



## Negative Declaration & Notice Of Determination

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

**ENVIRONMENTAL DETERMINATION NO.** ED Number ED19-064

**DATE:** August 7, 2020

**PROJECT/ENTITLEMENT:** Bean Minor Use Permit/ and Coastal Development Permit DRC2016-00112

**APPLICANT NAME:** Sandy Bean

**Email:** sandy@sandybean.net

**ADDRESS:** PO Box 1888

**CONTACT PERSON:** Morro Bay, CA 93443

**Telephone:** 805-528-3475

**PROPOSED USES/INTENT:** A request by Sandy Bean for a Minor Use Permit/Coastal Development Permit (DRC2016-00112) to allow the establishment of a temporary off-site construction storage yard to be used for unidentified local projects and vehicle storage. The project will result in the disturbance of approximately 60,500 square-feet of the 74,052 square foot site.

**LOCATION:** The proposed project is located at the northeast corner of Los Olivos Avenue and Fairchild Way, in the community of Los Osos, in the Estero Planning 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:** Coastal Commission

**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. (2 wks from above DATE)

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

### Notice of Determination

**State Clearinghouse No.** \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

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

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

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



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

PLN-2039  
04/2019

**Project Title & No. Bean Minor Use Permit/Coastal Development Permit  
(DRC2016-00112) ED19-064**

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

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

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

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

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

Kerry Brown

Prepared by (Print)

Signature

Date

Steve McMasters

Steve McMasters, Principal  
Environmental Specialist

8/7/2020

Reviewed by (Print)

Signature

Date

## Initial Study – Environmental Checklist

### Project Environmental Analysis

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

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

### A. Project

**DESCRIPTION:** A request by Sandy Bean for a Minor Use Permit/Coastal Development Permit (DRC2016-00112) to allow the establishment of a temporary off-site construction storage yard to be used for unidentified local projects and vehicle storage. The project will result in the disturbance of approximately 60,500 square-feet of the 74,052 square foot site. The proposed project is within the Office and Professional land use category and is located at the northeast corner of Los Olivos Avenue and Fairchild Way, in the community of Los Osos, in the Estero Planning area.

**ASSESSOR PARCEL NUMBER(S):** 074-293-015

**Latitude:** 35° 18' 48.99" N      **Longitude:** 120° 49' 39.75 W      **SUPERVISORIAL DISTRICT #** 2

### B. Existing Setting

**Plan Area:** Estero Planning Area      **Sub:** Los Osos Urban Area      **Comm:** Los Osos

**Land Use Category:** Office and Professional

**Combining Designation:** Local Coastal Plan, Archaeologically Sensitive Area, Central Business District

**Parcel Size:** 1.17 acres

**Topography:** Level to gently rolling, 0-10% slopes

**Vegetation:** Herbaceous; veldt grass, remnant coastal scrub

**Existing Uses:** Undeveloped

#### Surrounding Land Use Categories and Uses:

**North:** Office and Professional, Residential Multi Family and Commercial Service / residences      **East:** Residential Multi-Family / undeveloped and residences

**South:** Office and Professional, Residential Multi Family and Commercial Service / residences      **West:** Commercial Service / vehicle storage and other commercial businesses

## Initial Study – Environmental Checklist

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### **C. Environmental Analysis**

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

## Initial Study – Environmental Checklist

### I. AESTHETICS

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

#### Setting

The site is currently undeveloped and within the Central Business District in the community of Los Osos. The site is within a predominately suburban area with a mix of multifamily residential, single family residential, and commercial uses. To the west are commercial uses, including a vehicle storage yard and commercial building with a mix of uses. To the south, north, and east are multifamily residences and single family residences. No nearby roadways have been officially designated as scenic highways.

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

#### Discussion

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

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. Some scenic vistas are officially or informally designated by public agencies or other organizations. A substantial adverse effect on a scenic vista would occur if the project would significantly degrade the scenic landscape as viewed from public roads or other public areas. A proposed project's potential effect on a scenic vista is largely

## Initial Study – Environmental Checklist

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dependent upon the degree to which it would complement or contrast with the natural setting, the degree to which it would be noticeable in the existing environment, and whether it detracts from or complements the scenic vista.

The project site is in the Central Business District of Los Osos on the corner of Los Olivos Avenue and Fairchild Way. The proposed use could have a potentially significant impact on visual resources, since it would introduce a new use which could be visually incompatible with the character of the surrounding residential landscape. However, the use of the site as a temporary construction storage yard is limited to three years, therefore impacts to the quality of the visual character of the area would be less than significant.

In order to reduce visual impacts, the project is subject to ordinance requirements of the Storage Yard Site Design standards. Section 23.08.146: A storage yard (except a temporary off-site construction yard) is to be screened from public view on all sides by solid wood, painted metal or masonry, fencing, with a minimum height of six feet; provided that this requirement may be waived through Adjustment (Section 23.01.044), when:

- (i) The side of a storage yard abuts a railroad right-of-way; or
- (ii) The surrounding terrain would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

The site will be screened from public view on applicant submitted photos and specifications of the proposed fencing at the site. The proposed perimeter fence includes a six-foot height and mesh tarp screen.

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

The project site is not located along nor is visible from a designated state scenic highway or eligible state scenic highway. Therefore, the project would not result in substantial damage to scenic resources within a state scenic highway, and there would be no impact

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

The proposed project could have a potential impact on visual resources since it would introduce a new use which could be visually incompatible with the character of the surrounding residential landscape. In order to reduce visual impacts, the project is subject to ordinance requirements that require the applicant to screen and fence the site. These measures, identified in detail in the mitigation summary table, would reduce the project's potential visual impacts to a level of insignificance. Therefore, impacts to the quality of the visual character of the area would be less than significant with mitigation.

## Initial Study – Environmental Checklist

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

At the time of application for a Notice to Proceed, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

### Conclusion

Prior to establishment of the use, the site shall be screened from public view on all sides by solid wood, painted metal or masonry fence, with a minimum height of six feet along the property lines of the site. Any lighting proposed shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. The use of site is temporary, once the use has concluded, the site shall be restored to its original vegetative state within 30 days (at the end of the 3-year permit time frame).

### Mitigation

Implementation of the identified ordinance requirements would reduce potential aesthetic impacts to less than significant

### Sources

See Exhibit A.

## II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*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:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

## Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting

The project site is in the community of Los Osos. The site supports Baywood fine sand (2 – 9% slope). This gently rolling sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VII (non-irrigated) and Class is not rated (irrigated).

The Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agriculture or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The project site does not include land within the Agriculture land use designation and is not within lands subject to a Williamson Act contract.

According to Public Resources Code Section 12220(g), forest land is defined as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. The project site does not support any forest land or timberland.



## Initial Study – Environmental Checklist

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### 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 project site does not contain land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the FMMP. Therefore, the project would not result in the conversion of Farmland pursuant to the FMMP to a non-agricultural use. No impacts would occur.

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

The project site does not include land within the Agriculture land use designation or land subject to a Williamson Act contract. Therefore, the project would not result in a conflict with existing zoning for agricultural use or a Williamson Act contract and no impacts would occur.

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

The project site does not include land use designations or zoning for forest land or timberland; no impacts would occur.

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

The project site does not support forest land or timberland and would not result in the loss or conversion of these lands to non-forest use; no impacts would occur.

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

The project is not located in close proximity to Farmland or forest land and the nature of the project would not conflict with existing agricultural uses. The project would not increase demand on agricultural water supplies or facilities and would not affect proximate agricultural support facilities. Therefore, the project would not result in changes in the existing environment that could result in the conversion of Farmland to non-agricultural uses or forest land to non-forest uses. No impacts would occur.

### Conclusion

The project would not directly or indirectly result in the conversion of farmland, forest land, or timber land to non-agricultural uses or non-forest uses and would not conflict with agricultural zoning or otherwise adversely affect agricultural resources or uses. Potential impacts to agricultural resources would be less than significant and no mitigation measures are necessary.

### Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed. Therefore, impacts would be less than significant.

## Initial Study – Environmental Checklist

### III. AIR QUALITY

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

#### Setting

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

Use of heavy equipment and earth moving operations during project construction can generate fugitive dust and engine combustion emissions that may have substantial temporary impacts on local air quality and climate change. Operational impacts are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. General screening criteria used by the SLO County APCD to determine the type and scope of projects requiring an air quality assessment, and/or mitigation, is presented in Table 1-1 of the CEQA Air Quality Handbook.

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

## Initial Study – Environmental Checklist

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### Discussion

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

The project would result in 60,500 square feet of site disturbance. This will result in the creation of dust, as well as vehicle emissions. The project is within close proximity to residences to the north, east, and south of the project site, which are considered sensitive receptors. However, the project would be moving less than 1,200 cubic yards/day of material and would disturb less than four acres of area, and therefore would be below the general thresholds triggering construction-related mitigation. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project would not exceed operational thresholds triggering mitigation. In addition, site surfacing shall be concrete, asphalt paving, crushed rock, or oiled earth, and maintained in a dust-free condition (Section 23.08.146). The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. Therefore, impacts related to conflicts with and obstruction of implementation of the applicable air quality plan would be less than significant.

(b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

San Luis Obispo County is currently designated as nonattainment status for federal ozone, state ozone, and state PM10 standards. With regards to federal ozone standards, only the eastern portion of the county is designated nonattainment. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant would be less than significant.

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

The project site is surrounded by residences (on three sides). As stated above, the project would result approximately 60,500 square feet of site disturbance and minimal grading for the construction portion of the project, once operational, the construction storage yard will be used for storage of construction equipment and material and vehicle storage and will not produce substantial air pollutant concentrations. Construction activities will not occur on site. The project would not result in substantial air pollutant concentrations within close proximity to a sensitive receptors and impacts would be less than significant.

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

Construction vehicles could generate odors from heavy diesel machinery, equipment, and/or materials. The generation of odors during the construction period would be temporary, would be consistent with odors commonly associated with construction, and would dissipate within a short distance from the active work area. No long-term operational odors would be generated by the project. Therefore, potential odor-related impacts would be less than significant.

### Conclusion

During use as a temporary construction storage yard, the site be maintained in a dust free condition. The project is consistent with the County Clean Air Plan and would not result in cumulatively considerable emissions of any criteria pollutant for which the County is in non-attainment. The project would not expose

## Initial Study – Environmental Checklist

sensitive receptors to substantial pollutant concentrations or result in other emissions adversely affecting a substantial number of people. Therefore, the project would not result in significant adverse impacts related to Air Quality.

### Mitigation

There is no evidence that measures above what will already be required by ordinance or codes are needed. Therefore, impacts would be less than significant.

### Sources

See Exhibit A.

## IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting

Sensitive Resource Area Designations. The County of San Luis Obispo Land Use Ordinance (LUO) Sensitive Resource Area (SRA) combining designation applies to areas of the county with special environmental qualities, or areas containing unique or sensitive endangered vegetation or habitat resources. The combining designation standards established in the CZLUO require that proposed uses be designed with consideration of the identified sensitive resources and the need for their protection.

### Federal and State Endangered Species Acts

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

### Migratory Bird Treaty Act

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

### Conservation and Open Space Element

The intent of the goals, policies, and implementation strategies in the COSE is to identify and protect biological resources that are a critical component of the county's environmental, social, and economic well-

## Initial Study – Environmental Checklist

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

The project site is on a vacant lot in the community of Los Osos. The area experiences a coastal Mediterranean climate characterized by long, dry summers and short, wet, mild winters. Fog is common during the late spring and summer months and moderate summer temperatures. The parcel is found within an area of rolling, stabilized, pre-flandrian aged dunes located at the southern end of the Morro Bay Estuary. The site is gently sloping to the north with surface soils consisting of well-drained sandy loam in the Baywood fine sand (2 – 9% slopes). No streams, rivers, or drainages occur on the subject parcel, but the Morro Bay Estuary is located approximately 0.6 miles north of the site and tributary of Los Osos Creek is approximately 1350 feet east. To the west are commercial uses, including a vehicle storage yard and a commercial service building with a mix of uses. To the south, north, and east are multifamily residences and single family residences. Vegetation in the area consists of ornamental landscaping and ruderal vegetation. The subject parcel is dominated by annually mowed veldt grass and remnant coastal scrub species. The project (the temporary construction storage yard and vehicle storage) would result in the disturbance of approximately 60,500 square-feet of the 74,052 square foot site. The site plan includes (3) 30-foot by 150-foot wide undisturbed strips in the site that will not be disturbed (for drainage and potential transplanting area (to the north and this area would be expanded if transplanting occurred in this location

A biologist from Ecological Assets Management, LLC (EAM) performed a botanical resources survey on the project site and prepared a Botanical Resources Survey Report (EAM, July 2019). Based on the latest California Diversity Database (CNDDDB), and other biological references, 71 Special Status Species were identified within a 5-mile radius of the project site. Of those, 22 species are known to occur within sandy soils and coastal scrub habitat, similar to that located on the subject parcel. Only two, Kellogg's horkelia and sand almond were observed during the botanical survey (EAM, July 2019). 42 distinct clumps and/or individual Kellogg's horkelia plants were found on site.

Kellogg's horkelia (*Horkelia cuneata* var. *sericea*) is a perennial herb and is found on sandy or gravelly soils in closed cone coniferous forest, chaparral and coastal scrub habitats (Tibor 2001) at elevations between 10 and 200 meters (30 ft to 660 ft). The typical blooming period is April-September. The Kellogg's horkelia is considered extremely rare by CNPS (List 1B, 3-3-3).

Sand almond is a shrub and is found in chaparral, Foothill woodland, coastal sage scrub habitats (Tibor 2001) at elevations between 10 and 200 meters (30 ft to 660 ft). The typical blooming period is March-April. Sand almond has limited distribution however the populations are secure, and it has a California rare plant status of 4.3 by CNPS.

Morro Shoulderband Snails (MSS) are a member of the land snail family Helminthoglyptidae and are found in association with sandy soils of coastal dune and coastal sage scrub communities near Morro Bay. MSS can be found in native and nonnative habitats and are routinely observed in disturbed areas throughout Los Osos. MSS require shelter to avoid desiccation; therefore, MSS are closely associated with plants and debris that exhibit dense cover and ample contact with the ground. Plants that MSS are often found in association with include mock heather (*Ericameria ericoides*), seaside golden yarrow (*Eriophyllum staechadifolium*),

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deerweed (*Acmispon glaber*), sand almond (*Prunus fasciculata*), horkelia (*Horkelia cuneata*), and ice plant. Other plants that commonly occur in areas occupied by this species include black sage (*Salvia mellifera*), dune buckwheat (*Eriogonum parvifolium*), California sagebrush (*Artemisia californica*), dune lupine (*Lupinus chamissonis*), veldt grass (*Ehrharta calycina*), and California croton (*Croton californicus*). On December 15, 1994, USFWS listed MSS as an endangered species under the Federal Endangered Species Act (FESA).

In a 2014 survey of the site (SWCA Environmental Consultants, April 2014), no live Morro Shouldband Snails or empty shells were observed on the project site. Morro Shoulderband Snail (MSS), is a terrestrial invertebrate and is federally listed as endangered. This species is restricted to the coastal strand and coastal sage scrub habitats in the immediate vicinity of Morro Bay. The site has been subjected to regular disturbances including California Department of Forestry and Fire Protection (CAL FIRE) mandated mowing, pedestrian traffic, off-road vehicles, and dumping of debris. In addition, there is limited vegetation cover for MSS shelter.

Implementation of the project will impact Kellogg's horkelia. The applicant is proposing to either transplant the Kellogg's horkelia on site along the northern property line (and maintain a buffer) or transplanting the plants to an off-site location (reviewed and approved by the Department of Planning and Building)

### 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?*

Construction of the project will disrupt 42 distinct clumps and/or individual Kellogg's horkelia (*Horkelia cuneata* var. *sericea*). Kellogg's horkelia is listed by the CNPS with a Rare Plant Rank of 1B.1 (Rare or endangered in California and elsewhere; seriously endangered in California). A restoration plan is required to be prepared to mitigate the loss and impacts of the species, transplanted the Kellogg's horkelia on-site along the northern property line or transplanting the plants to an off-site location (reviewed and approved by the Department of Planning and Building) (EAM, LLC, October 2019). Due to sand almond's Rare Plant rank of 4.3, no mitigation is necessary.

- (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?*

Based on the results of the botanical resources survey (EAM, August 2019), 42 distinct clumps and/or individual Kellogg's Horkelia will be impacted by the proposed development. There are no mapped blue line creeks and no riparian vegetation or other sensitive natural communities within or immediately adjacent to the proposed area of disturbance. Therefore, the project would not result in impacts to riparian habitat. However the project will impact Kellogg's Horkelia. A restoration plan is required to mitigate for the loss these plants.



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- (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 support state or federal wetlands or other jurisdictional areas. Therefore, the project would not result in an adverse effect on state or federally protected wetlands and no impacts would occur.

- (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?*

No streams, rivers, or drainages occur on the subject parcel. The site lies within a watershed area that drains directly into the Morro Bay Estuary approximately 0.6 miles north and an associated tributary of Los Osos Creek is approximately 1350 feet east. The project site does not have habitat features conducive to migratory wildlife species such as riparian corridors, shorelines, or ridgelines. Therefore, the project would not interfere with the movement of resident or migratory fish or wildlife species or wildlife nursery sites and no impacts would occur.

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

The project is not located within an SRA designated for protection of unique or sensitive endangered vegetation or habitat resources. The proposed area of disturbance supports sensitive resources - Kellogg's Horkelia. Based on the results of the botanical resources survey, 42 distinct clumps and/or individual Kellogg's horkelia will be removed. A restoration plan is required. With implementation of this plan, impacts to Kellogg's Horkelia. will be less than significant with mitigation.

- (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?*

The project is not located within an area under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project is not within areas identified as critical habitat or within the County's San Joaquin Kit Fox standard mitigation ratio area (County of San Luis Obispo 2007). The County is currently processing a community-wide Habitat Conservation Plan for Los Osos that will include the following species: Morro shoulderband snail, Morro Bay Kangaroo rat, Morro manzanita, and Indianknob mountainbalm. Therefore, the project would not conflict with the provisions of an adopted plan and no impacts would occur.

### Conclusion

Project-related disturbances within the subject parcel will impact Kellogg's horkelia and the following measures are intended to reduce and mitigate project related impacts to this special-status species. A restoration plan is required and the applicant has two options to:

Transplant the Kellogg's horkelia to the northern property line area (30 foot setback -area of approximately 4,450 square feet setback from the northern property line). The 30-foot setback will provide an area of suitable habitat large enough to support the transplanted 42 individual/clumps of horkelia.

Or



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Transplant the Kellogg's horkelia plants to an off-site location (reviewed and approved by the Department of Planning and Building).

These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table. Implementation of identified mitigation measures would reduce potential biological impacts to less than significant.

### Mitigation

Incorporation of the mitigation measures will reduce impacts to less than significant.

### Sources

See Exhibit A.

## V. CULTURAL RESOURCES

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

### Setting

The project is located in an area historically occupied by the Obispeno Chumash. These Native Americans established a sophisticated system of horticulture, using seed scattering, harrowing, selective harvesting, coppicing, and spot burning to produce crops of acorns, grass, and wildflower seeds. No historic structures are present and no paleontological resources are known to exist in the area. Impacts to historical or paleontological resources are not expected.

The project site is located in an area that is considered culturally sensitive. A Phase I surface survey was conducted (C.A. Singer and Associates, 2003). The Phase I documented the presence of a previously known site (CA-SLO-714) within and immediately adjacent to the boundary of the subject parcel. Due to the potential for the proposed project to impact the resources associated with CA-SLO-714, a Phase II Evaluation was completed for the project (Albion, 2018). CA-SLO-714 is a moderate sized lithic debitage and flaked tool scatter with sparse amounts of marine shell and faunal bone. This pre-historic artifact assemblage provides data pertaining to local/regional research questions relating to lithic technology and cultural chronology. The project proposes to lay approximately six inches of permeable crushed rock surface, which will be placed on the property to facilitate parking and placement of storage. The maximum depth of disturbance is

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0.5 feet below grade. Based on these project features, the temporary construction storage yard and vehicle storage will not impact the identified archaeological resource.

In accordance with AB 52 cultural resources requirements, outreach to numerous Native American tribes has been conducted. See Section XVII – Tribal Cultural Resources for discussion.

### *Discussion*

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

The Phase I identified a previously known site (CA-SLO-714) within and immediately adjacent to the boundary of the subject parcel. The project proposes to lay approximately six inches of permeable crushed rock surface, which will protect the archaeological site. The project site does not contain a site under the Historic Site (H) combining designation and does not contain other structures of historic age (50 years or older) that could be potentially significant as a historical resource. Therefore, the project would not result in an adverse change in the significance of a historical resources and no impacts would occur.

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

The Phase II Archaeological testing identified the discovered materials were not part of a new undiscovered site, but part of an existing site. The materials were associated with earlier stages of lithic tool production. The conclusion of the Phase II determined that the materials on the subject parcel did meet the criteria for determining if an archeological resource is “important” in terms of CEQA. However, because the project includes installing 6 inches of permeable crushed rock over the site, protecting the resource. There will be no other earth disturbance, no storage of soils, trenching, or digging for footings or any permanent attachment to the property and the anticipated maximum depth of disturbance for the use as a staging yard is anticipated to be 0.5 feet below grade. Based on this information and the findings of the current study, the proposed construction storage yard at 1230 Los Olivos will not cause an adverse effect to a historical resource, and no further archaeological study is recommended.

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

Consultation with the Native American tribes did not result in identification of known burials. (See Section XVIII. Tribal Cultural Resources.) However, project excavations have the potential to encounter previously unidentified human remains in the form of burials or isolated bones and bone fragments. If human remains are exposed during construction, construction shall halt around the discovery of human remains, the area shall be protected, and consultation and treatment shall occur as prescribed by State law. The County's Coroner and Sheriff Department shall be notified immediately to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County Coroner has been notified and can make the necessary findings as to origin and disposition of the remains. If the remains are determined to be Native American, the Coroner will notify the NAHC and the remains will be treated in accordance with Public Resources Code Section 5097.98. With adherence to State Health and Safety Code

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Section 7050.5 and Public Resources Code Section 5097.98, impacts related to the disturbance of human remains would be reduced to less than significant with mitigations.

### Conclusion

A Phase I Archeological Survey was performed and found cultural materials on the site. In 2018, a Phase II Archeological Test was performed on the site and confirmed the presence of a prehistoric archaeological site on the subject property. The Phase II study revealed an intact prehistoric archaeological deposit dominated by lithic debitage, which corroborates that CA-SLO-714 within the project is a unique lithic-centric site, compared to the typical dense shell middens found in the greater Los Osos area (Jones 2006). This prehistoric artifact assemblage provides data pertaining to local/regional research questions relating to lithic technology and cultural chronology. For these reasons, the report determined that the portion of CA-SLO-714 within the proposed project area contributes to the CA-SLO-714 California Register of Historical Resources (CRHR) eligibility. Based on these findings, CA-SLO-714 within the project area is considered eligible for listing in the CRHR under criterion D.

The project proposes to install approximately six inches of permeable crushed rock surface over the entire site, with no other site disturbance. Due to the limited site disturbance associated with this project, the proposed temporary construction yard will not impact the cultural resources on site (the maximum depth is 0.5 feet below grade). However future development projects with substantial ground disturbance may impact the resource. Any future development projects with substantial ground disturbing elements will be subject to a project-specific Cultural Resources Treatment Plan.

### Mitigation

Installation of approximately six inches of permeable crushed rock surface over entire site or portions of the site.

### Sources

See Exhibit A.

## VI. ENERGY

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting

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

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

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

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

### Discussion

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

Construction of the proposed project is not expected to result in any potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. As for the operation of the project, based on the provided site plan, the project would

## Initial Study – Environmental Checklist

likely not result in any potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources.

The project would utilize connections to existing nearby power sources. Energy use would be limited to powering the lighting. Therefore, the project's impact on energy resources would be less than significant.

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

The proposed project would not interfere with the County of San Luis Obispo's EnergyWise Plan, which notes the emission reduction goals for the county by 2035 (San Luis Obispo County 2011). Nor would the project conflict with any state plans for renewable energy or energy efficiency. Therefore, impacts would be less than significant.

### Conclusion

The project would not result in significant energy usage or wasteful, inefficient, or unnecessary consumption of energy resources. The project would not result in a conflict with state or local renewable energy or energy efficiency plans. Therefore, the project would not result in any potentially significant impacts related to energy and no mitigation measures are necessary.

### Mitigation

There is no evidence that measures above those required by applicable ordinances or codes are needed. Therefore, no mitigation measures are necessary.

### Sources

See Exhibit A.

## VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

### Setting

Regional-scale geologic structure is characterized by a series of northwest trending faults that are mostly associated with compression and thrust occurring between the San Andreas Fault, mapped along the eastern border of San Luis Obispo County, and the Hosgri fault zone, mapped approximately 8 miles offshore of Morro Bay. The compression has resulted in a series of local east-west and northwest-southeast

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trending faults along the coast such as the Casmalia-Pezoni Fault near Santa Maria, the Wilmar Avenue Fault near Pismo Beach, the Los Osos Fault near San Luis Obispo and Los Osos, the Cambria Fault near Cayucos and Cambria, and the Oceanic Fault near San Simeon. Faulting in the project vicinity includes active and potentially active faults such as the Los Osos and Edna faults. The Los Osos fault zone is mapped as trending east-west approximately 1 mile south of the project site, and an additional branch of the fault extends northwest through the community, 0.39 miles to the west of the project site.

The project site soil type is Baywood fine sand, 2 to 9 percent slopes. This gently rolling sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VII (non-irrigated) and Class is not rated (irrigated).

The project site is gently sloping and the soils on the site have a low shrink-swell (expansive) potential. According to the County's Land Use View, the project site is not within the County's Geologic Study Area and has a low landslide risk and moderate liquefaction potential. The nearest fault line is the Los Osos fault 0.39 miles west of the project site. There are no notable geologic features on the project site, including serpentine or ultramafic rock/soils.

### 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. The Los Osos fault is located 0.39 miles west of the project site, this fault is mapped as capable. It is unlikely that the project would create any substantial adverse effects involving the rupture of a known earthquake fault. Therefore, potential adverse impacts related to location within known fault zones would be less than significant.

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

The project does not include any structures and the site would not be open to the public and would not have regular employees or structures onsite. Therefore, impacts would be less than significant.

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

The project site is gently sloping, but the project area has relatively flat topography. The County Safety Element Landslide Hazards Map defines the project area with moderate potential for liquefaction risk. Expansive soil conditions are not anticipated based on the project site's sand dune deposits, which consist of non-expansive sand. The project site would not be open to the public and would not have regular employees or structures onsite. Therefore, the project would not cause adverse effects involving seismic-related ground failure, including liquefaction, and impacts would be less than significant.



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*(a-iv) Landslides?*

The project site is gently sloping, but the project area has a relatively flat topography. Based on the County Safety Element Landslide Hazards Map, the project 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 60,500 square feet of site disturbance and minimal grading. A condition of approval requires placement of six-inches of permeable crushed rock surface, and no trenching is allowed. 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. According to the United States Department of Agriculture's Wind Erodibility Index, the wind erodibility of the soils which would be disturbed by the proposed project is "high". During grading activities there would be a potential for erosion and sedimentation to occur. The intensification of impervious surfaces on the project site will increase the volume and velocity of runoff generated by the site compared with existing conditions. In accordance with County land use ordinance standards, a sedimentation and erosion control plan may be required and subject to review by the County Building Division (CZLUO 23.05.036) to minimize potential impacts related to erosion and sedimentation, and includes requirements for specific erosion control materials, 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.

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). 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 site soil type is Baywood fine sand, 2 to 9 percent slopes. This gently rolling sandy soil is considered well drained. The soil has low erodibility and is located on soil with low shrink swell potential, therefore no impacts would occur.

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

The project will not include sanitary services. The site cannot be developed with a septic system or cannot be connected to the sewer (at this time), therefore no impacts would occur.



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

There are no known paleontological features known to exist on the site. 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

The site requires minimal grading, is temporary in nature, and no construction of any structures is allowed. A condition of approval requires placement of six-inches of permeable crushed rock surface, and no trenching is allowed. The project would not result in significant impacts related to geology or soils.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## VIII. GREENHOUSE GAS EMISSIONS

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

### Setting

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

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

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

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 CO<sub>2</sub>e/year) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO<sub>2</sub>e/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.

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### Discussion

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

The proposed project is temporary in nature, and equipment and vehicles will be moved offsite in the morning and stored onsite in the evening. Using the GHG threshold information described above, the project is expected to generate less than the APCD GHG Numerical Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. It is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable'. Therefore, impacts would be less than significant.

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

The proposed project is temporary in nature, and the temporary construction storage yard equipment and vehicles will be moved offsite in the morning and stored onsite in the evening. Vehicle storage will occur at all times, however the access to the site will be limited 7:30 to 5:00 Monday thru Saturday. The project is not expected to have any significant impacts in terms of GHG emissions and does not exceed any thresholds presented by any applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts would be less than significant.

### Conclusion

The proposed project is temporary in nature, and equipment and vehicles will be moved offsite in the morning and stored onsite in the evening. The Vehicle storage will be occur at all times, however the access to the site will be limited 7:30 to 5:00 Monday thru Saturday. Additionally, the proposed project does not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. The availability of a local construction storage and staging area may result in less trips or shorter trips as vehicles and construction materials would not need to be stored out of town. Therefore, potential impacts associated with the generation of greenhouse gas emissions would be less than significant.

### Mitigation

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

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### IX. HAZARDS AND HAZARDOUS MATERIALS

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

## Initial Study – Environmental Checklist

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### Setting

The project site 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). 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, Camp San Luis Obispo Airfield, is 4.3 miles north west 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 use of the site as a temporary construction storage yard and vehicle storage is limited to three years. The project does not propose the routine use, transport, or disposal of hazardous materials. Therefore, the project is not likely to create a significant hazard to the public or environment through exposure to hazardous materials, and impacts will be less than significant.

- (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?*

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

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

The project does not propose the use of hazardous materials, nor the generation of hazardous emissions within one-quarter mile of an existing or proposed school. Therefore, impacts would be less than significant.

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

Based on a search of the California Department of Toxic Substance Control’s EnviroStar database, the project site is within 500 feet of a historical water cleanup site. The State Water Resources Control Board’s Geotracker database shows the site is within 500 feet of three historical Waste Discharge Requirement sites. The project site is not on the CalEPA’s Cortese List website. The permit request would not affect the other hazardous material sites, therefore there would be no impact.

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

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

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

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. As a condition of permit approval, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. The project is not expected to conflict with any regional emergency response or evacuation plan. 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?*

As a condition of permit approval, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CalFire/County Fire Department for this proposed project and dated May 26, 2017. These measures will ensure that no people or structures are either directly or indirectly exposed to a significant risk of loss, injury, or death involving wildland fires. Therefore, impacts would be less than significant.

### Conclusion

The construction and use of the temporary construction storage yard and vehicle storage will not require the use or generation of any hazardous materials. Additionally, the project is not located on a site known to contain, use, or generate any hazardous materials. The project is not within the Airport Review Area and it is unlikely that the project result in any safety hazard or excessive noise exposure. The project is not expected to interfere with any adopted emergency response or evacuation plan. Finally, the threats posed by the project's location within a High Fire Hazard Severity Zone will be minimized to less than significant levels through the requirements set forth by Cal Fire.

### Mitigation

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

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### X. HYDROLOGY AND WATER QUALITY

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

## Initial Study – Environmental Checklist

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### Setting

The project site is located in the Estero Bay Hydrologic Unit, within the Los Osos Creek sub-watershed in the Morro Bay Watershed. The project site is underlain by the 10.9-square-mile Los Osos Valley Groundwater Basin and is located in the Los Osos Water Planning Area (WPA) and serviced by the Golden State Water Company Los Osos service area. Per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the project site is not located within a 100-year flood zone. The USGS Morro Bay South, California 7.5-minute quadrangle map shows the nearest blue line channel is a tributary to the Los Osos Creek, approximately 0.2 east of the project site in the Los Osos Creek Watershed. The project site is not located within the County's mapped dam inundation zone or in a flood hazard combining designation.

The topography of the project is gently sloping. The project would disturb less than one acre of land and, therefore, would not be subject to a SWPPP. When ground-disturbing construction activities are performed during the rainy season from October 15 to April 15 (County 2017), the County's Land Use Ordinance requires that temporary erosion and sedimentation measures be installed.

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

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 23.05.040) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

The soil in and around the project site is Baywood fine sand (2-9% slopes), as described in the NRCS Soil Survey. This soil is considered to be well drained and, the soil surface is considered to have low erodibility. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 23.05.036) 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.

### Discussion

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

The project would result in 60,500 square feet of site disturbance and minimal grading. A condition of approval requires placement of six-inches of permeable crushed rock surface, and no trenching is allowed. Upon implementation of the above mitigation measures, impacts related to hydrology and water quality would be less than significant.

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

The project is located within the Los Osos Groundwater Basin. The project will not have any water or sewer service, as the use is temporary in nature. A condition of approval requires placement of six-inches of permeable crushed rock surface, and no trenching is allowed. Impacts to groundwater recharge will be considered less than significant.



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- (c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- (c-i) *Result in substantial erosion or siltation on- or off-site?*
- The project would not substantially increase the amount of impervious surface area or the rate and volume of surface runoff in a manner that could result in flooding on- or off-site. Based on the nature and size of the project, changes in surface hydrology would be negligible. A condition of approval requires placement of six-inches of permeable crushed rock surface, and no trenching is allowed. Therefore, there would be no significant impacts related to increased surface runoff resulting in flooding.
- (c-ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- The project would not substantially increase the amount of impervious surface area or the rate and volume of surface runoff in a manner that could result in flooding on- or off-site. Based on the nature and size of the project, changes in surface hydrology would be negligible. A condition of approval requires placement of six-inches of permeable crushed rock surface, and no trenching is allowed. Therefore, there would be no significant impacts related to increased surface runoff resulting in flooding.
- (c-iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- The project would not substantially increase the amount of impervious surface area or the rate and volume of surface runoff in a manner that could exceed the capacity of existing stormwater or drainage systems. Based on the nature and size of the project, changes in surface hydrology would be negligible. Therefore, potential impacts related to increased surface runoff exceeding stormwater capacity would be less than significant.
- (c-iv) *Impede or redirect flood flows?*
- Based on the County Flood Hazard Map, the project site is not located within a 100-year flood zone. Therefore, no impacts would occur.
- (d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*
- Based on the County Safety Element, the project site is not located within a 100-year flood zone or within an area that would be inundated if dam failure were to occur. Based on the San Luis Obispo County Tsunami Inundation Maps, the project site is not located in an area with potential for inundation by a tsunami. The project site is not located within close proximity to a standing body of water with the potential for a seiche to occur. Therefore, the project site has no potential to release pollutants due to project inundation and no impacts would occur.
- (e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*
- The project is located within a groundwater basin designated as Level of Severity III per the County's Resource Management System or in severe decline by SGMA. However, the project does not propose any water usage. The project would not substantially increase water demand, deplete

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groundwater supplies, or interfere substantially with groundwater recharge. The project would not conflict with the Central Coastal Basin Plan, SGMA, or other local or regional plans or policies intended to manage water quality or groundwater supplies; therefore, no impacts would occur.

### Conclusion

No new structures or additions are proposed project with this project. A condition of approval requires placement of six-inches of permeable crushed rock surface, and no trenching is allowed. The project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation, surface runoff, or impede or redirect flood flows. The project would not risk release of pollutants due to project inundation or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

### Mitigation

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

### Sources

See Exhibit A.

## XI. LAND USE AND PLANNING

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

### Setting

The subject parcel is designated Office and Professional (OP) in the Central Business District in the community of Los Osos. A temporary off-site construction storage yard is a special use (S-17) in the Office and professional land use category. The site is surrounded by Residential Multi-Family and Commercial Service uses.

The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies and other County departments to review for policy consistencies (e.g., CAL FIRE for Fire Code, etc.).

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### Discussion

(a) *Physically divide an established community?*

The project is located on a vacant parcel in the community of Los Osos. The property is not located in such a way as to cause the physical divide of the established community. Therefore, impacts would be less than significant.

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

The project does not conflict with any land use plan, policy, or regulation in such a way that would cause a significant environmental impact which would not be otherwise addressed and mitigated through measure proposed within this document. Therefore, impacts would be less than significant

The temporary construction storage yard will be subject to the following standards:

#### Section 23.08.244 – Temporary Off-site Construction Yards

A storage yard for construction supplies, materials, or equipment for temporary use during a construction project is allowable on a site not adjacent to the construction site subject to these standards.

A. Permit requirements. A temporary construction yard may be authorized by the same Development Plan approval which allows the project being served by the construction yard; or through Minor Use Permit approval in all cases.

B. Site design standards. To be determined through review and approval process for either the project Development Plan proposals, or through Minor Use Permit review and approval process, in addition to the site design standards as set forth in Section 23.08.146c (Storage Yards Site Design Standards).

C. Site restoration required. The site of temporary construction yard shall be restored to its original vegetative and topographic state within 30 days after completion of construction, Proper site restoration within another

#### Section 23.08.146 – Storage Yards

##### A. Site Design standards.

Access. There is to be only one access point to a storage yard for each 300 feet of street frontage. Such access point is to be a maximum width of 20 feet and is to be provided with a solid gate or door.

2. Screening. A storage yard (except a temporary off-site construction yard) is to be

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screened from public view on all sides by solid wood, painted metal or masonry fencing, with a minimum height of six feet; provided that this requirement may be waived through Adjustment (Section 23.01.044), when:

- (i) The side of a storage yard abuts a railroad right-of-way; or
- (ii) The surrounding terrain would make fencing ineffective or unnecessary for the purpose of screening the storage yard from the view of public roads.

Parking requirement. None, provided that sufficient usable area is available to accommodate all employee and user parking needs entirely on-site.

4. Site surfacing. A storage yard is to be surfaced with concrete, asphalt paving, crushed rock, or oiled earth, maintained in a dust-free condition.

5. Office facilities. When no buildings exist or are proposed on a storage yard site, one commercial coach may be utilized for an office, provided that such vehicle is equipped with skirting and installed pursuant to the permit requirements of Title 19 of the County Code (the Building and Construction Ordinance).

### *Conclusion*

The applicant is processing a Minor Use Permit to establish this temporary construction storage yard and vehicle storage. The project is conditioned to restore the site within 30 days of the temporary construction yard use ending (after the 3-year permit time-frame). The site is required to be fenced and screened, and place six-inches of permeable crushed rock surface (see conditions of approval). The proposed project with neither cause the division of an established community nor will it cause a significant environmental impact due to any conflict with a land use plan, policy, or regulation

### *Mitigation*

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

### *Sources*

See Exhibit A.

## Initial Study – Environmental Checklist

## XII. MINERAL RESOURCES

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

*Setting*

Information provided by the USGS Mineral Resources Data System confirms that the proposed project does not cross any active mining operations and no significant economic mineral resources have been recorded on site. The proposed project is more than three miles from any existing mines.

*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?*

The project is not located within a designated mineral resource zone or within an Extractive Resource Area combining designation. There are no known mineral resources in the project area; therefore, no impacts would occur.

- (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?*

There are no known or mapped mineral resources in the project area and the likelihood of future mining of important resources within the project area is very low. Therefore no impacts would occur.

*Conclusion*

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

*Mitigation*

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

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### Sources

See Exhibit A.

### XIII. NOISE

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

### Setting

The San Luis Obispo County Noise Element of the General Plan provides a policy framework for addressing potential noise impacts in the planning process. The purpose of the Noise Element is to minimize future noise conflicts. The existing ambient noise environment is characterized by traffic on Los Olivos Drive. Noise-sensitive land uses typically include residences, schools, nursing homes, and parks. The lot is within a predominately urban area of multifamily residential and commercial uses. The nearest existing off-site noise-sensitive land uses are the residences to the north, south, and east of the parcel. The lot east of the site and across Fairchild Way is used as for vehicle storage. The project site is not located within an Airport Review Area. The hours of operation are Monday thru Saturday 7:30 to 5:00.

### Discussion

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

The proposed project would introduce noise generating equipment during construction in a residential and commercial area. The primary noise sources would be gasoline-powered

## Initial Study – Environmental Checklist

construction vehicles and equipment. Once the temporary construction storage yard and vehicle storage is established, noise generated will be within the noise ordinance standards.

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

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

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

The project is not located within an Airport Review Area and the closest active landing strip, Camp San Luis Obispo Airfield, is 4.3 miles north west of the project site. Since the project site is not located within two miles of a public airport or public use airport, and is not located in an area subject to an airport land use plan, there would be no impact to people residing or working in the project area from excessive air traffic related noise levels.

### Conclusion

The project would not result in activity that would create noise (groundborne or otherwise) or vibrations that would be in excess of any established standards. Additionally, the project would be located further than two miles of a public airport or public use airport and therefore would not be exposed to excessive noise levels.

### Mitigation

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

### Sources

See Exhibit A.

## XIV. POPULATION AND HOUSING

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

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

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

### Discussion

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

The proposed project would not result in new jobs in the area that would require new housing. The project does not propose new roads or infrastructure to undeveloped or underdeveloped areas that would indirectly result in population growth. Therefore, no impacts would occur.

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

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

### Conclusion

The project will not result in a need for a significant amount of new housing and will not displace existing housing.

### Mitigation

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

### Sources

See Exhibit A.



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### XV. PUBLIC SERVICES

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

#### Setting

The project area is served by the following public services:

Fire: Cal Fire (Formerly CDF) (Location: 15 South Bay, Cal Fire Station, approximately 1.2 miles Southwest of the project parcel) The project site has a High Fire Hazard Severity rating according to Cal Fire and Cal Fire response times are estimated to be between 0 to 5 minutes.

Police: County Sheriff (Location: Los Osos, San Luis Obispo County Sheriff Coast Patrol, approximately 1.2 miles West of the project parcel)

School District(s): San Luis Coastal Unified School District and San Luis Obispo Joint Community College District.

Parks: Los Osos Community Trails are proposed to the east of the project parcel.

The proposal is temporary in nature, and no new construction or additions are proposed with this project.

## Initial Study – Environmental Checklist

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### Discussion

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

#### *Fire protection?*

The project is under the protection of Cal Fire/County Fire. Cal Fire/County Fire has given the area of the proposed project a High Fire Hazard Severity rating and estimates an emergency response time between 0 to 5 minutes. The construction of this temporary construction storage yard and vehicle storage will not result in any need for additional fire facilities or cause any environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Additionally, the project's direct and cumulative impacts on fire protection services are within the general assumptions of an allowed use for the subject property that were used to estimate future use of such services. Therefore, impacts are considered less than significant.

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

#### *Police protection?*

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

#### *Schools?*

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

#### *Parks?*

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

#### *Other public facilities?*

The proposal is temporary in nature, and no new construction or additions are proposed with this project. The proposed project site would be accessed by the existing local circulation system and would not generate substantial long-term operational trips. Therefore, potential impacts on public services or utilities would be less than significant.

### Conclusion

The project does not propose development that would substantially increase demands on public services and would not induce population growth that would substantially increase demands on public services. Therefore, potential impacts related to public services would be less than significant and no mitigation measures are necessary.

## Initial Study – Environmental Checklist

### Mitigation

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

### Sources

See Exhibit A.

## XVI. RECREATION

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

### Setting

The County of San Luis Obispo Parks and Recreation Element (Recreation Element) establishes goals, policies, and implementation measures for the management, renovation, and expansion of existing, and the development of new, parks and recreation facilities in order to meet existing and projected needs and to assure an equitable distribution of parks throughout the county. The Parks and Recreation Element does not show any existing or potential future trails going through or adjacent to the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

### Discussion

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

The proposed project would not have an adverse effect on existing or planned recreational opportunities in the county. The project would not result in the need for new housing and would not result in population growth, and therefore would not create a significant need for additional park, natural area, and/or recreational resources. The proposed project would have no impact on recreational activities and would not induce population growth that would require increased recreational services and facilities.

## Initial Study – Environmental Checklist

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

The proposed project would not have an adverse effect on existing or planned recreational opportunities in the county. The project would not result in the need for new housing and would not result in population growth, and therefore would not create a significant need for additional park, natural area, and/or recreational resources. The proposed project would have no impact on recreational activities and would not induce population growth that would require increased recreational services and facilities.

### Conclusion

The proposed project would not generate a significant increase in activity within any publicly accessible recreational facilities, nor would it necessitate the construction or expansion of such facilities to an extent which would have an adverse physical effect on the environment.

### Mitigation

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

### Sources

See Exhibit A.

## XVII. TRANSPORTATION

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

## Initial Study – Environmental Checklist

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### Setting

The project is located outside of the County's Airport Review combining designation (AR). There are no bike lanes, railroads, or public transit stops nearby. The project is located within a road fee area and is within an urban reserve line

### Discussion

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

The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project

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

CEQA Guidelines section 15064.3, subdivision (b) outlines the Criteria for Analyzing Transportation Impacts. CEQA Guidelines section 15064.3. The proposed use will provide a needed construction storage yard temporarily and will serve the local community and be consistent with CEQA Guidelines section 15064.3. There is limited commercial service capacity within the community of Los Osos and this project will provide a needed site for commercial service storage. Therefore, the project is consistent with this section of the CEQA Guidelines.

- (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 change roadway design and does not include geometric design features that would create new hazards or an incompatible use. Therefore, no impacts would occur.

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

Additionally, the proposed project would not block or alter egress routes for the existing onsite residents. Therefore, impacts related to emergency access would be less than significant.

### Conclusion

The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Los Olivos Avenue, a local road constructed to a level able to handle any additional traffic associated with the project.

### Mitigation

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

### Sources

See Exhibit A.

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## XVIII. TRIBAL CULTURAL RESOURCES

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

*Setting*

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

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

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

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.

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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 previously conducted Phase 1 Cultural Resource Inventory by Bertrando (2001) documented the presence of a previously known site (CA-SLO-714) within and immediately adjacent to the boundary of the subject parcel. A Phase I surface survey was conducted (Singer and Associates, 2003), the survey found that the project site is located within a recorded archaeological site. Due to the potential for the proposed project to impact the resources associated with CA-SLO-714, a Phase II Evaluation was completed for the project (Albion, 2018). CA-SLO-714 is a moderate sized lithic debitage and flaked tool scatter with sparse amounts of marine shell and faunal bone.

AB 52 consultation letters were sent to four tribes on July 24, 2019: Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council. The Salinan Tribal Council responded on October 1, 2019, requesting to review the archaeological reports. After review of the reports. The Salinan Tribal Council requested that the placing of crushed rock be monitored to ensure the resources are protected. No further consultations were requested.

The Phase II determined that the materials on the subject parcel did meet the criteria for determining if an archeological resource is “important” in terms of CEQA. Therefore, it is recommended that an archaeological monitor be present during the initial ground disturbing activities of the project. In the event resources are uncovered during grading activities, implementation of LUO Section 23.05.140 (Archaeological Resources) would be implemented as part of the ordinance requirement.

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

### Discussion

- (a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
  - (a-i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
  - (a-ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

As noted in Section V. Cultural Resources, the Phase II Archaeological Testing prepared by Albion, concluded that prehistoric materials were present within the subject property however, the proposed project will not impact the resource (due to the placement of 6 inches of crushed rock).

The project will be required to retain a County approved archeological monitor as well as a Native American monitor. Therefore, impacts are expected to be less than significant with mitigation.



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### Conclusion

Within the current project area, the prehistoric deposit at CA-SLO-714 contains a discrete temporal component, and it appears to have depositional integrity, which are important factors related to its significance under CEQA guidelines. Albion's study revealed an intact prehistoric archaeological deposit dominated by lithic debitage, which corroborates that CA-SLO-714 within the project is a unique lithic-centric site, compared to the typical dense shell middens found in the greater Los Osos area (Jones 2006). This prehistoric artifact assemblage provides data pertaining to local/regional research questions relating to lithic technology and cultural chronology. For these reasons, it is Albion's recommendation that the portion of CA-SLO-714 within the proposed project area contributes to the CA-SLO-714 California Register of Historical Resources (CRHR) eligibility. Based on these findings, CA-SLO-714 within the project area is considered eligible for listing in the CRHR under criterion D.

The project proposes to install approximately six inches of permeable crushed rock surface over the entire site, with no other site disturbance. Due to the limited site disturbance associated with this project, the proposed temporary construction yard will not impact the cultural resources on site (the maximum depth is 0.5 feet below grade). Albion recommends any development projects that have substantial ground disturbing elements be subject to a project-specific Cultural Resources Treatment Plan.

### Mitigation

See the Cultural Resources section for associated mitigation measures.

### Sources

See Exhibit A.

## XIX. UTILITIES AND SERVICE SYSTEMS

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

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

### Setting

The proposed project is to establish a temporary construction storage yard. The proposed project will not be served by water service or wastewater facilities. The project is not expected to generate significant waste

### Discussion

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

The project will not be served by water or sewer service; therefore no impacts would occur.

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

The project will not be served by water or sewer service. The applicant is processing a Minor Use Permit to establish this temporary construction storage yard and vehicle storage per a 3-year permit time-frame. The project site would not be open to the public and would not have regular employees or structures onsite. Therefore no impacts would occur.

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

The project will not be served by sewer service, and operation of the proposed project would not result in the production of wastewater. Therefore no impacts would occur.

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

Operation of the project would not result in excess solid waste generation, therefore no impacts would occur.

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

Operation of the project would comply with federal, state, and local management and reduction statutes and regulation related to solid waste generation, therefore no impacts would occur.

### Conclusion

No significant impacts related to utilities and service systems would occur, and therefore mitigation is not required.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

### Setting

The project is located within a “low” fire hazard severity zone (Cal Fire / County Fire). Based on the local agency’s response time, it will take approximately 0 to 5 minutes to respond to a call regarding fire or life safety. The area has an average annual windspeed of approximately 7.6 to 10.2 miles per hour (Weather Spark 2018). Existing conditions that may exacerbate fire risk include the gently sloping topography in some areas, the surrounding plots containing mostly native vegetation and residential structures, 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.

### 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. No structures are proposed, and the proposed use would be unlikely to pose a significant obstacle during emergency response. Therefore, impacts would be less than significant.

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

The project site is generally flat and does not contain substantial vegetation. Proposed uses would not significantly increase or exacerbate potential fire risks and the project does not propose any

## Initial Study – Environmental Checklist

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design elements that would exacerbate risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. Therefore, potential impacts would be less than significant.

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

The project would not require the installation or maintenance of utility or wildfire protection infrastructure and would not exacerbate fire risk or result in temporary or ongoing impacts to the environment as a result of the development of wildfire prevention, protection, and/or management techniques. Therefore, potential impacts would be less than significant.

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

The project site is generally flat and would not be located near a hillslope or in an area subject to downstream flooding or landslides. The project site is not in a high or very high wildfire risk area and does not include any design elements that would 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. Therefore, impacts would be less than significant.

### Conclusion

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

### Mitigation

No mitigation measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Setting

Refer to setting information provided above.

#### 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?*

The botanical assessment identified 42 distinct clumps and/or individual Kellogg's horkelia (*Horkelia cuneata* var. *sericea*). This perennial herb is found on sandy or gravelly soils in closed cone coniferous forest, chaparral and coastal scrub habitats (Tibor 2001) at elevations between 10 and

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200 meters (30 ft to 660 ft). The typical blooming period is April-September. The Kellogg's horkelia is considered extremely rare by CNPS (List 1B, 3-3-3).

According to the Botanical Resources Survey Report, project-related disturbances within the subject parcel will impact Kellogg's horkelia and measures are being incorporated into the project description to reduce and mitigate project related impacts to this special-status species.

Project-related disturbances within the subject parcel will impact Kellogg's horkelia and the following measures are intended to reduce and mitigate project related impacts to this special-status species. A 30 foot setback (area of approximately 4,450 square feet) from the northern property line is proposed as part of the project to provide an area of suitable habitat to address impacts to special-status plant species observed on the subject parcel. The 30-foot setback will provide an area of suitable habitat large enough to support the transplanted 42 individual/clumps of horkelia. The following measures are being incorporated into the project description:

Within the current project area, the prehistoric deposit at CA-SLO-714 contains a discrete temporal component, and it appears to have depositional integrity, which are important factors related to its significance under CEQA guidelines. Albion's study revealed an intact prehistoric archaeological deposit dominated by lithic debitage, which corroborates that CA-SLO-714 within the project is a unique lithic-centric site, compared to the typical dense shell middens found in the greater Los Osos area (Jones 2006). This prehistoric artifact assemblage provides data pertaining to local/regional research questions relating to lithic technology and cultural chronology. For these reasons, it is Albion's recommendation that the portion of CA-SLO-714 within the proposed project area contributes to the CA-SLO-714 California Register of Historical Resources (CRHR) eligibility. Based on these findings, CA-SLO-714 within the project area is considered eligible for listing in the CRHR under criterion D.

The project proposes to install approximately six inches of permeable crushed rock surface over the entire site, with no other site disturbance. Due to the limited site disturbance associated with this project, the proposed temporary construction yard will not impact the cultural resources on site (the maximum depth is 0.5 feet below grade). Albion recommends any development projects that have substantial ground disturbing elements be subject to a project-specific Cultural Resources Treatment Plan.

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

Potential cumulative impacts of the proposed project have been analyzed within the discussion sections of each environmental resource area. Cumulative impacts associated with the proposed project would be minimized to less than significant levels through ordinance requirements and the implementation of proposed mitigation measures

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

The project's environmental impacts which might result in adverse effects on human beings, either directly or indirectly, have been analyzed in the discussion section of each environmental resource area. There are no significant impacts to human beings anticipated.

## Initial Study – Environmental Checklist

## Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

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



## Initial Study – Environmental Checklist

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

Albion, Phase II Cultural Resources Evaluation at 1230 Los Olivos, Los Osos California. November 2018

Bertrando, Cultural Resources Inventory of Parcel #074-293-015 1230 Los Olivos Los Osos, California, 2001.

California Department of Conservation (DOC). 2019. Farmland Mapping and Monitoring Program - DLRP Important Farmland Finder. Available at: <<https://maps.conservation.ca.gov/DLRP/CIFF/>>

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

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

Ecological Assets Management, LLC (EAM). Botanical Resources Survey Report -1230 Los Olivos, Los Osos, San Luis Obispo County, CA. July 15, 2019.

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

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

SWCA Environmental Consultants. Morro Shoulderband Snail Habitat Assessment for two parcels located at 1230 and 1250 Los Olivos, Los Osos, San Luis Obispo County, California. April 2014.

Singer, C.A. Cultural Resources Survey and Impact Assessment for a 1.2 acre property on Los Olivos, Los Osos, California . February 7, 2003

## Initial Study – Environmental Checklist

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### Exhibit B - Mitigation Summary

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

#### BIOLOGICAL RESOURCES

BIO-1. Prior to the start of site preparation, all areas of the subject parcel where disturbances will occur, and that have Kellogg's horkelia (e.g. within setbacks), shall be protected to ensure that all Kellogg's horkelia within these locations are not impacted. This should include installation of protective fencing prior to site preparation activities.

BIO-2. Prior to the start of site preparation, all Kellogg's horkelia located within the proposed project disturbance area shall be transplanted within the proposed 30-foot setback along the northern property boundary or at a suitable off-site location that contains suitable soils and habitat (to be approved by the Department of Planning and Building). The replanting shall be done by a qualified biologist and be conducted in early winter (late November to December) when winter rains have commenced. All replanting will be done in undisturbed native topsoil, and to ensure success, all transplanted Kellogg's horkelia should be hand watered once weekly for the first twelve (12) weeks to increase survival rates.

BIO-3. Prior to the start of site preparation and prior to transplanting, a qualified biologist should collect seed from the Kellogg's horkelia onsite and disperse the seeds within the transplant area during early winter (late November to December) when winter rains have commenced.

BIO-4. All seed collection, seed dispersal, and transplanting efforts should be summarized in a memo and provided to the County of San Luis Obispo.

BIO-5. Transplanted Kellogg's horkelia should have a minimum 80% survival rate after five years and after five years the plantings should be self-maintaining and in good health with ample green foliage, with no signs of stress from drought, damage from insects or herbivorous animals, and free from disease and fungus.

#### CULTURAL RESOURCES

CR-1 Prior to establishing the use, the applicant shall install approximately six inches of permeable crushed rock surface over the entire site.

CR-2 Prior to issuance of construction permit, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

List of personnel involved in the monitoring activities;

Description of how the monitoring shall occur;

## Initial Study – Environmental Checklist

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Description of frequency of monitoring (e.g. full-time, part time, spot checking);

Description of what resources are expected to be encountered;

Description of circumstances that would result in the halting of work at the project site (e.g. What is considered “significant” archaeological resources?);

Description of procedures for halting work on the site and notification procedures; and

Description of monitoring reporting procedures.

(CR-3) Prior to ground disturbing activities, all labor crews shall be trained on the identification of archaeological remains and instructed in the proper steps to take in the event archaeological remains are exposed. The training shall be conducted by a qualified archaeologist

## Initial Study – Environmental Checklist

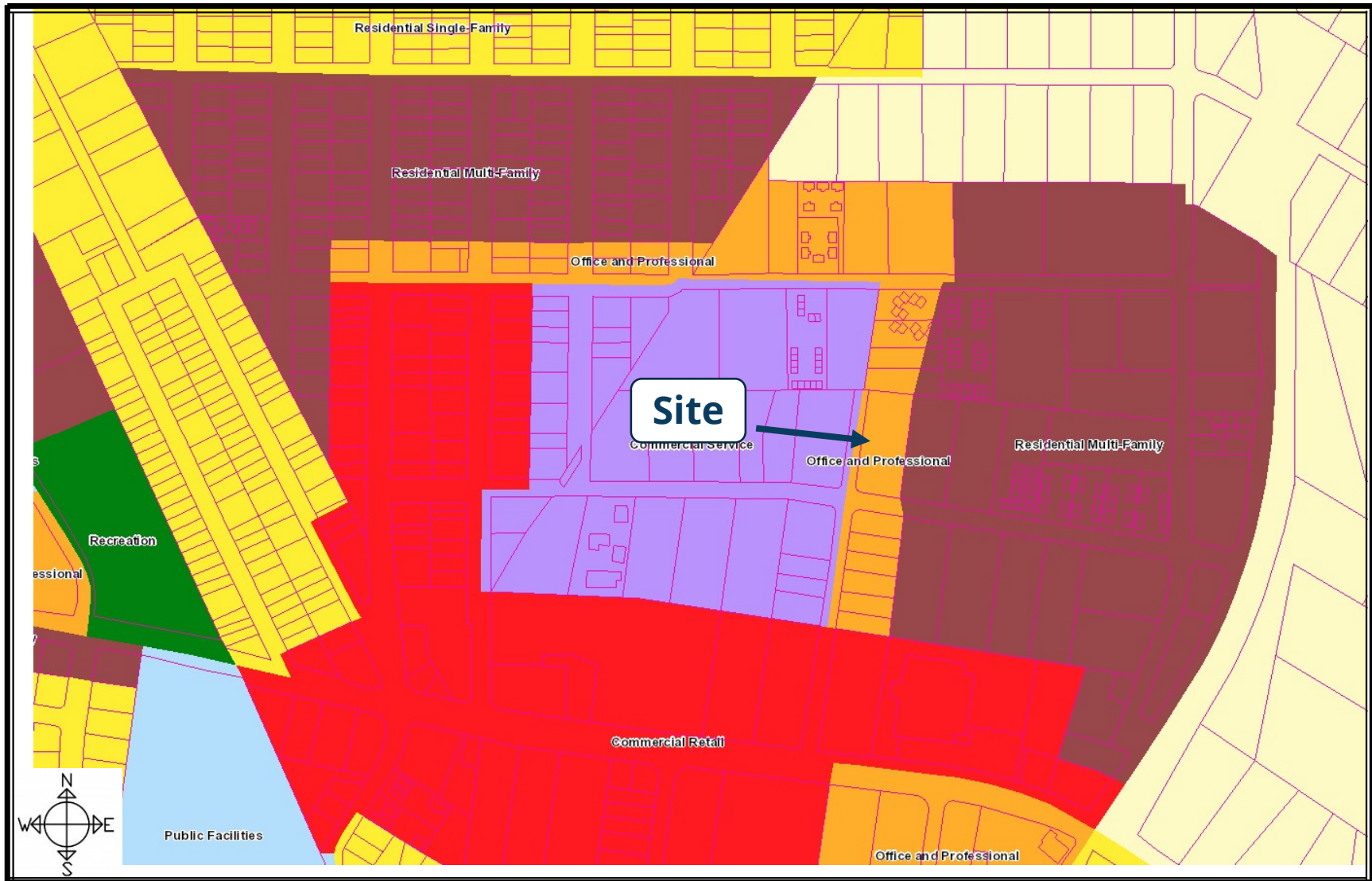
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## Vicinity Map

### DRC2016-00112





COUNTY OF SAN LUIS OBISPO

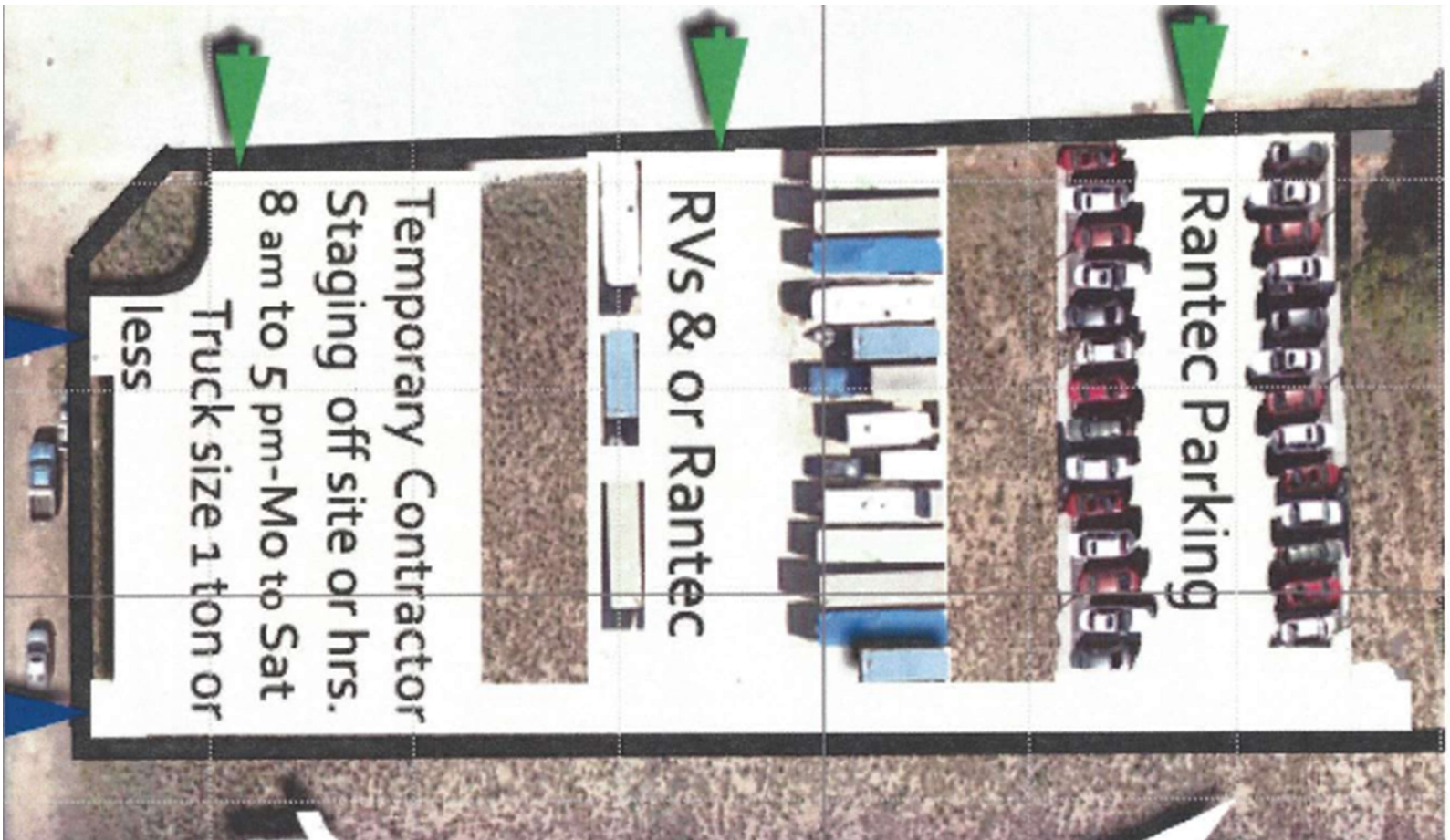
Land Use Category Map  
DRC2016-00112



COUNTY OF SAN LUIS OBISPO

**Aerial**  
**DRC2016-00112**





COUNTY OF SAN LUIS OBISPO

Site Plan  
DRC2016-00112





Date: July 8, 2020  
To: Kerry Brown, Project Planner  
From: David E. Grim, Development Services  
**Subject: DRC2016-00112 Bean MUP 1230 Los Olivos Ave, Los Osos, APN 074-293-015**

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. The project site is located on Los Olivos Avenue, a County-maintained local street, and Fairchild Way, a privately-maintained unpaved road. The project proposes to take access off Los Olivos Avenue.
- B. Road maintenance concerns for Fairchild Way can be addressed through a private Road Maintenance Agreement entered into by owners of the access road easement or adjacent parcel owners. In lieu of a Road Maintenance Agreement, the California Civil Code (Section 845) requires the cost of maintenance for privately maintained roads to be shared equitably by the landowners benefiting from those roads.
- C. The proposed project is within the Los Osos Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- D. The proposed project is within a drainage review area. A drainage plan is required to be prepared by a registered civil engineer and will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Section 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- E. This project may be a regulated project as it is located in a Stormwater Management Area (MS4) and is therefore required to submit a Stormwater Control Plan (SWCP) Application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form at time of construction permits.
- F. 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 if it is located outside a Stormwater Management Area.
- G. The site is within the Los Osos Groundwater Basin and may be subject to the Sustainable Groundwater Management Act (SGMA). However, the Groundwater Sustainability Agency responsible for overseeing SGMA compliance has not completed the planning efforts that will define the need for any groundwater mitigation requirements. In the interim, consideration of the project's impacts on the groundwater basin should be included in the project's CEQA analysis.

## **Recommended Project Conditions of Approval:**

### **Access**

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
  - a. Street plan and profile for widening Los Olivos Avenue to complete the project side to an A-3b commercial street section fronting the property.
  - b. A new Los Olivos Avenue site access shall be constructed in accordance with B-3a rural driveway approach and A-5 sight distance standards.
  - c. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
  - d. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
  - e. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - f. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
  - g. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
  - h. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
  - i. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
2. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, fences, etc., without a valid encroachment permit issued by the Department of Public Works.
3. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, maintaining County driveway sight distance standards, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.
4. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the County or its designated representative. In addition, prior to building permit issuance, the owner must post a performance bond. The applicant shall also 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.
5. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the Public Works Inspector and in accordance with the County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.

6. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire, or the regulating fire agency standards and specifications back to the nearest public maintained roadway.
7. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the shared access roads in a form acceptable to the County. The road maintenance agreement shall be signed by the owners of all properties which have shared access rights or be fully assumed by the applicant for the full width across their property frontage and back to the nearest county maintained road; be binding upon their heirs and assigns; and be recorded with the County Clerk on each of the effected properties.

#### Fees

8. **Prior to commencing permitted activities**, and in accordance with Title 13.01 of the County Code, the applicant must pay to the Department of Public Works the Los Osos Road Improvement Fee based on the latest adopted area fee schedule.

***The fee schedule is subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of issuance of building permits, or within 30 days of Land Use Permit approval if no building permits are required.***

#### Drainage & Flood Hazard

9. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 of the Land Use Ordinance.
10. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with Section 23.05.036 of the Land Use Ordinance.
11. **Prior to issuance of construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
12. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.
13. **On-going condition of approval (valid for the life of the project)**: In accordance with 8.68.130 (Article III), non-stormwater discharges into the county storm drain system shall require an encroachment permit as described in Chapter 13.08 of the County Code. Permits shall only be issued when applicant successfully demonstrates compliance with all requirements of Article III.

#### Stormwater Pollution Prevention Plan (SWPPP)

14. **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):

15. **At the time of application for construction or grading 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.
16. **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.

G:\Development\DEVSERV Referrals\Land Use Permits\MUP\DRC2016\DRC2016-00112 Bean MUP 1230 Los Olivos Ave, Los Osos\2020 project\DRC2016-00112 Bean MUP 1230 Los Olivos Ave, Los Osos.docx



# LOCAC • Los Osos Community Advisory Council

## Meeting Minutes for June 22, 2017

South Bay Community Center

Agenda Item	Discussion/Action/Information						
Call to order/roll call @ 7:00 p.m.	<p>Roll Call - P = present    A = Absent</p> <table><tr><td><b>District One</b> Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i></td><td><b>District Two</b> Jan Harper - P Christine Womack, <i>Treasurer -A</i></td><td><b>District Three</b> Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i></td></tr><tr><td><b>District Four</b> David Harris - A VACANCY</td><td><b>Appointed</b> David Hunter - A Margaret Mayfield - P Jim Stanfill - A</td><td></td></tr></table>	<b>District One</b> Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i>	<b>District Two</b> Jan Harper - P Christine Womack, <i>Treasurer -A</i>	<b>District Three</b> Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i>	<b>District Four</b> David Harris - A VACANCY	<b>Appointed</b> David Hunter - A Margaret Mayfield - P Jim Stanfill - A	
<b>District One</b> Yael Korin - P Lynette Tornatzky, <i>Secretary - P</i>	<b>District Two</b> Jan Harper - P Christine Womack, <i>Treasurer -A</i>	<b>District Three</b> Julia Oberhoff, <i>Chairperson - P</i> Larry Bender <i>Vice Chairperson - P</i>					
<b>District Four</b> David Harris - A VACANCY	<b>Appointed</b> David Hunter - A Margaret Mayfield - P Jim Stanfill - A						
<u>Chairperson’s announcements</u>	Text on agenda was incorrect. Replace it with “Thank you to South Bay Community Center for hosting us.”						
<u>County and Local Agency Reports</u>							
• Sheriff’s Report	Commander Jim Vogt gave the report. For the first time, Monarch Grove school was vandalized with painting on a wall. Recent storage unit vandalism was characterized by “gophering,” where units are entered from one unit to the next from the inside. Guns and ammo were stolen, the sheriff has leads and the investigation is ongoing. There have been more crimes of opportunity where car doors have not been locked. Don’t leave valuables in plain sight on car seats. Don’t leave open garages unattended.						
• Highway Patrol Report	There was no Highway Patrol report.						
• County Staff Report	County Senior Planner Kerry Brown reported that staff was busy with the draft Environmental Impact Report (EIR) for the Community Plan which should be ready this summer. They are revising the Habitat Conservation Plan and the Environmental Assessment document. After they release the Environmental Impact Report, next they will release the Habitat Conservation Plan. Meetings will be held on the Community Plan, both to describe it and to get community input. After revisions, the Community Plan will go to the Planning Commission in February or March, and expect two or three meetings there. Once the revisions from those meetings are incorporated, they will send the document on to the Board of Supervisors. Once the BOS adopts the plan, it goes to the California Coastal Commission. All of the above meetings are open to the public.						
	Q. Has progress been made on how water purveyors will handle will-serve letters?						

Agenda Item	Discussion/Action/Information
<ul style="list-style-type: none"> <li>• Supervisor Gibson's Report</li> <li>• LOCSD Report</li> <li>• LO/BP Chamber of Commerce Report</li> </ul> <p>CONSENT AGENDA INCLUDING PUBLIC COMMENT:</p> <p><b>1. DRC2016-00116 BLACK Proposed Conditional Use Permit for construction / maintenance of roadinfrastructure; 8" water main and 1" service line. Project location is 1776 Donna Ave in Los Osos</b></p> <p><b>2. DRC2016-00114 NUCKOLS Proposed Minor Use Permit; Vacation Rental. Location/Address is 1875 Ferrell Ave in Los Osos</b></p> <p><b>3. DRC2016-00122 SoCalGas</b></p>	<p>A. Regarding the Los Osos CSD, no will-serve letter will be required for additional bedrooms. Additions will be allowed community -wide as long as the property is hooked up to the sewer.</p> <p>No report this month.</p> <p>Director Lou Tornatzky gave the report and passed out a handout on the water rate increase. The Bartle Wells report did not factor in the reduced consumption of water, so an increase was needed to make up the lack of revenue to fund projects. Committees worked hard on the details of a rate increase.</p> <p>LOCAC discussion included: the need for \$2.1 million in revenue to do infrastructure and Basin Plan projects. There was an unanticipated 30% drop in water consumption causing the revenue shortfall. The LOCSD is an enterprise fund, therefore cannot offer discounts to those with low incomes. It is hard to manage the basin when all well users are not required to be monitored. New wells though are required to be monitored.</p> <p>Steve Vinson, Chamber representative, gave the Chamber report. Saturday, July 1 is Chamber night at the San Luis Obispo Blue's baseball game. Get discounted tickets at the Chamber, and Chamber members get in free. There will be a travel representative here later in the summer to give a presentation on the Chamber's tour to Tuscany that starts October 24. The Chamber and Rotary will hold a joint mixer August 23 in the Chamber parking lot. Oktoberfest and the annual car show will be held on October 29, the last Sunday in the month. There will be a special booth fee for new members this year. You can go to the website and choose a booth interactively online. The Chamber is looking for volunteers to man the visitor's desk for two to three hours a week.</p> <p>These routine items were seen at committee level and were placed on the consent agenda.</p> <p>LOCAC Land Use Chairperson Margaret Mayfield explained that the Black project was located on Donna between Binscarth and Lupine; the owners of the Nuckol's vacation rental live on the property and the neighbors support it; PG &amp; E will use the poles to collect smart meter data.</p> <p><b>A motion was made and seconded to approve these projects moving forward. It passed unanimously.</b></p>

Agenda Item	Discussion/Action/Information
<p><b>Proposed Conditional Use Permit for the installation of twenty-one (21) twenty-nine foot (29') tall wooden poles in the public right of way to support SoCalGas' Advanced Meter Communication Devices. Of the total number of poles, three are proposed within Los Osos.</b></p> <p>REGULAR AGENDA ITEMS, INCLUDING PUBLIC COMMENT:</p> <p><b>1. DRC2016-00112 BEAN Proposed Minor Use Permit for a temporary contractor staging area. The Project location is 1230 Los Olivos Ave in Los Osos</b></p>	<p>Property owner Sandra Bean described the proposal for temporary contractor staging at Los Olivos and Fairchild. The area is a mixed use of commercial and residential. She is thinking that five years for this temporary use would work, but is open to change this if there is something the community wants more. The property was used for many years as a trash dump. One contractor wants to work on graywater systems. Contractors renting the space would be responsible for fencing and rock (to stabilize driving areas). She would like to see flowers on the fence.</p> <p>Dialogue between Ms. Bean and LOCAC included:</p> <p>Q. Would the use be permanent? A. I'd like to keep it in use during the allowed period to prevent use by 3-wheeled motorized vehicles, maybe five years.</p> <p>Q. (To Kerry Brown) What is the usual definition of temporary (allowed) use? A. 24 months.</p> <p>Q. Can the owner apply again? A. I'll look into it. Also, the lateral for a sewer connection is held up by Fish &amp; Wildlife.</p> <p>Q. Is it zoned multi-family? A. It is zoned Office and Professional. Mr. Edwards asked to change the zoning to Commercial. There are 27 proposed zone changes for the Community Plan. In evaluating changes, we are looking at lower water uses.</p> <p>Q. How large is the property? A. 1.2 acres.</p> <p>Q. Will the entire property be covered with storage. A. No, just graywater piping.</p> <p>Q. Any thought to a neighborhood park?</p>

Agenda Item	Discussion/Action/Information
<p><b>2. Request by Mimi Kalland, head of the Santa Ysabel Islands Group, to give a short presentation on the status of the landscape islands and pathways along Santa Ysabel and possible next steps for further improvements.</b></p>	<p>A. (By Kerry Brown). It is difficult to do a park space because of Fish &amp; Wildlife. The property owner might want to be reimbursed.</p> <p>Other discussion was on the property next to this property. The possible contractor/tenant brought up the fencing for Ms. Bean's property as the property next door, also 1.2 acres, is not fenced. Was the next door property owned by People's Self Help Housing? No answer given.</p> <p><b>A motion was made and seconded to approve this project moving forward. It passed unanimously.</b></p> <p>Mimi Kalland, former LOCAC Board member, described a project started over 10 years ago at the request of the community to LOCAC, for the County to do traffic calming and beautification on Santa Ysabel. The County put in six islands, did no planting as they could not maintain that, and put in small boulders on the islands which everyone objected to. Ms. Kalland formed a group to plant and water the islands which were now just dirt. They could not water plants with hoses, so the County dug under the road for water connections from willing neighbor's water meters. The islands' plants were purchased and planted by volunteers. Some neighbors pay \$10/month and some donate money. Several years later the County put in a meandering pathway on the sides of the road with grant money, from Seventh Street to Eleventh Street. Recently, three traffic tables were installed. There will be a study to see if this has worked. Every two to three years Ms. Kalland asks County Public Works Deputy Director Dave Flynn to complete the pathway from Eleventh Street to South Bay Boulevard (finishing the project). He said to work through LOCAC to prioritize this and Public Works will figure out how to get a grant. The job is almost done and has been relatively successful. Some of the path there now is decomposed granite, some is dirt. It is to be a Class 1 path. A woman in a wheelchair has asked for completion for years.</p> <p>Discussion followed: Yes, the traffic has slowed. The project started closer to 20 years ago (prior to Ms. Kalland's time). If the traffic isn't slowed enough, putting more people on the path would put them at risk. Chairperson Oberhoff asks Traffic &amp; Circulation Committee Chair Harper about this. She says she can check the County Traffic &amp; Circulation Study. It is fine to prioritize this if the community wants it. We try to look at things in a multi-modal way. It is hard to retrofit a car town for pedestrians. Santa Ysabel is the only street that goes all the way through. Cal Fire would like to see the grid completed. But we need to balance this. Before the sewer went in, we had humps in spots across the road, now we have tables. The lack of bike and walking paths in town was brought up. The meetings for the Community Plan would be the time to bring that up. It was brought up that Keith Wimer applied for the original grant years ago and that Bill Kraft worked 20 years on this. Maintenance is an issue because of the Morro Shoulderband snail, some weeds have grown into 6 foot trees.</p>



Agenda Item	Discussion/Action/Information
<u>LOCAC COMMITTEE REPORTS:</u>	<p>The HCP however, will solve all of that.</p> <p><b>A motion was made and seconded to send a letter of support from LOCAC by Chairperson Oberhoff for efforts to complete the Santa Ysabel Project from Eleventh Street to South Bay Boulevard.</b></p> <p>There were two LOCAC committee reports. Minutes available for Traffic &amp; Circulation and Land Use.</p> <p>Traffic &amp; Circulation - Member Harper said safe driving (or lack of) is one of the biggest issues in neighborhoods. We need to model safe driving. If you notice a traffic safety issue, call the County 781-5252 and be specific as to the location. If you notice speeding, call the CHP 593-3300. Unless these agencies hear from us, there are no issues here.</p> <p>Member Bender noted that the CHP website has an easy form to fill out. If they got 100, 200 or 1,000 complaints they will do something. It starts with us.</p> <p>Discussion: The CHP wants to know about illegal parking on busy thoroughfares. If someone is living in a vehicle, call the sheriff. Call if you are unsure even and state, "I noticed a safety issue." There are various groups that watch as well; a trail group, a bicycle advisory committee.</p>
<u>LOCAC MEMBER COMMENTS, RECOMMENDATIONS AND BUSINESS ITEMS</u>	<p>The LOCAC minutes for April (amended) and May were approved unanimously. LOCSD President Jon-Erik Storm and Vice President Vicki Milledge will present a LAFCO allowed Land Use idea at the July meeting. Creating a sub-committee for actions to engage more community members will be discussed on the August agenda. Information from the Morro Bay National Estuary program will be posted in the future.</p>
PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA	<p>Linda Villanueva-Quisenberry of the Los Osos Community Coalition (LOCC) updated the group on the first year's actions and results. There is a lot of homelessness and poverty here and in Morro Bay numbering 6,000 people. They are the working poor. A community-based team, Los Osos Care, meets bi-monthly to hear issues from these people. There is the Los Osos Resource Center that opened in January at Sunnyside school. It is open Monday through Friday from 1:00-5:00 p.m.. They have computers and help people fill out applications online. Walk-ins are helped with whatever their needs are. There is a resource list for them that is updated every two months. People Helping People helped with insurance. Medical and dental needs are free at the Noor Clinic and the Children's Dental Service. The biggest issue is transportation to the resources available. The Food Bank in Los Osos has been very helpful. Churches have stepped up - the Church of the Nazarene and Rock Harbor sponsor dinners for seniors and homeless. Others helping are St. Benedict's, Maharlika Christian Fellowship, 4-H and Rotary. The next meeting of the LOCC will be July 20 at SBCC, 9:00 a.m. and the topic is affordable housing - Homeshore Village, People's Self Help Housing and the Housing Authority. In January, 2018 we hope to be a 501 (C) (3) or connected with</p>

Agenda Item	Discussion/Action/Information
<p><u>ADJOURN</u></p>	<p>one. We have the school location until January of 2018.</p> <p>This information will be posted LOCAC's website as soon as possible.</p> <p>Meeting adjourned 8:45 p.m..</p> <p>Next meeting: July 27, 2017.</p> <p>Respectfully submitted,</p> <p><i>Lynette Tornatzky</i></p> <p>Lynette Tornatzky LOCAC Secretary</p>



## SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

### THIS IS A NEW PROJECT REFERRAL

**DATE:** 5/16/2017

**TO:** 2<sup>nd</sup> District Admin, Building Division, CAL FIRE\*, Public Works\*, Los Osos CSD, Golden State Water Company, Coastal Commission, U.S. Fish & Wildlife, CA Fish & Wildlife, Los Osos Community Advisory Council\*, AB52

**FROM:** Kerry Brown (805-781-5713 or [kbrown@co.slo.ca.us](mailto:kbrown@co.slo.ca.us))  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2016-00112 BEAN – Proposed Minor Use Permit for a temporary contractor staging area. Project location is 1230 Los Olivos Ave in Los Osos.

**APN:** 074-293-015

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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 1 - 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.

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SEE ATTACHE FIRE SAFETY PLAN

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Date

S-26-17

Name

John Udd

Phone

805 593-3427





**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

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

*Scott M. Jalbert, Unit Chief*

## Commercial Fire Safety Plan

**May 26, 2017**

### Project Summary

Name: DRC2016 Project Number: **DRC#2016-00112**

Street Name: 1230 Los Olivos City: Los Osos State: CA Zip: 93402

Project Description: Temporary contractors Storage area / Mobile offices Phone #: (805)528-3475

☒ This project is located approximately **4** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wild land fires, and **is not** designated as a ----- Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

### OPERATIONAL REQUIREMENTS

#### Fire Safety

☒ Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.2.1 (Evacuations Plans) and 404.2.2 (Fire Safety Plans).

#### Fire Evacuation Plans

☒ Fire evacuation plans shall include the following:

1. Emergency egress or escape routes
4. Procedures for accounting for employees and occupants after evacuation have been completed.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures

### Building Construction requirements and Vegetation Management

#### Vegetation Management

☒ A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

#### Address Requirements

☒ New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of **Commercial** **8** inches high with a minimum stroke width of 0.5 inch (12.7mm).



## **Hazardous Materials**

- ☒ CAL FIRE requires a written plan addressing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials. Additionally, the written plan shall include safeguards to minimize the consequences of an unsafe condition involving hazardous materials during normal operations and in the event of an abnormal condition.
- ☒ Precautions for the safe storage, handling, or care of hazardous materials shall be in accordance with California Fire Code chapter 50 and shall include a Fire Department liaison to aid the Fire Department in pre-planning for all aspects of emergency responses.
- ☒ Areas used for the storage of liquid or solid hazardous materials shall be provided with spill control and secondary containment, California Fire Code Chapter 50.

### **Additional/Special Conditions**

**Requirements for Hazardous Materials will not be required if no products are stored at this site**

#### ☒ **California Fire Code Chapter 53 Compressed Gasses**

Containers, cylinders and tanks shall be secured and separated from hazardous conditions. Monitoring and detection shall be in accordance with section 5303.16.10.

#### **California Fire Code Chapter 57 Flammable and Combustible Liquids**

- ☒ Signage for identification and warning inherent hazard of flammable or combustible liquid shall be provided. Signs will be of durable material white lettering on a red background. Letters shall not be less than 3 inches in height and 1/2 inch in stroke. Piping shall be identified in accordance with ASME A13.1. Permanently installed or mounted tanks more than 100 gallons in capacity storing class I, II or III liquids shall bear a label and placard identifying the materials. Placards shall be in accordance with NFPA 704.

#### **California Fire Code Chapter 61 Liquefied Petroleum Gases**

- ☒ Minimum separation between LP-containers and buildings and public ways must comply with CFC table 6104.3. No Smoking signs must be posted within 25 feet of containers or point of transfer. Weeds, grass and brush, trash and other combustible material shall be kept a minimum of 10 feet from containers. Protection from vehicular damage shall be provided in accordance with California Fire Code section 312.

## **General Fire Precautions and Signage**

### **Portable Fire Extinguishers**

- ☒ Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

### **Combustible Waste Material**

- ☒ Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire, CCR Title 19 Division 1.
- ☒ Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

### **Petroleum Tanks**

- ☒ Fire Protection systems and safety precautions requirements shall be required in accordance with California Fire Code Chapter 57 Flammable and Combustible Liquids. Foam protection system shall be provided for above ground tanks California Fire Code section 5704.2.9.2 in accordance with NFPA Standard 11 Low expansion foam and combined agent systems, and NFPA Standard 15 Water Spray Fixed Systems NFPA Standard 30 Flammable and Combustible Liquids Code.

### **Storage, Stockpiles and Enclosures**

- ☒ Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.

**Electrical**

- ☒ Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

**Fire Safety during Construction:**

- ☒ Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

**Additional/Special Conditions**

**Fire extinguishers will be located in each mobile office. And as required for hazard areas outside.**

*Dell Wells*

**Inspector**

**Fire Captain**