requests were received from the organizations.

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Discussion

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

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

As noted in Section V. Cultural Resources, no known archaeological resources are present on the project site. No requests to consult regarding Tribal Cultural Resources were received from the tribal groups. Therefore, the impact is *less than significant*.

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

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

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

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

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

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

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

Conclusion

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

Mitigation

No mitigation measures beyond those required by ordinance are required.

Sources

See Exhibit A.

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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?	☐	☐	☐	☒
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting

The project is located in an area of residential suburban development. The parcel is already developed with a single family residence and there are residences surrounding the site. Gas lines, sewer laterals and public utility easements are available either adjacent to or on the site which will not require significant site disturbance to provide services to the newly created parcel.

Discussion

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

Future development on Parcel 2 would require an extension of the water and wastewater systems in the area. The project falls under the Afuera de Chorro Mutual Water Company jurisdiction. No

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significant impacts are anticipated with the connection to the water purveyor, or with the establishment of a new/expanded septic system.

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

The project proposes to obtain its water needs from a community system (Afuera de Chorro Water Company). The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Per planning area standards contained in the San Luis Obispo Area Plan, lots in Tract 681 can be further subdivided equating to 17 additional parcels.

Based on this potential cumulative impact, a groundwater evaluation was prepared (Charles Katherman, August, 2006) and reviewed by Hyrdo-Geo Consultants, Inc. (November 2006). Based on available information, the proposed water source was deemed to be adequate to serve the potential buildout of this subdivision. Since the water source is located in an area of fractured rock, the report recommended water conservation measures to ensure that if Tract 681 is built out, adequate water supply will be available to service all of the new parcels.

- (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?*

A geological study done on the site shows that the extension of the existing septic system would work to serve future development on Parcel 2. The study recommends that 2,000 square feet of additional line be added to the existing system to support the future waste produced by the site.

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

The project is a two-lot parcel map which would result in a maximum of one additional primary residence and two guesthouses. The solid waste created by this project would be comparable with other low-density residential projects in the area and not considered significant.

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

The project would be served by the local solid waste management company which encourages recycling of green waste, and other recyclable materials.

Conclusion

The site is surrounded by residential development which is already being served by existing water, sewer and other utilities. Providing these services will not require a substantial amount of site disturbance and impacts are considered less than significant.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

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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?	☐	☐	☒	☐
(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?	☐	☐	☒	☐
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Setting

The proposed project site is not located within a high fire hazard severity zone and has an average annual windspeed of approximately 7.0 to 8.1 miles per hour (Weather Spark 2018). Existing conditions that may exacerbate fire risk include the gently to moderately sloping topography in some areas, the surrounding plots containing mostly agriculture, and the moderate average windspeed.

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

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

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Discussion

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

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

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

The plans propose Sequoia Drive, an existing road, to provide direct access to the two parcels. The road must meet CalFire requirements so emergency vehicles have access to the site in case of an emergency. The addition of any new structures increases the risk of wildfire. All future buildings must be built up to code, mitigating the fire risk to a less than significant impact.

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

Existing local roads will be used for access to the site. Any new buildings would be built to California Building Code standards and would not exacerbate fire risk. Fire-related impacts due to installation of new infrastructure would be less than significant.

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

The site is gently to moderately sloping, so downstream flooding or landslide risk is considered less than significant.

Conclusion

The site is located in a low-density, residential suburban area. The area doesn't contain significant slopes or vegetation that would increase the risk of wildfire.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

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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?	☐	☒	☐	☐
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

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

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

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- (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)?*

Implementation of the mitigation measures discussed under the Air Quality and Transportation sections will reduce impacts to a level of insignificance. In addition, ordinance standards for geology, recreation and public services were adopted to address cumulative impacts.

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

Conclusion

Implementation of the proposed mitigation measures and adherence to adopted ordinance standards will reduce the impacts of this project to a level of insignificance.

Mitigation

No mitigation measures are considered necessary.

Sources

See Exhibit A.

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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
☒	County Public Works Department	Attached
☒	County Environmental Health Services	Attached
☐	County Agricultural Commissioner's Office	Not Applicable
☒	County Airport Manager	None
☐	Airport Land Use Commission	Not Applicable
☒	Air Pollution Control District	Attached
☐	County Sheriff's Department	Not Applicable
☐	Regional Water Quality Control Board	Not Applicable
☐	CA Coastal Commission	Not Applicable
☐	CA Department of Fish and Wildlife	Not Applicable
☒	CA Department of Forestry (Cal Fire)	Attached
☐	CA Department of Transportation	Not Applicable
☐	Community Services District	Not Applicable
☒	Other <u>City of San Luis Obispo</u>	None
☒	Other <u>Parks Division</u>	In file

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

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

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

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

Biological Resources Assessment, Althouse and Meade, Inc., September 11, 2019, revised November 19, 2019

Final Environmental Impact Report for Tract 681 and 682, Priest, Richmond, Rossi, Montgomery, 1979

Updated Ground Water Evaluation, Charles E. Katherman, August 2006

Assessment of August 2006, Katherman Report, Hydro-Geo Consultants, Inc., November 2006

Septic System Design Report, GeoSolutions, Inc.

Drilling Log, Geosolutions, Inc., May 14, 1998

Technical Advisory on Evaluating Transportation Impacts in CEQA; California Office of Planning & Research, December 2018)

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Exhibit B - Mitigation Summary

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

Air Quality

AQ-1. Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the following link for potential dust suppressants to select from to mitigate dust emissions: <http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm>
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

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- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. To prevent 'track out', install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. 'Track-Out' is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. The 'track-out prevention device' can be any device or combination of devices that is effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans; and,
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2. At the time of application for construction permits, the following shall be added to the construction plans: Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

AQ-3. Prior to any site disturbance, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.

AQ-4. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance,** such devices shall be shown on all applicable plans, and installed as approved by the County.

Biological Resources

BIO-1. Avoidance. Any future development on the proposed parcels shall be designed to avoid direct impacts to Cambria Morning Glory. The avoidance areas shall include the mapped location of the plants plus a 10-foot protective buffer. The location of the plants and the 10-foot protective buffer

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shall be indicated as a Sensitive Resource Area (SRA) and shall be included on the additional map sheet for the parcel map and all subdivision improvement plans and construction permit plans.

BIO-2. If avoidance is not feasible, the applicant shall submit a restoration plan, prepared by a qualified biologist, to be reviewed and approved by the County Planning and Building Department, **prior to issuance of construction permits**. This plan shall include, at a minimum, the following:

- Identification of the type and number of plants to be removed.
- Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful reestablishment.
- Provide for a native seed collection effort prior to any ground disturbing activities. Collection of native seed shall be propagated by a County approved biologist. Plant shall include, but not be limited to California Native Plant Society (CNPS) listed plant species that may be affected.
- Quantification of the impact based on construction drawings and quantification of mitigation areas such that the replacement criteria are met (2:1 acreage ratio or 3:1 for individual plants).
- A program schedule and success criteria for a minimum five-year monitoring and reporting program that is structured to ensure the success of the restoration plan.
- Identification of access and methods of materials transport to the restoration area, including personnel, vehicles, tools, plants, irrigation equipment, water and all other similar supplies. Access shall not result in new or additional impacts to habitat and special status species.
- The restoration plan shall incorporate an invasive species control program.

BIO-3. **Protection. At the time of application for construction permits**, the applicant shall show the location of the SRA and 10-foot buffer area on the construction plans. If work will be occurring within 50 feet of the SRA, construction plans shall also show the location and type of protective fencing to be used to delineate the SRA. **Prior to any site disturbance**, protective fencing shall be installed to delineate the SRA during construction activities and shall be maintained in good condition throughout construction to ensure remaining work activities do not pose a risk for impacting the plants. Signage stating "Sensitive Resource Area: Keep Out" shall be placed along the fencing. Entry into the protected area shall be prohibited during construction.

BIO-4. **At the time of application for construction permits**, the applicant shall show all development located a minimum of 50-feet from the creek.

BIO-5. **Prior to any site disturbance**, the applicant shall provide construction fencing at the edge of the riparian vegetation on the project site. This area will be marked by orange construction fencing which shall be installed **prior to any site disturbance** and remain in place throughout the grading and construction phases.

BIO-6. The applicant shall avoid removal of vegetation or any other ground disturbance between February 1st and September 1st to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site for breeding and/or nesting birds **no more than two weeks prior to**

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construction or site disturbance activities. Results of the surveys shall be submitted to the County Department of Planning and Building for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures, including recommended buffers, shall be developed and submitted for review and approval by the County, in consultation with the California Department of Fish and Wildlife (CDFW) and the applicant shall adhere to these measures during all construction activities on the site.

Traffic

- T-1. In order to mitigate offsite traffic impacts at various locations, the applicant shall pay pertinent City transportation impact fees. These fees shall be paid **at the time of building permit issuance** in accordance with AB1600 but could be paid prior to map recordation consistent with County Policies. The fees include Citywide Transportation Impact Fee.

Date: April 3, 2020
Revised July 29, 2020

DEVELOPER'S STATEMENT FOR
Hanover Parcel Map
SUB2019-00051 / ED19-332

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

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

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

Air Quality

AQ-1. Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. Please refer to the following link for potential dust suppressants to select from to mitigate dust emissions:
<http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm>
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation

and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;

- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. To prevent 'track out', install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. 'Track-Out' is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. The 'track-out prevention device' can be any device or combination of devices that is effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective.
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM10 mitigation measures required should be shown on grading and building plans; and,
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2. At the time of application for construction permits, the following shall be added to the construction plans: Effective February 25, 2000, the APCD prohibited

developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

- AQ-3. **Prior to any site disturbance**, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.
- AQ-4. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the County.

Monitoring (AQ-1-AQ-4): The Planning and Building Department, in consultation with the Air Pollution Control District (APCD), shall verify compliance.

Biological Resources

- BIO-1. **Avoidance.** Any future development on the proposed parcels shall be designed to avoid direct impacts to Cambria Morning Glory. The avoidance areas shall include the mapped location of the plants plus a 10-foot protective buffer. The location of the plants and the 10-foot protective buffer shall be indicated as a Sensitive Resource Area (SRA) and shall be included on the additional map sheet for the parcel map and all subdivision improvement plans and construction permit plans.
- BIO-2. If avoidance is not feasible, the applicant shall submit a restoration plan, prepared by a qualified biologist, to be reviewed and approved by the County Planning and Building Department, **prior to issuance of construction permits**. This plan shall include, at a minimum, the following:
- Identification of the type and number of plants to be removed.
 - Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to ensure successful reestablishment.
 - Provide for a native seed collection effort prior to any ground disturbing activities. Collection of native seed shall be propagated by a County approved biologist. Plant shall include, but not be limited to California Native Plant Society (CNPS) listed plant species that may be affected.

- Quantification of the impact based on construction drawings and quantification of mitigation areas such that the replacement criteria are met (2:1 acreage ratio or 3:1 for individual plants).
- A program schedule and success criteria for a minimum five-year monitoring and reporting program that is structured to ensure the success of the restoration plan.
- Identification of access and methods of materials transport to the restoration area, including personnel, vehicles, tools, plants, irrigation equipment, water and all other similar supplies. Access shall not result in new or additional impacts to habitat and special status species.
- The restoration plan shall incorporate an invasive species control program.

BIO-3. **Protection. At the time of application for construction permits**, the applicant shall show the location of the SRA and 10-foot buffer area on the construction plans. If work will be occurring within 50 feet of the SRA, construction plans shall also show the location and type of protective fencing to be used to delineate the SRA. **Prior to any site disturbance**, protective fencing shall be installed to delineate the SRA during construction activities and shall be maintained in good condition throughout construction to ensure remaining work activities do not pose a risk for impacting the plants. Signage stating "Sensitive Resource Area: Keep Out" shall be placed along the fencing. Entry into the protected area shall be prohibited during construction.

BIO-4. **At the time of application for construction permits**, the applicant shall show all development located a minimum of 50-feet from the creek.

BIO-5. **Prior to any site disturbance**, the applicant shall provide construction fencing at the edge of the riparian vegetation on the project site. This area will be marked by orange construction fencing which shall be installed **prior to any site disturbance** and remain in place throughout the grading and construction phases.

BIO-6. The applicant shall avoid removal of vegetation or any other ground disturbance between February 1st and September 1st to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site for breeding and/or nesting birds **no more than two weeks prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the County Department of Planning and Building for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures, including recommended buffers, shall be developed and submitted for review and approval by the County, in consultation with the California Department of Fish and Wildlife (CDFW) and the applicant shall adhere to these measures during all construction activities on the site.

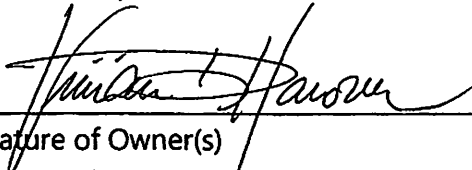
Monitoring (BIO-1-BIO-6): The Planning and Building Department shall verify compliance.

Transportation and Circulation

- T-1. In order to mitigate offsite traffic impacts at various locations, the applicant shall pay pertinent City transportation impact fees. These fees shall be paid **at the time of building permit issuance** in accordance with AB1600 but could be paid prior to map recordation consistent with County Policies. The fees include Citywide Transportation Impact Fee.

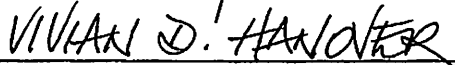
Monitoring: The Planning and Building Department and City of San Luis Obispo shall verify compliance.

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



Signature of Owner(s) 07/30/2020

Date



Name (Print)



COUNTY OF SAN LUIS OBISPO
 Department of Public Works
 John Diodati, Interim Director

RECOMMENDED CONDITIONS

Date: November 18, 2019
 To: Lacey Kenyon, Project Planner
 From: Edward M. Reading, County Surveyor
 David E. Grim, Development Services
 Subject: SUB2019-00051 CO19-0001, Hanover Parcel Map, Sequoia Drive, San Luis Obispo, APN 076-532-035

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. At the time the project referral was received by Public Works on November 18, 2019 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for): *"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."*
- C. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City transportation impact fees are applicable to this project.
- D. This may be a regulated project if it meets the applicability criteria for Stormwater Management. The applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form. If not subject to these requirements (the applicant is not proposing any improvements with this subdivision), the need for performance requirements and any storm water management facilities should be evaluated when this property is developed.
<https://www.slocounty.ca.gov/Departments/Public-Works/Services/Stormwater-Requirements-for-New-Construction.aspx>
- E. If the project site disturbs 1.0 acre or more the applicant must enroll for coverage under California's Construction General Permit, which may require preparation of a project Stormwater Control Plan even though it is located outside a Stormwater Management Area.

Recommended Public Works Conditions of Approval

Access and Improvements

1. Road and/or streets to be constructed to the following standards (unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards, or certified by the Engineer of Work that the existing improvements meet County Standards):
 - a. Sequoia Drive shall be widened to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - b. All driveway approaches along Sequoia Drive shall be constructed in accordance with County Public Improvement Standard B-1a and A-5a.
2. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative.
3. The applicant shall provide the county with an Engineer of Work Agreement retaining a registered civil engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works. The civil engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved Improvement plans.

Offers, Easements and Restrictions

4. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.
5. The applicant shall show the following restrictions by certificate on the map or record by separate document:
 - a. If drainage basins are required, then the basin areas shall be indicated as a building restriction on the map.
6. Easements shown to be quitclaimed on the tentative map shall be done so prior to filing the final map.
7. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns of Lots 1 and 2.

Improvement Plans

8. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a registered civil engineer and submitted to the Department of Public Works and the County Health Department for approval. The plans are to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Utility plan.
 1. Water plan to be approved jointly with County Environmental Health. Water facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.

2. Sewer plan to be approved jointly with County Environmental Health. Sewer facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.
 3. New electric power, telephone and cable television service conduits and appurtenances shall be constructed and service conduits stubbed to each new parcel.
 4. New gas distribution mains and appurtenances shall be installed along the entire project frontage(s) and gas service laterals stubbed to each new parcel.
 5. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
- d. Sedimentation and erosion control plan for subdivision related improvements.
 - e. Stormwater control plan for subdivision related improvements (if subject to MS-4 requirements).
 - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
 - g. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
 - h. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - i. Trail plan, if required, to be approved jointly with County Parks.
 - j. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
 1. Submit a copy of all such permits to the Department of Public Works; or
 2. Document that the regulatory agencies have determined that said permit is not required.

Subdivision Grading

9. Grading not associated with required public improvements shall be subject to the Subdivision Grading Process per Section 2.1.3 of the latest Public Improvement Standards. The Public Works Department will act as a deputy to the Building Official for all on-site grading not associated with Public Improvements.

Drainage & Flood Control

10. Submit complete drainage calculations prepared by a licensed civil engineer to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.
11. All project related drainage shall be designed and constructed in accordance with the recommendations of the San Luis Creek Watershed Drainage Design Manual.

Stormwater Pollution Prevention Plan (SWPPP)

12. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required

elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP)

- 13. At the time of application for construction permits,** the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
- a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
 - b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
 - 1. Structural Control Measure Description (Exhibit B)
 - 2. Stormwater System Contact Information
 - 3. Stormwater System Plans and Manuals
 - c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.
- 14. Prior to acceptance of the improvements (if applicable),** the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

Fees

- 15. Prior to the issuance of construction permits:** The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. The applicant shall submit evidence to the County that all City impact fees applicable to this project have been paid, or that none are required.

Additional Map Sheet

- 16. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works.** The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- a. Notification that the owner(s) of all lots are responsible for on-going maintenance of drainage and flood control improvements including basins, pipes, manholes, inlets, headwalls, sediment control devices, fencing, landscaping, etc. in a viable condition on a continuing basis into perpetuity, and indicating the proposed maintenance mechanism. The improved areas shall be indicated as a building restriction.
 - b. Notification that the owner(s) of all lots are responsible for on-going maintenance of stormwater quality improvements including basins, water quality control devices, landscaping, etc. in a viable condition on a continuing basis into perpetuity and indicating the proposed maintenance mechanism.

- c. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
- d. The applicant shall be responsible for paying to the City of San Luis Obispo the transportation impact fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued.
- e. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Stormwater Control Plan Application.
- f. Notification to prospective buyers that stormwater treatment facilities shall be maintained and inspected in perpetuity as stipulated in the approved Stormwater Operations and Maintenance Plan, as recorded with the County Clerk-Recorder's Office.
- g. The property owner shall be responsible for the operation and maintenance of public road frontage landscaping and driveway sight distance in a viable condition and on a continuing basis into perpetuity.

Miscellaneous

- 17. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
- 18. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 19. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.

G:\Development\DEVserv Referrals\Land Divisions\PM\CO 2019-0001 SUB2019-00051 Hanover\PW REFERRAL RESPONSE CO 2019-0001 SUB2019-00051 Hanover.docx

Status	Item	Comments
✓	Preliminary Title Report. Preliminary title report concerning the property which is not more than six months old showing current property owners.	
✓	(1) Record Data. The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.	
✓	(2) Property Description. A description of the property as well as the assessor's parcel number(s) for the property.	
✓	(3) Legend and Owner Information. A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.	
✓	(4) Vicinity Map. A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads	
✓	(5) Existing Structures. All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.	
✓	(6) Contour Lines. Contour lines of the property shall be shown at intervals set forth: >40 AC, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft	
✓	(7) Drainage. The approximate location of all watercourses, drainage channels and existing drainage structures.	
✓	(8) Landforms. The approximate location of other topographic or manmade features, such as bluff tops and ponds.	
X	(9) Lakes and Ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.	
X	(10) Flood Hazard. The location of all areas subject to inundation or stormwater overflow.	
✓	(11) Proposed Parcel Lines. The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.	
✓	(12) Designated Building Sites. Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.	
✓	(13) Streets. The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.	
✓	(14) Easements. The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.	
✓	(15) Coastal Zone. For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site	

EMR 11/19/2019



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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/21/2019
TO: 3rd District Legislative Assistant, APCD, Airport (SLO), CAL FIRE / County Fire, Env Health, HEAL SLO, Parks, Public Works, AT&T, Charter (Spectrum) Communications, PG&E, SoCal Gas, City of San Luis Obispo
FROM: Lacey Minnick / Kenyon (805-788-2414 or lkenyon@co.slo.ca.us)
PROJECT NUMBER & NAME: SUB2019-00051 CO 19-0001 HANOVER
PROJECT DESCRIPTION: Proposed Parcel Map to subdivide one parcel into two parcels of at least 2 acres net; located at 3812 Sequoia Drive in San Luis Obispo.
APN(s): 076-532-035

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached.
7.9.19 Ke Ghiglia x5551
Date Name Phone



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT

Michael Hill Health Agency Director

Penny Borenstein, MD, MPH Health Officer/Deputy Health Director

July 9, 2019

To: Lacey Kenyon, Department of Planning and Building

From: Environmental Health
Kealoha Ghiglia

A handwritten signature in black ink, appearing to read "K. Ghiglia".

RE: CO 19-0001 Hanover Parcel Map

EH records indicate a well on the subject parcel. The well is tied to the APN number of the subject parcel and it is possible that after the well was drilled, the parcel was split. The well may no longer be on the subject parcel and/or the well may have been destroyed. Prior to final map recordation, confirm whether or not the well is on the subject parcel.

In addition, prior to final map recordation, please provide a site utility map showing all wells on the subject parcel and adjacent parcels. There are several community wells in the area, and potentially private wells.

Prior to map recordation, please provide proposed septic system locations for both new parcels. Individual sewage disposal systems must be located on the parcel to which they belong. Call out distances from septic and leach fields to any wells, creeks, domestic water lines, or other facilities that require setbacks.



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY
PUBLIC HEALTH DEPARTMENT
Michael Hill Health Agency Director
Penny Borenstein, MD, MPH Health Officer/Public Health Director

June 6, 2019

Tim Romano, PE, PLS
ROMANO Design
3505 Sequoia Drive
San Luis Obispo, CA 93401

Re: Tentative Parcel Map CO 19-0001 - HANOVER
APN: 076-532-035

Water Supply

This office is in receipt of a preliminary evidence of water in the form of a Will Serve extension letter from the Afuera de Chorro Mutual Water Co. dated May 28, 2019 to provide water to the above referenced project.

Be advised that a final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Water main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works prior to recordation of the map.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems for feasibility purposes. Soil testing, to include three percolation tests and one deep soil boring, shall be performed prior to recordation of the final map. Soils data from Tract 681 may be acceptable. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer.

Tentative Parcel Map CO 19-0001 is approved for Health Agency subdivision map processing.

A handwritten signature in black ink, appearing to read "Leslie A. Terry".

LESLIE A. TERRY, R.E.H.S.
Supervising Environmental Health Specialist

c: Afuera de Chorro Mutual Water Co.

Environmental Health Services

2156 Sierra Way, Suite B | San Luis Obispo, CA 93401 | (P) 805-781-5544 | (F) 805-781-4211
www.slopublichealth.org/ehs



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

THIS IS A NEW PROJECT REFERRAL

REVISED ON 10/30/19

DATE: 6/21/2019
TO: 3rd District Legislative Assistant, APCD, Airport (SLO), CAL FIRE / County Fire, Env Health, HEAL SLO, Parks, Public Works, AT&T, Charter (Spectrum) Communications, PG&E, SoCal Gas, City of San Luis Obispo
FROM: Lacey Minnick / Kenyon (805-788-2414 or lkenyon@co.slo.ca.us)

PROJECT NUMBER & NAME: SUB2019-00051 CO 19-0001 HANOVER

PROJECT DESCRIPTION: Proposed Parcel Map to subdivide one parcel into two parcels of at least 2 acres net; located at 3812 Sequoia Drive in San Luis Obispo.

APN(s): 076-532-035

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE FIRE SAFETY PLAN

12-5-19

Date

DELL WELLS

Name

805-893-3427

Phone



CAL FIRE
San Luis Obispo
County Fire Department

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

Scott M. Jalbert, Unit Chief

December 5, 2019

County of San Luis Obispo
Department of Planning and Building
San Luis Obispo, CA 93408

Lacey Minnick,

Subject: SUB2019-00051 CO 19-0001 Hanover- Property located at 3812 Sequoia Drive,
San Luis Obispo.

I have reviewed the parcel map plans for the proposed parcel spit. This project is located approximately 6 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is in a State Responsibility Area. This project is required to comply with all fire safety rules and regulations including the California Fire Code, Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

General Requirements

All fire hydrants/ Residential Fire Connections and required access roads shall be installed prior to structural construction.

Road Grades

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent. Design criteria shall be in accordance with the County of San Luis Obispo Department of Public Works Public Improvement Standards. Roads 12% - 16% shall be a non-skid asphalt or concrete surface as specified in the County standards, specifications and drawings. All roads shall:

- Be able to support Fire Apparatus
- Provide a vertical clearance of 13 feet 6 inches
- Maintain a 2-foot fuel reduction zone on both sides

Access Road Standards

All road design criteria will meet the County of San Luis Obispo Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at: <http://www.slocounty.ca.gov/PW/DevServ/PublicImprovementStandards.htm>

Residential Access Roads – Serving more than one legal parcel

- The road must be named and properly signed per San Luis Obispo County Planning and Building.
- The access road must be a minimum of 24 feet wide, allowing for two-way traffic. It shall be constructed to County of San Luis Obispo standards, two (2) 10-foot driving lanes and two (2) 2-foot shoulders.
- Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking – Fire Lane" signs may be required.

Driveway Standards

Driveway specifications shall be provided and maintained when serving no more than one legal parcel or lot with no more than three (3) dwelling units and any number of accessory buildings.

- Turnarounds must be provided if driveway exceeds 300 feet and shall be within 50 feet of the building.
- Driveway width will be no less than 12 feet wide for driveways up to 200 feet long and 14 feet wide for over 400 feet long.

A turnaround must be provided if the dead-end road exceeds 150 feet.

Gate Requirements

All gates for residential and commercial use shall meet Section 503.5 of the 2016 California Fire Code requirements for access. KNOX switches or padlocks are the only approved method of emergency access. The use of a red "Fire Dept" access box is not allowed for either residential or commercial use due to security concerns and difficulty in maintaining current data.

The following requirements must be met:

1. All gates shall be set back from the road a minimum of 30 feet from the edge of the roadway. The gate shall open to allow a vehicle to stop without obstructing traffic on the public road. Local ordinance, certain conditions or San Luis Obispo County Public Works may require a greater setback.
2. All gates shall be 2 feet wider on each side of the road / driveway.
3. All electric gates shall automatically open with no special knowledge upon exiting.
4. All electric gates shall have a KNOX switch for emergency Fire Department access.
5. All electric gates shall have an approved means of emergency operation at all times, either using solar power, battery back-up or fail to the open position upon a power outage.
6. Security gates and their emergency operation shall be maintained operational at all times.

Community Water System

This project water supply for fire protection will be provided by a community water system.

Subdivisions will require community water systems that comply with CFC Appendix C. For additional information, relative to this requirement, contact the San Luis Obispo County Planning and Building Department. A Fire Protection Engineer will be consulted to verify water based fire protection needs.

One and two family dwellings on a community water system shall meet the California Fire Code Appendix B fire-flow requirements and Appendix C, "Fire hydrant locations and distribution". A signed will-serve letter from the water purveyor must be submitted with your fire safety plan application, and received prior to final inspection of the project.

Community Water System Verification Form will be submitted to CAL FIRE for review.

Building construction type and square footage will determine fire flow requirements. The minimum allowable fire flow will be 1000 g.p.m. for 1 hours if structure is less than 3,600 square feet (non-sprinkler) . For determining fire flow requirements on any structure over 3,600 square feet refer to Appendix B, table B105.1 of the California Fire Code.

Residential

For purposes of this section, residential refers to one and two family dwellings.

Addressing

New and existing buildings shall have approved address numbers, building numbers or building identification placed in a position that is clearly legible and easily visible from the street or road fronting the property. Additional locations of identification may be required by the Fire Code official to facilitate emergency response. Street names and address numbers are assigned by the County of San Luis Obispo Planning and Building department.

1. Address numbers shall be Arabic numerals or alphabet letters, contrast with their background and be a minimum width of 0.5 inch and height per occupancy type as follows:
 - a. Residential 6 inches
2. Address numbers at the driveway entrance shall be clearly visible from both directions. It is highly recommended that the numbers be reflectorized or lighted.
3. Address numbers shall be visible day and night. Trim trees, bushes and shrubs if foliage obstructs visibility.
4. When a building is not visible from the roadway or when required by the Fire Chief, additional numbers or addresses shall be installed on an elevated post or monument adjacent to roads or driveways leading to buildings.

Landscaping

CAL FIRE requires that landscaping selections do not readily transmit fire. Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and Building "New Landscaping Requirements"
http://www.slocounty.ca.gov/planning/New_Water_Requirements/New_Landscaping_Requirements.htm

Our website www.calfireslo.org has several links with recommended planning tools for landscape and fuel management plans.

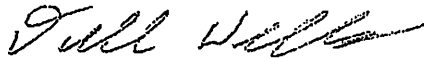
Future Building

Future building will require a Fire Safety Plan from CAL FIRE/ San Luis Obispo County Fire of any residential structures and will meet California Fire Code. A Fire Protection Engineer may be required to submit a technical report on both commercial and residential structures.

Final Inspection

This project shall require a final inspection by CAL FIRE/ San Luis Obispo County Fire to ensure conditions have been met. When the project is complete, contact fire prevention at 593-3490 and request a final inspection.

Sincerely,



Dell Wells
Fire Captain/ Inspector

25 JUN 2019



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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/21/2019
TO: 3rd District Legislative Assistant, APCD, Airport (SLO), CAL FIRE / County Fire, Env Health, HEAL SLO, Parks, Public Works, AT&T, Charter (Spectrum) Communications, PG&E, SoCal Gas, City of San Luis Obispo
FROM: Lacey Minnick / Kenyon (805-788-2414 or lkenyon@co.slo.ca.us)

PROJECT NUMBER & NAME: SUB2019-00051 CO 19-0001 HANOVER

PROJECT DESCRIPTION: Proposed Parcel Map to subdivide one parcel into two parcels of at least 2 acres net; located at 3812 Sequoia Drive in San Luis Obispo.

APN(s): 076-532-035

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

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

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Pay Quarry fees
6/25/19 E. Kavanagh 781-4189
Date Name Phone



Air Pollution Control District San Luis Obispo County

Via Email

June 27, 2019

Lacey Kenyon
San Luis Obispo County Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
lkenyon@co.slo.ca.us

SUBJECT: APCD Comments Regarding the Hanover Subdivision - One Parcel Split
(SUB2019-00051, CO 19-0001)

Dear Ms. Kenyon:

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 3812 Sequoia Drive in San Luis Obispo. The proposed project includes a Parcel Map to subdivide one parcel into two parcels one 3.87 acres and the other 2.01 acres. The project is within 1,000 feet of sensitive receptors (residential dwellings) and within 1 mile of known serpentine deposits. Approximately 1.34-acres of the existing parcel is outside of the San Luis Obispo Urban Reserve Line (URL) and is zoned Agricultural. The remainder of the existing parcel is inside the URL and is zoned Residential Suburban. The proposed parcel split would create an additional parcel inside the URL. **Since the project would not create an additional parcel outside the URL, the project is consistent with the APCD's Clean Air Plan.** If residential development occurs on the parcel, the project will most likely be below the APCD's thresholds of significance for both construction and operational impacts identified in table 2-1 and table 3-2 in the *CEQA Air Quality Handbook* (April 2012).

The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the items contained in this letter that are highlighted by bold and underlined text.**

APCD Comments for Hanover Subdivision - One Parcel Split
June 27, 2019
Page 2 of 4

Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the California Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain NOA. The APCD has identified areas throughout the county where NOA may be present (NOA Map). The following requirements apply because the project site is in a candidate area for NOA. **The applicant shall ensure that a geologic evaluation is conducted to determine if the area disturbed is or is not exempt from the CARB Asbestos Air Toxics Control Measure (Asbestos ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (17 CCR 93105) regulation.**

- a. If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD; or
- b. If the site is exempt, an ~~exemption request~~ must be filed with the APCD.

More information on NOA can be found at slocleanair.org/rules-regulations/asbestos/noa.

Developmental Burning

APCD Rule 501 prohibits developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at 805-781-5912.

Dust Control Measures

This project is within 1,000 feet of residential dwellings. Construction activities can generate fugitive dust, which could be a nuisance to residents and businesses in close proximity to the proposed construction site. **Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **When drought conditions exist and water use is a concern, the contractor or builder should consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: [Products Available for Controlling Dust](#);
- c. All dirt stockpiled areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;

APCD Comments for Hanover Subdivision - One Parcel Split

June 27, 2019

Page 3 of 4

- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code (CVC) Section 23114;
- j. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM₁₀ mitigation measures required should be shown on grading and building plans; and
- m. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition (Contact Tim Fuhs at 805-781-5912).

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 hp or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the *CEQA Air Quality Handbook* (April 2012).

APCD Comments for Hanover Subdivision - One Parcel Split
June 27, 2019
Page 4 of 4

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generators; and
- Internal combustion engines.

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at 805-781-5912 for specific information regarding permitting requirements.

Residential Wood Combustion

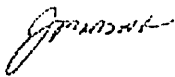
Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact the APCD Engineering and Compliance Division at 805-781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at (805) 781-5912.

Sincerely,



JACKIE MANSOOR
Air Quality Specialist

JNM/jjh

cc: Tim Romano, Agent
Tim Fuhs, APCD
Dora Drexler, APCD

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Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
clh@co.slo.ca.gov

July 5, 2019

Lacey Kenyon
Department of Planning and Building
County of San Luis Obispo
976 Osos St., Rm. 300
San Luis Obispo, CA 93408

SUBJECT: Proposed two-lot parcel map to divide one parcel into two parcels of at least 2.0 acres net at 3812 Sequoia Drive (SUB 2019-00051)

The 2016 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space. Thank you for the opportunity to provide input on the above referenced entitlement application.

Community Development Department Comments

Since the proposed subdivision is consistent with the existing land use designation, does not require a General Plan Amendment or Rezone, and is consistent with surrounding lot sizes and development, Community Development Department staff has no comments at this time.

Public Works Department Comments

Conditions of Approval

Should the County consider the application to divide the parcel, the City requests the following conditions be added to the project:

1. In order to mitigate offsite traffic impacts at various locations, the subdivider/developer shall pay pertinent City transportation Impact fees. These fees shall be paid at the time of building permit issuance in accordance with AB1600 but could be paid prior to map recordation consistent with County policies. These fees should include:

- a. Citywide Transportation Impact Fee

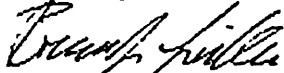
The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.

City of San Luis Obispo referral response
Hanover Parcel Map (SUB 2019-00051)

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail:
bleveille@slocity.org

Thank you for considering City Community Development Department comments on the proposed project.

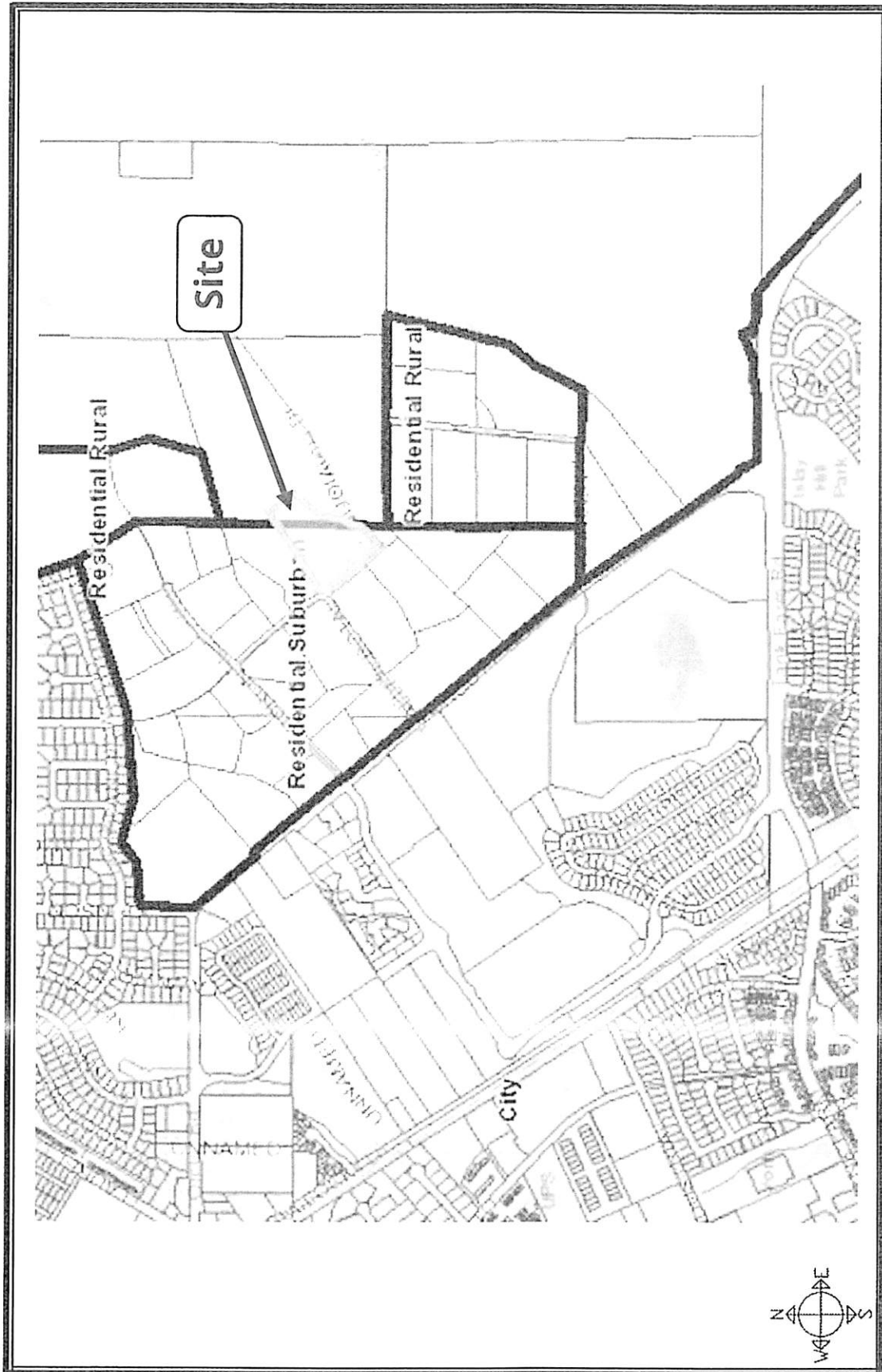
Sincerely,



Brian Leveille, AICP
Senior Planner
Long Range Planning
City of San Luis Obispo, Community Development Department

CC: San Luis Obispo City Council
Michael Codron, Community Development Director
Tyler Corey, Principal Planner
Jake Hudson, Interim Deputy Director
Luke Schwartz, Interim Transportation Manager





Land Use Category Map
SUB2019-00051/Hanover

COUNTY OF SAN LUIS OBISPO

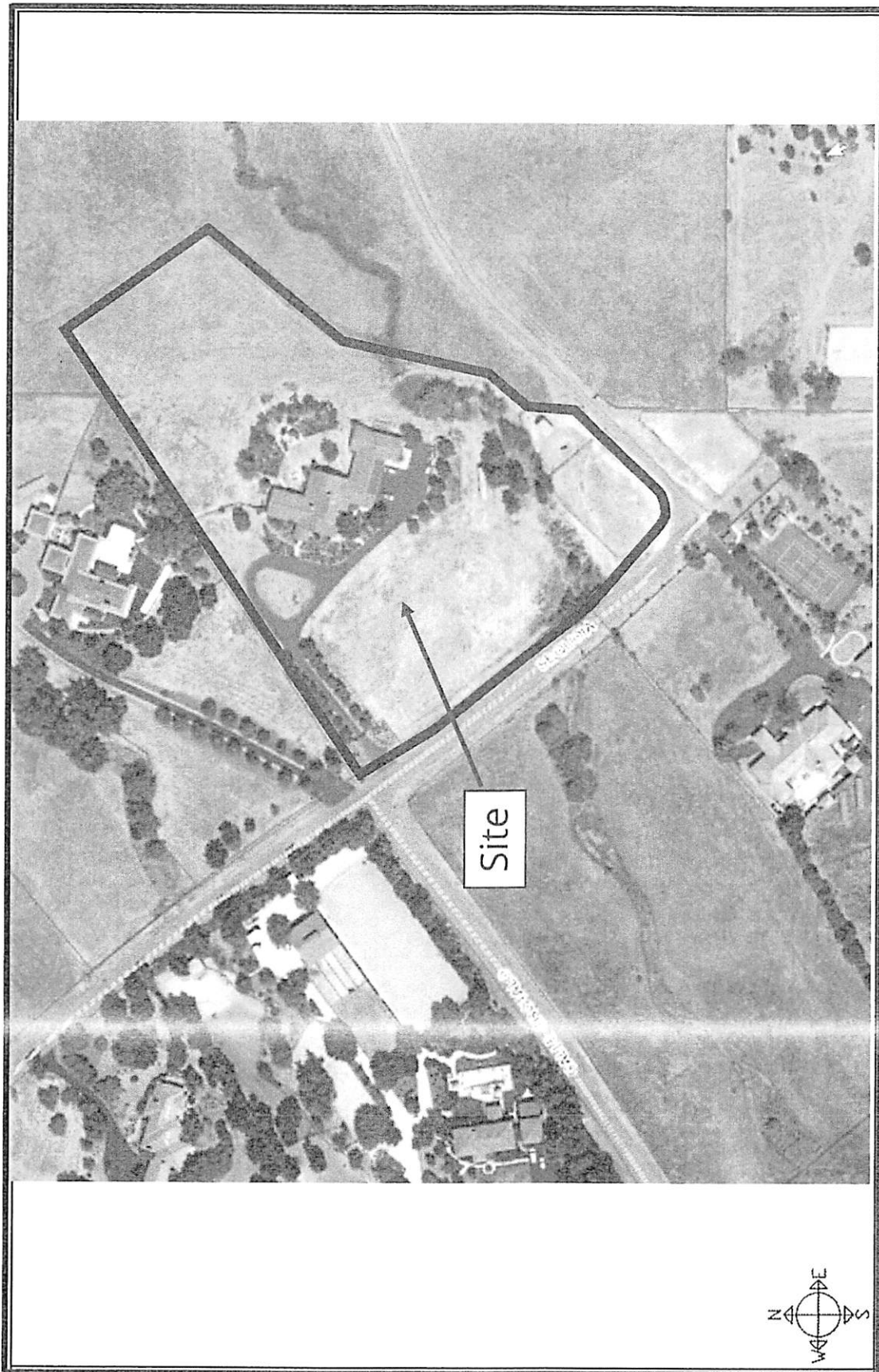




Aerial
SUB2019-00051/Hanover

COUNTY OF SAN LUIS OBISPO

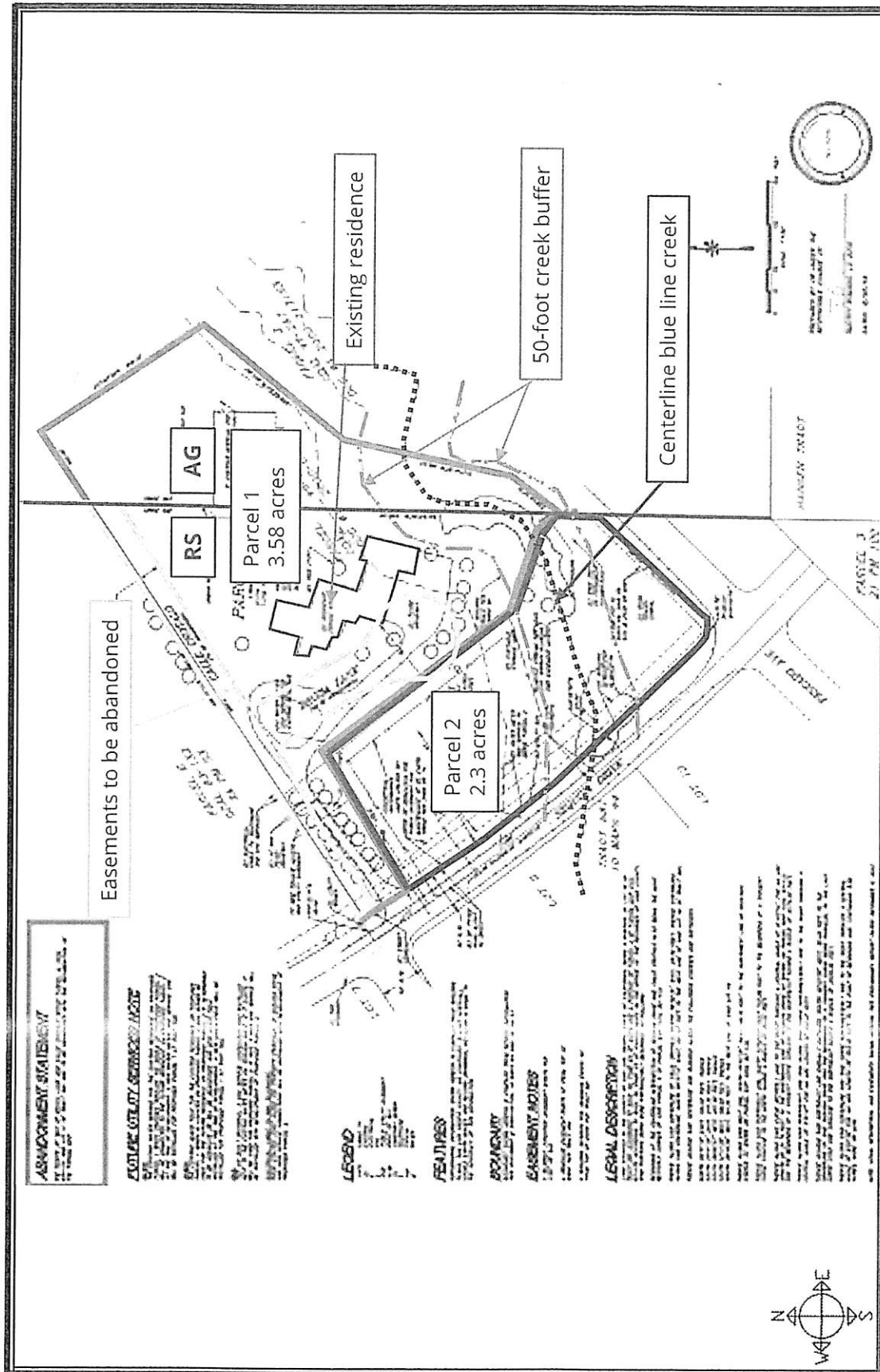




Aerial
SUB2019-00051/Hanover

COUNTY OF SAN LUIS OBISPO





Tentative Map
SUB2019-00051/Hanover

COUNTY OF SAN LUIS OBISPO

