



## 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 ED20-220

**DATE:** February 4, 2021

**PROJECT/ENTITLEMENT:** Cobb Development Plan ED20-220 (DRC2019-00297)

**APPLICANT NAME:** Jay and Lisa Cobb

**Email:** jay.cobb@hitechhome.net

**ADDRESS:** 2565 Alluvial Avenue, Suite 122, Clovis, CA 93619

**CONTACT PERSON:** Jay Cobb

**Telephone:** (805) 801-0453

**PROPOSED USES/INTENT:** A request by Jay and Lisa Cobb for a Development Plan/Coastal Development Permit to allow for the construction of a three-story, 17-unit hotel with onsite public amenities for passive and active recreational activities. San Luis Obispo County Code Section 23.04.166 states 21 parking spaces are required. The request includes a modification to Section 23.04.166 to modify the parking design standards. The project would result in disturbance of approximately 0.7 acres of a 1.1-acre property.

**LOCATION:** The proposed project is within the Recreation land use category and is located on the south side of North Ocean Ave, west of and adjacent to Cayucos Creek, approximately 225 feet east of Lucerne Rd, in the community of Cayucos. The project site is 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:**

**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 by Planning Commission, 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.

Emi Sugiyama

County of San Luis Obispo

**Signature**

**Name**

**Date**

**Public Agency**



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

PLN-2039  
04/2019

**Project Title & No. Cobb Development Plan ED20-220 (DRC2019-00297)**

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

**DETERMINATION:**

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.

Emi Sugiyama

Prepared by (Print)

Signature

Date

Steven McMasters

Steve McMasters, Principal  
Environmental Specialist

2/5/21

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 Jay and Lisa Cobb for a Development Plan/Coastal Development Permit to allow for the construction of a three-story, 17-unit hotel with onsite public amenities for passive and active recreational activities. San Luis Obispo County Code Section 23.04.166 states 21 parking spaces are required. The request includes a modification to Section 23.04.166 to modify the parking design standards. The project would result in disturbance of approximately 0.7 acres of a 1.1-acre property. The proposed project is within the Recreation land use category and is located on the south side of North Ocean Ave, west of and adjacent to Cayucos Creek, approximately 225 feet east of Lucerne Rd, in the community of Cayucos. The project site is in the Estero Planning Area.

**ASSESSOR PARCEL NUMBER(S):** 064-481-009

**Latitude:** 35° 26' 58" N      **Longitude:** 120° 54' 28" W      **SUPERVISORIAL DISTRICT #** 2

### B. Existing Setting

<b>Plan Area:</b>	Estero	<b>Sub:</b>	None	<b>Comm:</b>	Cayucos
<b>Land Use Category:</b>	Recreation				
<b>Combining Designation:</b>	Archaeologically Sensitive Area Coastal Zone Creek or Stream Wetland Flood Hazard Area GSA Geologic Hazard Area				
<b>Parcel Size:</b>	1.82 acres (Site Area: 0.74 acres)				
<b>Topography:</b>	Mostly flat				
<b>Vegetation:</b>	Non-native vegetation, annual grassland				
<b>Existing Uses:</b>	Undeveloped				

## Initial Study – Environmental Checklist

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### Surrounding Land Use Categories and Uses:

**North:** Residential Multi-Family; Creek / Mobile Homes    **East:** Recreation; Parking lot / Cayucos Pier  
**South:** Recreation; Beach    **West:** Residential Multi-Family; Residences

### 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Setting

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)).

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 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.

California's Scenic Highway Program was created by the State Legislature in 1963 with the intention of protecting and enhancing the natural scenic beauty of California highways and adjacent corridors. There are several officially designated state scenic highways and several eligible state scenic highways within the county. State Route 1 is an Officially Designated State Scenic Highway and All-American Road from the City of San Luis Obispo to the northern San Luis Obispo County boundary. A portion of Nacimiento Lake Drive is an Officially

## Initial Study – Environmental Checklist

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Designated County Scenic Highway. Portions of Highway 101, Highway 46, Highway 41, Highway 166, and Highway 33 are also classified as Eligible State Scenic Highways – Not Officially Designated.

The County of San Luis Obispo Coastal Zone Land Use Ordinance (CZLUO) establishes regulations for exterior lighting (CZLUO 23.04.320), height limitations for each land use category (CZLUO 23.04.124), scenic highway corridor standards (CZLUO 23.04.210), and other visual resource protection policies. These regulations are intended to help the County achieve its Strategic Growth Principles of preserving scenic natural beauty and fostering distinctive, attractive communities with a strong sense of place as set forth in the County Land Use Element.

The County of San Luis Obispo CZLUO defines a Sensitive Resource Area (SRA) combining designation that applies to areas having high environmental quality and special ecological or educational significance. These designated areas are considered visual resources by the County and the CZLUO establishes specific standards for projects located within these areas. These standards include but are not limited to set back distances from public viewpoints, prohibition of development that silhouettes against the sky, grading slope limitations, set back distances from significant rock outcrops, design standards including height limitations and color palette, and landscaping plan requirements.

The Cayucos Urban Area standards, found in the Estero Area Plan, contain additional guidelines regarding light and glare, setbacks, and general design consistency.

In addition to policies set forth in the CZLUO, the County Conservation and Open Space Element (COSE) provides guidelines for the appropriate placement of development so that the natural landscape continues to be the dominant view in rural parts of the county and to ensure the visual character contributes to a robust sense of place in urban areas. The COSE provides a number of goals and policies to protect the visual character and identify of the county while protecting private property rights, such as the identification and protection of community separators (rural-appearing land located between separate, identifiable communities and towns), designation of scenic corridors along public roads and highways throughout the county, retaining existing access to scenic vista points, and setting the standard that new development in urban and village areas shall be consistent with the local character, identify, and sense of place.

The proposed project is located on an undeveloped parcel within a small community setting. The surrounding visual character consists of low to medium density residential and commercial developments nestled between rolling hills and the beaches and bluffs along the Pacific Ocean. Surrounding parcels are similarly sized and contain multi-family residences to the northeast, a mobile home park to the north, a three-story condominium to the west, commercial buildings to the east, and a public recreational beach to the south. The Pacific Ocean lays beyond the beach to the south and Cayucos Creek borders the eastern edge of the parcel. The topography of the project site and surrounding area consists of gentle to moderate slopes. The project site is currently undeveloped and featureless. The project site would be accessed off of North Ocean Ave, a public roadway. The nearest Scenic Highway is Highway 1. The project would not be visible from Highway 1 due to intervening topography and existing development.

### Discussion

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

The project is located on the edge of the Cayucos urban area, just outside of the community's central business district. Surrounding parcels are developed with residences and public amenities, including the Cayucos Pier. The currently undeveloped parcel permits views of the Pacific Ocean as well as the Pier as seen from North Ocean Avenue, a County maintained, arterial road.

## Initial Study – Environmental Checklist

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Proposed development would be located on the western half of the parcel. The proposed building would block views of the Pacific Ocean, as seen from Ocean Avenue.

To maintain consistency with County standards and to avoid significant impacts to visual resources, the project has been designed to be consistent with the general architectural style of the surrounding area and has been limited to a height of 35 feet above natural grade. The proposed use is a visitor serving use and is consistent with the intent for the site outlined in the Cayucos Urban Area Standards of the Estero Area Plan. These standards restrict the use of this specific property to visitor serving priority uses. The Estero Area Plan anticipated development of this parcel and outlined limited allowable uses which included hotels and noted that development design is required to “incorporate public access to and along the bluff top for a scenic vista.”

While the construction of the hotel would block views as seen from North Ocean Avenue, the project, as required by the Cayucos Urban Area Standards, incorporates public access to and along the bluff top for a scenic vista. The project also includes additional recreational features adjacent to this bluff pathway for public use. The project is consistent with the type of development allowed and expected on this parcel and has been designed to be consistent with surrounding development.

The project would not be inconsistent with existing surrounding development and would fit with the character / scale of the surrounding area, and through the construction and maintenance of a public access way along the bluff top which creates a new, publicly accessible scenic vista, the project's impacts to existing views would be seen as *less than significant*.

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

Due to the topography and road configuration surrounding nearby Highway 1, the project would not be visible from a state scenic highway. Therefore, the project would have *no impact* on scenic resources within a state scenic highway.

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

The project is within the urbanized community of Cayucos, just outside of the Cayucos central business district. As a project within the community of Cayucos, the proposed hotel is required to meet the design standards of the Estero Area Plan. The project would be consistent with applicable plans and policies related to visual resources and aesthetic quality, including those included in the Estero Area Plan. Therefore, *no impacts* would occur.

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

The project does not propose the use or installation of highly reflective materials that would create a substantial source of glare. The project would generally be consistent with the level of existing development in the project vicinity and does not propose the installation or use of outdoor lighting that would differ substantially from other proximate development. Therefore, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area and potential impacts would be *less than significant*.

## Initial Study – Environmental Checklist

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### *Conclusion*

Through the incorporation of the required scenic vista pathway along the bluff top and the various design standards outlined in the Estero Area Plan, the project would not result in a substantial change to scenic resources in the area. The project would be consistent with existing policies and standards in the County CZLUO and COSE related to the protection of scenic resources. Potential impacts to aesthetic resources would be less than significant and no mitigation measures are necessary.

### *Mitigation*

None necessary.

### *Sources*

See Exhibit A.



## Initial Study – Environmental Checklist

### II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 County of San Luis Obispo supports a unique, diverse, and valuable agricultural industry that can be attributed to its Mediterranean climate, fertile soils, and sufficient water supply. Wine grapes are regularly the top agricultural crop in the county. Top value agricultural products in the county also include fruit and nuts, vegetables, field crops, nursery products, and animals. The County of San Luis Obispo Agriculture Element

## Initial Study – Environmental Checklist

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includes policies, goals, objectives, and other requirements that apply to lands designated in the Agriculture land use category. In addition to the Agriculture Element, in accordance with Sections 2272 and 2279 of the California Food and Agriculture Code, the County Agricultural Commissioner releases an annual report on the condition, acreage, production, pest management, and value of agricultural products within the county. The most recent annual crop report can be found here: <https://www.slocounty.ca.gov/Departments/Agriculture-Weights-and-Measures/All-Forms-Documents/Information/Crop-Report.aspx>.

The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and current land use. For environmental review purposes under CEQA, the FMMP categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land are considered 'agricultural land'. Other non-agricultural designations include Urban and Built-up Land, Other Land, and Water.

Based on the FMMP, soils at the project site are within the following FMMP designation(s):

Prime Farmland if Irrigated

Onsite soils include:

Cropley clay, 2 to 9 percent slopes, MLRA 14

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 is not 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 is not within an area that supports forest or timberland.

### 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 is located on soils designated as Prime Farmland, if Irrigated. The parcel is zoned for recreational land uses and is not in an area which supports farming operations. Use of this land for farming operations is seen as unlikely. The proposed use, while non-agricultural, would be consistent with the general development of the surrounding area and therefore, impacts to Farmland would be *less than significant*.

## Initial Study – Environmental Checklist

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(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

None necessary.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### III. AIR QUALITY

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

#### Setting

##### Regulatory Agencies and Standards

San Luis Obispo County is part of the South Central Coast Air Basin, (SCCAB) which also includes Santa Barbara and Ventura Counties. Air quality within the SCCAB is regulated by several jurisdictions including the U.S. Environmental Protection Agency (EPA), California Air Resources Board (ARB), and the San Luis Obispo County Air Pollution Control District (SLOAPCD). Each of these jurisdictions develops rules, regulations, and policies to attain the goals or directives imposed upon them through legislation. The California ARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA) of 1988. The State Department of Public Health established California Ambient Air Quality Standards (CAAQS) in 1962 to define the maximum amount of a pollutant (averaged over a specified period of time) that can be present without any harmful effects on people or the environment. The California ARB adopted the CAAQS developed by the Department of Public Health in 1969, which had established CAAQS for 10 criteria pollutants: particulate matter (PM10 and PM2.5), ozone (O3), nitrogen dioxide (NO2), sulfate, carbon monoxide (CO), sulfur dioxide (SO2), visibility reducing particles, lead (Pb), hydrogen sulfide (H2S), and vinyl chloride.

The Federal Clean Air Act (FCAA) later required the U.S. EPA to establish National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment, and also set deadlines for their attainment. The U.S. EPA has established NAAQS for six criteria pollutants (all of which are also regulated by CAAQS): CO, lead, NO2, ozone, PM10 and PM2.5, and SO2.

California law continues to mandate compliance with CAAQS, which are often more stringent than national standards. However, California law does not require that CAAQS be met by specified dates as is the case with NAAQS. Rather, it requires incremental progress toward attainment. The SLOAPCD is the agency primarily

## Initial Study – Environmental Checklist

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responsible for ensuring that NAAQS and CAAQS are not exceeded and that air quality conditions within the county are maintained.

### *SLOAPCD Thresholds*

The SLOAPCD has developed and updated their CEQA Air Quality Handbook (most recently updated with a November 2017 Clarification Memorandum) to help local agencies evaluate project specific impacts and determine if air quality mitigation measures are needed, or if potentially significant impacts could result.

The APCD has established thresholds for both short-term construction emissions and long-term operational emissions. 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. Combustion emissions, such as nitrogen oxides (NOx), reactive organic gases (ROG), greenhouse gases (GHG) and diesel particulate matter (DPM), are most significant when using large, diesel-fueled scrapers, loaders, bulldozers, haul trucks, compressors, generators and other heavy equipment. SLOAPCD has established thresholds of significance for each of these contaminants.

The total area of grading or removal of groundcover is expected to be approximately 0.74 acres. The project is expected to have 250 cubic yards of cut and 500 cubic yards of fill.

Operational impacts are focused primarily on the indirect emissions (i.e., motor vehicles) associated with residential, commercial and industrial development. Certain types of project can also include components that generate direct emissions, such as power plants, gasoline stations, dry cleaners, and refineries (source emissions).

General screening criteria is used by the SLOAPCD to determine the type and scope of air quality assessment required for a particular project (Table 1-1 in the APCD's CEQA Air Quality Handbook). These criteria are based on project size in an urban setting and are designed to identify those projects with the potential to exceed the APCD's significance thresholds. A more refined analysis of air quality impacts specific to a given project is necessary for projects that exceed the screening criteria below or are within ten percent (10%) of exceeding the screening criteria.

### *Air Quality Monitoring*

The county's air quality is measured by a total of 10 ambient air quality monitoring stations, and pollutant levels are measured continuously and averaged each hour, 24 hours a day. The significance of a given pollutant can be evaluated by comparing its atmospheric concentration to state and federal air quality standards. These standards represent allowable atmospheric containment concentrations at which the public health and welfare are protected, and include a factor of safety. The SLOAPCD prepares an Annual Air Quality Report detailing information on air quality monitoring and pollutant trends in the county. The most recent Annual Air Quality Report can be found here: <https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/2017aqrt-FINAL2.pdf>.

In the county of San Luis Obispo, ozone and fine particulates (particulate matter of 10 microns in diameter or smaller; PM10) are the pollutants of main concern, since exceedances of state health-based standards for these pollutants are experienced in some areas of the county. Under federal standards, the county has non-attainment status for ozone in eastern San Luis Obispo County.

### *San Luis Obispo County Clean Air Plan*

The SLOAPCD's San Luis Obispo County 2001 Clean Air Plan (CAP) is a comprehensive planning document intended to evaluate long-term emissions and cumulative effects and provide guidance to the SLOAPCD and

## Initial Study – Environmental Checklist

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other local agencies on how to attain and maintain the state standards for ozone and PM<sub>10</sub>. The CAP presents a detailed description of the sources and pollutants which impact the jurisdiction's attainment of state standards, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality.

### *Naturally Occurring Asbestos*

Naturally Occurring Asbestos (NOA) is identified as a toxic air contaminant by the California Air Resources Board (CARB). Serpentine and other ultramafic rocks are fairly common throughout the county and may contain NOA. If these areas are disturbed during construction, NOA-containing particles can be released into the air and have an adverse impact on local air quality and human health.

The project is located in an area known to contain Naturally Occurring Asbestos.

### *Sensitive Receptors*

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants, such as the elderly, children, people with asthma or other respiratory illnesses, 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 condominiums immediately adjacent to the west of the project parcel and the mobile home park located on the other side of North Ocean Ave, approximately 200 feet north of the project site.

### *Discussion*

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

The project is not expected to generate a substantial increase in population or employment opportunities. The project is estimated to generate a total of 142 new daily trips, eight new AM peak hour trips and 10 new PM peak hour trips. The proposed hotel, having only 16 units, is within the thresholds outlined in SLOAPCD's CEQA Air Quality Handbook. The proposed project would not contribute to the generation of significant levels of any air contaminants and would not conflict with or obstruct the implementation of the San Luis Obispo County Clean Air Plan or other applicable regional and local planning documents. Therefore, impacts 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?*

The County is currently designated as non-attainment for ozone and PM<sub>10</sub> under state ambient air quality standards. Construction of the project would result in emissions of ozone precursors including reactive organic gasses (ROG) and nitrous oxides (NO<sub>x</sub>) and fugitive dust emissions (PM<sub>10</sub>).

### *Construction Impacts*

The SLOAPCD CEQA Air Quality Handbook provides thresholds of significance for construction related emissions. Table 1 lists SLOAPCD's general thresholds for determining whether a potentially significant impact could occur as a result of a project's construction activities.

**Table 1. SLOAPCD Thresholds of Significance for Construction Activities**

## Initial Study – Environmental Checklist

Pollutant	Threshold <sup>(1)</sup>		
	Daily	Quarterly Tier 1	Quarterly Tier 2
Diesel Particulate Matter (DPM)	7 lbs	0.13 tons	0.32 tons
Reactive Organic Gases (ROG) + Oxides of Nitrogen (NO <sub>x</sub> )	137 lbs	2.5	6.3 tons
Fugitive Particulate Matter (PM <sub>10</sub> ), Dust <sup>(2)</sup>		2.5 tons <sup>(2)</sup>	

1. Daily and quarterly emission thresholds are based on the California Health and Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5-ton PM<sub>10</sub> quarterly threshold.

The SLOAPCD CEQA Air Quality Handbook also provides preliminary screening construction emission rates based on the proposed volume of soil to be moved and the anticipated area of disturbance. Table 2 lists the SLOAPCD's screening emission rates that would be generated based on the amount of material to be moved. The APCD's CEQA Handbook also clarifies that any project that would require grading of 4.0 acres or more can exceed the 2.5-ton PM<sub>10</sub> quarterly threshold listed above.

**Table 2. Screening Emission Rates for Construction Activities**

Pollutant	Grams/Cubic Yard of Material Moved	Lbs/Cubic Yard of Material Moved
Diesel Particulate Matter (DPM)	2.2	0.0049
Reactive Organic Gases (ROG)	9.2	0.0203
Oxides of Nitrogen (NO <sub>x</sub> )	42.4	0.0935
Fugitive Particulate Matter (PM <sub>10</sub> )	0.75 tons/acre/month of construction activity (assuming 22 days of construction per month)	

Based on estimated cut and fill estimates and the construction emission rates shown in Table 2, construction-related emissions that would result from the project were calculated and are shown in Table 3 below.

**Table 3. Proposed Project Estimated Construction Emissions.**



## Initial Study – Environmental Checklist

Pollutant	Total Estimated Emissions	SLOAPCD Threshold		Threshold Exceeded?
		Daily	Quarterly (Tier 1)	
ROG + NO <sub>x</sub> (combined)	85.36 lbs	137 pounds	2.5 tons	No
Diesel Particulate Matter (DPM)	3.68 lbs	7 pounds	0.13 tons	No
Fugitive Particulate Matter (PM <sub>10</sub> )	1.67 tons		2.5 tons	No

For projects involving construction and/or grading activities, the CZLUO requires that all surfaces and materials shall be managed to ensure that fugitive dust emissions are adequately controlled to below the 20% opacity limit and to ensure dust is not emitted offsite. The CZLUO includes a list of primary fugitive dust control measures required for all projects involving grading or site disturbance. The CZLUO also includes an expanded list of fugitive dust control measures for projects requiring site disturbance of greater than four acres or which are located within 1,000 feet of any sensitive receptor location. All applicable fugitive dust control measures are required to be shown on grading and building plans and monitored by a designated monitor to minimize dust complaints, reduce visible emissions below the 20% opacity limit, and to prevent transport of dust offsite (CZLUO 23.05.050).

The California Code of Regulations (Section 2485 of Title 13) also prohibits idling in excess of 5 minutes from any diesel-fueled commercial motor vehicles with gross vehicular weight ratings of 10,000 pounds or more or that must be licensed for operation on highways.

Based on the volume of proposed grading, area of project site disturbance, estimated duration of the construction period, and the APCD's screening construction emission rates identified above, the project would not result in the emission of criteria pollutants that would exceed construction-related thresholds established by the SLOAPCD. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment, and impacts would be *less than significant*.

### *Operational Impacts*

The SLOAPCD's CEQA Air Quality Handbook provides operational screening criteria to identify projects with the potential to exceed APCD operational significance thresholds (refer to Table 1-1 of the CEQA Handbook). Based on Table 1-1 of the CEQA Handbook, the project does not propose a use that would have the potential to result in operational emissions that would exceed APCD thresholds. The project would not generate substantial new long-term traffic trips or vehicle emissions and does not propose construction of new direct (source) emissions. Therefore, potential operational emissions would be *less than significant*.



## Initial Study – Environmental Checklist

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

As described above in response to (b), the project would not generate significant construction-related or operational emissions and would, therefore, not expose sensitive receptors to substantial pollutant concentrations. Operational emissions would not substantially increase and implementation of standard CZLUO standards for dust control and compliance with existing regulations that prohibit excessive idling by diesel vehicles would reduce potential construction related emissions. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations 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 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*

The project would be consistent with the SLOAPCD's Clean Air Plan and thresholds for construction-related and operational emissions. The project would not result in cumulatively considerable emissions of any criteria pollutant for which the County is in non-attainment and would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions adversely affecting a substantial number of people. Therefore, potential impacts to air quality would be less than significant and no mitigation measures are necessary.

### *Mitigation*

None necessary

### *Sources*

See Exhibit A.

## Initial Study – Environmental Checklist

### IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

## Initial Study – Environmental Checklist

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The County of San Luis Obispo Coastal Zone Land Use Ordinance (CZLUO) 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.

### *Coastal Tree Removal Standards*

The purpose of these standards is to protect existing trees and other coastal vegetation from indiscriminate or unnecessary removal consistent with Local Coastal Plan policies and pursuant to Section 30251 of the Coastal Act which requires protection of scenic and visual qualities of coastal areas. Tree removal means the destruction or displacement of a tree by cutting, bulldozing, or other mechanical or chemical methods, which results in physical transportation of the tree from its site and/or death of the tree. No tree removal is proposed as part of this project.

### *Clean Water Act and State Porter Cologne Water Quality Control Act*

The U.S. Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States. These waters include wetland and non-wetland water bodies that meet specific criteria. USACE jurisdiction regulates almost all work in, over, and under waters listed as “navigable waters of the U.S.” that results in a discharge of dredged or fill material within USACE regulatory jurisdiction, pursuant to Section 404 of the Clean Water Act (CWA). Under Section 404, USACE regulates traditional navigable waters, wetlands adjacent to traditional navigable waters, relatively permanent non-navigable tributaries that have a continuous flow at least seasonally (typically 3 months), and wetlands that directly abut relatively permanent tributaries.

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate discharges of fill and dredged material in California, under Section 401 of the CWA and the State Porter-Cologne Water Quality Control Act, through the State Water Quality Certification Program. State Water Quality Certification is necessary for all projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State. Based on the U.S. Fish and Wildlife Service National Wetlands Inventory, the project site does not support wetlands, riparian or deep-water habitats (USFWS 2019).

## Initial Study – Environmental Checklist

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### *Conservation and Open Space Element*

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

The project site is located within the northwest portion of the community of Cayucos between North Ocean Avenue and the Pacific Ocean. The site is surrounded by developments to the north, east, and west, and a sandy beach borders the site to the south. The project site is located on a flat terrace containing disturbed annual grassland and no existing paving or structures. Cayucos Creek and its mouth run through the eastern edge of the project parcel and drains into the Pacific Ocean; no other wetland habitats or hydrologic features are present on the project parcel. A Biological Resources Assessment was prepared for the project by Kevin Merk Associates, LLC in May 2019.

### *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?*

According to the project's Biological Resources Assessment, six rare plant species and 21 special-status animal species are known in the general site vicinity. Frequent mowing of the grassland area has led to an increased percentage of non-native plant species and has prevented a natural grassland community from occurring. The project, as proposed, would be set back far enough away from the bluff, sandy beach, and Cayucos Creek wetland areas to avoid potentially significant impacts. The project has a proposed 38-foot bluff setback and a 25-foot setback from observed wetland areas located along the toe of the bluff. No rare plants were present within the proposed project area during the botanical surveys.

Designated critical habitat for one animal species, the south-central California coast steelhead DPS, is found on the property, however it does not occur within the proposed project area. Nesting birds and raptors could potentially occur near the proposed project area. Mitigation measures BIO-1 would reduce potential project-related impacts to special-status wildlife species to less than significant levels.

Through the incorporation of mitigation measures BIO-1 through BIO-5 potential impacts to plant and animal species and their habitats would be reduced *less than significant* levels.

- (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?*

According to the project's Biological Resources Assessment, no riparian habitat was present within the project area. All instances of the noted Northern Coastal Salt Marsh are located outside of the area proposed for disturbance. There would be no indirect effects from the project on this habitat because

## Initial Study – Environmental Checklist

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it is located at the bottom of the bluff and far enough away from proposed project activities. Therefore, impacts to riparian habitats or sensitive natural communities would be *less than significant*.

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

According to the project's Biological Resources Assessment, the Cayucos Creek lagoon is a Estuarine and Marine Deepwater or Wetland habitat and the Northern Coastal Salt Marsh present on the project parcel is considered a federally protected wetland. All areas of the Cayucos Creek channel and the Sandy Beach habitat are under the jurisdiction of CDFW, RWQCB, USACE, and the California Coastal Commission.

No project construction is proposed within these jurisdictional areas and no permits from CDFW, RWQCB, or USACE for streambed alteration are required. Therefore, impacts to state or federally protected wetlands would be *less than significant*.

- (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?*

According to the project's Biological Resources Assessment, the proposed project would not affect the movement of native fish because all site work will be conducted outside of the stream channel. The movement of wildlife or use of wildlife corridors would not be affected by project construction. Species using Sandy Beach or stream habitats for movement will be unimpeded and linkage to adjacent areas will remain. No wildlife nursery sites would occur in the project impact area as it is a frequently disturbed patch of non-native grassland. Therefore, impacts to the movement of native fish or wildlife, wildlife corridors, or wildlife nursery sites would be *less than significant*.

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

According to the project's Biological Resources Assessment, the areas defined by the Estero Area Plan as being Environmentally Sensitive Habitat Areas (ESHA) would not be affected by the project. The project is required to adhere to the standard 25-foot setback from Cayucos Creek and, through the preparation of the Biological Resources Assessment, has been consistent with the standards for projects within ESHA. The project has been designed to minimize or avoid effect to the extent feasible and mitigation included in the provided Biological Resources Assessment would reduce impacts to a level below significance. Therefore, the project would not result in a conflict with local policies or ordinances protecting biological resources and *no impacts would occur*.

- (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?*

No conservation plans have been prepared for this area and therefore, the project would not conflict with any local, regional, or state conservation plan.

### Conclusion

The Biological Resources Assessment, which was completed for the project in May of 2019 by Kevin Merk Associates indicates the project has the potential to impact special-status plant and animal species. The mitigation measures identified in BIO-1 through BIO-12 apply to the proposed project only; should the project change, the mitigation obligation may also change, and a reevaluation of the mitigation measures would be required.

## Initial Study – Environmental Checklist

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The project will not conflict with any existing policies or standards meant to protect biological resources. The implementation of the below measures will mitigate biological impacts on potentially impacted species and habitats to a level of insignificance.

### *Mitigation*

#### **BIO-1**

**Prior to permit issuance and initiation of any ground disturbing activities**, the applicant shall provide construction timelines to the County Department of Planning and Building in order to minimize impacts to nesting birds and bats. Construction and grading activities should take place outside the bird nesting season, which is September 1 and January 31. If construction and grading activities occur during nesting bird season, provide evidence that a County approved qualified biologist has been obtained to conduct a clearance survey within one week prior to the initiation of ground disturbance to identify nests and burrows. Visual surveys for bats should be conducted in the vicinity of all trees that have cavities, broken limbs, resulting in hanging woody debris, and large patches of loose bark.

- a. If Active nest sites of bird species protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code Section 3503 are observed within the project area, the particular construction activity should be modified and /or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate “no activity” buffers around the nest site. Construction activities should not occur in the buffer until a biologist has determined that the nesting activity has ceased.
- b. A qualified biologist shall conduct a pre-construction survey for nesting birds within 250 feet of the project impact area. The pre-construction survey shall be conducted within seven days of initiation of construction activities in any given area of the project site and repeated prior to the start of construction in a new area of the site. During this survey, the biologist shall inspect all potential nest substrates in the impact and buffer areas, and any nests identified will be monitored to determine if they are active. Survey results shall be provided to the County for review prior to initiation of construction activities.
- c. If no active nests are found, construction may proceed. If an active nest is found within 50 feet (250 feet for raptors and possibly more for snowy plover) of the construction area, the biologist, in consultation with California Department Fish and Wildlife, shall determine the extent of a buffer to be established around the nest. The buffer will be delineated with flagging, and no work shall take place within the buffered area until the young have left the nest, as determined by the qualified biologist.

#### **BIO-2**

**Prior to initiation of construction activities**, a qualified biologist shall prepare a Worker Environmental Awareness Program to be presented to all construction personnel and employees. The program shall detail the measures undertaken during project implementation to avoid and minimize impacts on biological resources. It shall include a description of special-status species that have the potential to occur on site and their natural history; the status of the species and their protection under the FESA, CESA, Bald and Golden Eagle Protection Act, MBTA, and California Fish and Game Code; and the penalties for take. All attendees of the Worker Environmental Awareness Program shall sign an attendance form which shall be provided to the County along with the documents used to conduct the Worker Environmental Awareness Program.



## Initial Study – Environmental Checklist

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- BIO-3**      **Prior to the start of construction**, the limits of disturbance shall be clearly delineated by stakes, construction fencing, flags, or another clearly identifiable system.
- BIO-4**      **During project construction**, all pipes, metal tubing, or similar materials stored or stacked on the site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used.
- In addition, materials such as lumber, plywood, and rolls of silt fencing stored on site shall be thoroughly inspected before use. Materials that could provide shelter / nesting habitat for birds shall be covered with netting or other exclusion methods during the nesting season to prevent birds from building nests. If encountered, wildlife shall be allowed to escape unimpeded, or relocated by a qualified biologist to a designated appropriate habitat area away from construction activities. Any wildlife relocations shall be authorized as necessary by CDFW and / or USFWS.
- BIO-5**      **During project construction**, to prevent entrapment of wildlife, all excavations (e.g. steep-walled holes or trenches) more than 6 inches deep shall be covered with plywood or similar materials when not in use or contain escape ramps constructed of dirt fill, wooden planks, or other material that wildlife could ascend. The amount of time trenches or other excavations are left open shall be minimized.
- All excavations more than 6 inches deep shall be inspected daily prior to the start of construction and immediately before being covered or filled. Any wildlife discovered shall be allowed to escape unimpeded before construction activities resume or shall be relocated by a qualified biologist in accordance with CDFW and / or USFWS regulations.
- BIO-6**      **Prior to issuance of building permits**, Best Management Practices for dust abatement shall be included on the project's construction documents.
- BIO-7**      Dust suppression shall occur **during construction activities** when necessary to meet air quality standards and protect biological resources.
- BIO-8**      **During project construction**, to minimize disturbance, all vehicle traffic shall be restricted to established roads, construction roads, and other designated areas.
- BIO-9**      **During project construction**, no vehicles or equipment shall be refueled within 100 feet of wetlands or streams (including offsite areas) unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. Spill kits shall be maintained on site and a spill response plan shall be in place.
- BIO-10**      **During project construction**, no concrete washout shall be conducted on the site outside of an appropriate containment system.
- BIO-11**      **During project construction**, the use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall

## Initial Study – Environmental Checklist

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observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.

**BIO-11**      **During project construction**, all food-related trash items (e.g. wrappers, cans, bottles, food scraps), small construction debris (e.g. nails, bits of metal and plastic), and other human generated debris (e.g. cigarette butts) shall be stored in animal-proof containers and / or removed from the site on a weekly basis. No deliberate feeding of wildlife shall be allowed.

**BIO-12**      **Erosion Control and Revegetation**

**During project construction**, all areas where temporary construction-related impacts have taken place shall have appropriate erosion controls and other stormwater protection BMP's installed to prevent erosion potential.

**Prior to issuance of construction permits**, a Sediment and Erosion Control Plan shall be prepared by a qualified individual that specifically seeks to protect Cayucos Creek, the beach, and wetland habitat adjacent to the construction area. Silt fencing, straw bales, sand bags, fiber rolls and / or other types of materials shall be prescribed in the plan to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be considered and used when feasible.

**Prior to final inspection**, areas with disturbed soils shall be restored under the direction of a qualified environmental consultant. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and / or applying the native seed mix described in Table 1 of the provided Biological Resources Assessment to the graded areas through either direct hand seeding or hydroseeding methods.

### *Sources*

See Exhibit A.



## Initial Study – Environmental Checklist

### V. CULTURAL RESOURCES

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

#### Setting

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

As defined by CEQA, a historical resource includes:

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

The County of San Luis Obispo CZLUO Historic Site (H) combining designation is applied to areas of the county to recognize the importance of archeological and historic sites and/or structures important to local, state, or national history. Standards are included regarding minimum parcel size and permit processing requirements for parcels with an established structure and Historic Site combining designation. For example, all new structures and uses within an H combining designation require Minor Use Permit approval, and applications for such projects are required to include a description of measures proposed to protect the historic resource identified by the Land Use Element (CZLUO 23.07.100).

San Luis Obispo County was historically occupied by two Native American tribes: the northernmost subdivision of the Chumash, the Obispeño (after Mission San Luis Obispo de Tolosa), and the Salinan. However, the precise location of the boundary between the Chumashan-speaking Obispeño Chumash and their northern neighbors, the Hokan-speaking Playanos Salinan, is not known, as those boundaries may have changed over time.

## Initial Study – Environmental Checklist

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The COSE identifies and maps anticipated culturally sensitive areas and historic resources within the county and establishes goals, policies, and implementation strategies to identify and protect areas, sites, and buildings having architectural, historical, Native American, or cultural significance.

Based on the COSE, the project is located in a designated Archaeological Sensitive Area. An extended Phase 1 subsurface archaeological testing effort was prepared by Applied Earthworks, Inc in June 2019 in addition to a Phase 1 survey and records search previously prepared by Joslin (2019).

### Discussion

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

The project site does not contain any historic resources identified in the National Register of Historic Places or California Register of Historic Resources. 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?*

An extended Phase 1 subsurface archaeological testing report was prepared by Applied Earthworks, Inc in June 2019. The report concluded that no further archaeological treatment was necessary as the majority of existing on-site fill was a result of the construction of the adjacent mobile home park and it was unlikely that intact cultural deposits would be present on site. As such, project impacts to an archaeological resource would be seen as *less than significant*.

In the unlikely event that resources are uncovered during grading activities, implementation of CZLUO 23.05.140 (Archaeological Resources Discovery) would be required. This section requires that in the event archaeological resources are encountered during project construction, construction activities shall cease, and the County Planning and Building Department must be notified of the discovery so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and the disposition of artifacts may be accomplished in accordance with state and federal law.

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

Based on existing conditions and results of the archaeological surface survey conducted onsite, buried human remains are not expected to be present in the site area. In the unlikely event that resources are uncovered during grading activities, implementation of CZLUO 23.05.140 (Archaeological Resources) would be required. This section requires that in the event archaeological resources are encountered during project construction, construction activities shall cease, and the County Planning and Building Department must be notified of the discovery so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and the disposition of artifacts may be accomplished in accordance with state and federal law. This protocol would ensure full compliance with California State Health and Safety Code Section 7050.5 as well as CDFA requirements regarding accidental discovery of cultural resources. Therefore, impacts related to a substantial adverse change in the significance of archaeological resources would be *less than significant*.

## Initial Study – Environmental Checklist

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### *Conclusion*

No archaeological or historical resources are known or expected to occur within or adjacent to the project site. In the event unanticipated archaeological resources or human remains are discovered during project construction activities, adherence with County CZLUO standards and State Health and Safety Code procedures would reduce potential impacts to less than significant; therefore, potential impacts to cultural resources would be less than significant and no mitigation measures are necessary.

### *Mitigation*

None required.

### *Sources*

See Exhibit A.

## Initial Study – Environmental Checklist

### VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 2017).

The County COSE 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. The COSE 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.

In 2010, the EWP established a 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.

## Initial Study – Environmental Checklist

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### Discussion

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

Project implementation would require minimal consumption of energy resources. During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. The energy consumed during construction would be temporary and would not represent a significant or wasteful demand on available resources. Energy demands during project operation would be provided through existing infrastructure and would not substantially increase over existing demands. Operational energy use would be consistent with that of similar facilities and would not be wasteful or inefficient. There are no unique project characteristics that would result in a significant increase in energy usage, or an inefficient, wasteful use, or unnecessary consumption of energy resources. Potential impacts would be *less than significant*.

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

Implementation of the project would not result in a significant new energy demand and there are no project components or operations that would conflict with the EWP or any other state or local plan for renewable energy or energy efficiency. Compliance with State laws and regulations, including the most recent Building Code requirements, will ensure the project continues to reduce energy demands and greenhouse gas emissions, through, for example, increasing state-wide requirements that energy be sourced from renewable resources. Therefore, *no impact would occur*.

### Conclusion

The project would not result in a significant energy demand during short-term construction or long-term operations and would not conflict with state or local renewable energy or energy efficiency plans. Therefore, potential impacts related to energy would be less than significant and no mitigation measures are necessary.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Initial Study – Environmental Checklist

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

### Setting

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

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

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

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

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

## Initial Study – Environmental Checklist

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

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

The County CZLUO identifies a Geologic Study Area (GSA) combining designation for areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. All land use permit applicants located within a GSA are required to include a report prepared by a certified engineering geologist and/or registered civil/soils engineer as appropriate. This report is then required to be evaluated by a geologist retained by the County. In addition, all uses within a GSA are subject to special standards regarding grading and distance from an active fault trace within an Earthquake Fault Zone (CZLUO 23.07.080). The proposed project is located within a GSA combining designation.

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

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

A Soils Engineering Report and a Coastal Bluff Evaluation were prepared for the project by Geo Solutions, Inc. in March of 2019. A Coastal Bluff Evaluation update was prepared by Geo Solutions, Inc. in June of 2020 to address comments made by the County's geologist. These reports contain recommendations to ensure geologic stability and safe design of the project. Primary geotechnical concerns outlined in the Soils Engineering Report include:

1. The presence of loose undocumented fill materials and debris.
2. The presence of potentially expansive material. Influx of water from irrigation, leakage from the building, infiltration from LID improvements, or natural seepage could cause expansive soil problems. Foundations supported by expansive soils should be designed by a Structural Engineer in accordance with the 2016 California Building Code.
3. The potential for differential settlement occurring between foundations supported on two soil materials having different settlement characteristics, such as native soil or loose alluvial deposits and engineered fill. Therefore, it is important that all of the foundations are founded in equally competent uniform material in accordance with the report.



## Initial Study – Environmental Checklist

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### Discussion

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

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

The project site is not located within an Alquist-Priolo Fault Hazard Zone, and no potentially capable fault lines are located within two miles of the project site based on the County Land Use View mapping tool. All proposed structures would follow the regulations set forth in the CBC and thereby would be compliant with applicable seismic standards. Therefore, potential impacts related to the rupture of a known earthquake fault would be *less than significant*.

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

Groundshaking refers to the motion that occurs in response to local and regional earthquakes. Seismic groundshaking is influenced by the proximity of the site to an earthquake fault, the intensity of the seismic event, and the underlying soil composition. The project would be required to comply with the CBC and other applicable standards to ensure the effects of a potential seismic event would be minimized through compliance with current engineering practices and techniques. The project does not include unique components that would be particularly sensitive to seismic ground shaking or result in an increased risk of injury or damage as a result of ground shaking. Implementation of the project would not expose people or structures to significant increased risks associated with seismic ground shaking; therefore, impacts would be *less than significant*.

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

Based on the Safety Element Liquefaction Hazards Map, the project site is located in an area with moderate potential for liquefaction. The provided Soils Engineering Report found that on-site soils had a low potential for liquefaction. In addition, the project would be required to comply with CBC seismic requirements to address the site's potential for seismic-related ground failure including liquefaction; therefore, the potential impacts would be *less than significant*.

(a-iv) *Landslides?*

The project site has gently sloping topography and, based on the Safety Element Landslide Hazards Map, proposed components are located in an area with low potential for landslide risk. During site mapping and review of aerial photography, landslides were not observed at the site. There appears to be a low potential for landslide to affect the proposed development; therefore, the potential impacts would be *less than significant*.

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

The project would result in approximately 0.74 acres of site disturbance and, during grading activities, there would be a potential for erosion to occur. Preparation and approval of an Erosion and Sedimentation Control Plan is required for all construction and grading projects to minimize potential

## Initial Study – Environmental Checklist

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impacts related to erosion, sedimentation, and siltation. The plan would be prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Additionally, the project is located on a coastal bluff which is experiencing and is expected to continue to experience natural erosion and bluff retreat. The project has provided a Coastal Bluff Evaluation and an overview of the expected sea level rise impacts on the proposed project. A recommended 38-foot blufftop setback has been incorporated into project design.

The project's Coastal Bluff Evaluation and Soils Engineering Report outline recommendations which would limit soil erosion. Compliance with existing regulations and the recommendations outlined in the provided reports would reduce potential impacts related to soil erosion and loss of topsoil to *less than significant with mitigation*.

- (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?*

Based on the Safety Element Landslide Hazards Map, the project site is located in an area with low landslide risk. Based on the Safety Element and U.S. Geological Survey (USGS) data, the project is not located in an area of historical or current land subsidence (USGS 2019) and is located in an area with low potential for liquefaction risk. Due to the distance to the nearest active fault zone and topography of the project site, lateral spreading is not likely to occur on-site.

According to the Soils Engineering Report prepared for the project site, no landslides were mapped in the vicinity of the property. During site mapping and review of aerial photography, landslides were not observed at the site. There appears to be a low potential for landslide to affect the proposed development. However, the project is located on non-native fill and settlement as well as expansion are concerns outlined in the provided Soils Engineering Report.

The project would be required to comply with the recommendations of these geotechnical evaluations as well as CBC standards designed to significantly reduce potential risks associated with unstable earth conditions. Therefore, impacts related to on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse would be *less than significant*, with implementation of Mitigation Measures GEO-1 through GEO-3.

- (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?*

Project soils are discussed in Section III. Agricultural Resources. In addition, a Soils Engineering Report was prepared for the project site (GeoSolutions, 2019). According to that study, the potential for expansive soil exists at the project site. All new construction will be required to comply with applicable CBC standards designed to reduce potential risks associated with expansive soils. Additionally, the recommendations provided in the Soils Engineering Report have been included as mitigation measures to reduce possible impacts from expansive soils. Therefore, potential impacts associated with expansive soil would be reduced to levels of *less than significant with mitigation*.

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

The proposed project does not propose the installation of new septic tanks or other on-site wastewater disposal systems; therefore, *no impacts would occur*.

## Initial Study – Environmental Checklist

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

No known paleontological resources are known to exist in the project area and the project site does not contain any unique geologic features. The project does not include substantial grading or earthwork that would disturb the underlying geologic formation in which paleontological resources may occur. Therefore, potential impacts on paleontological resources would be *less than significant*.

### Conclusion

The project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving issues related to geologic hazards. The site is considered suitable for this type of development and the proposed project is not expected to result in erosion, loss of topsoil, substantial direct or indirect risks to life or property. Any issues associated with the project's geology and soils as it relates to construction and soils engineering should be mitigated to less than significant levels through the mitigation provided below.

### Mitigation

- GEO-1**      **Prior to issuance of construction permits**, the applicant shall demonstrate compliance on the grading plans with all recommendations of the Soils Engineering Report (GeoSolutions, 2019) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (GeoSolutions, 2019) for the project.
- GEO-2**      **Prior to issuance of construction permits**, the applicant shall demonstrate compliance on the grading plans with all recommendations of the Coastal Bluff Evaluation (GeoSolutions, 2019) and Coastal Bluff Evaluation update (GeoSolutions, 2020) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Coastal Bluff Evaluation (GeoSolutions, 2019) and Coastal Bluff Evaluation update (GeoSolutions, 2020) for the project.
- GEO-3**      **Prior to issuance of building / grading permits**, the project engineering geologist shall review the project improvement plans and prepare a written review letter. The review letter must verify conformance with the recommendations of the project coastal bluff evaluation report update and shall be provided to the County for review and approval by the County's geologist.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### 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

Greenhouse gases (GHG) are any gases that absorb infrared radiation in the atmosphere, and are different from the criteria pollutants discussed in Section III, Air Quality, above. The primary GHGs that are emitted into the atmosphere as a result of human activities are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated gases. These are most commonly emitted through the burning of fossil fuels (oil, natural gas, and coal), agricultural practices, decay of organic waste in landfills, and a variety of other chemical reactions and industrial processes (e.g., the manufacturing of cement).

Carbon dioxide is the most abundant GHG and is estimated to represent approximately 80-90% of the principal GHGs that are currently affecting the earth's climate. According to the ARB, transportation (vehicle exhaust) and electricity generation are the main sources of GHGs in the state.

In March 2012, the SLOAPCD approved thresholds for Greenhouse Gas (GHG) emission impacts, and these thresholds have been incorporated into the CEQA Air Quality Handbook. The Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/yr) is the most applicable GHG threshold for most projects. Table 1-1 in the APCD CEQA Air Quality Handbook provides a list of general land uses and the estimated sizes or capacity of those uses expected to exceed the GHG Bright Line Threshold of 1,150 Metric Tons of carbon dioxide per year (MT CO<sub>2</sub>/yr). Projects that exceed the criteria or are within ten percent of exceeding the criteria presented in Table 1-1 are required to conduct a more detailed analysis of air quality impacts.

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.

In October 2008, ARB published its Climate Change Proposed Scoping Plan, which is the State's plan to achieve GHG reductions in California required by Assembly Bill (AB) 32. This initial Scoping Plan contained the main strategies to be implemented in order to achieve the target emission levels identified in AB 32. The Scoping Plan included ARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reduction recommendations were associated with improving emissions standards for light-duty vehicles, implementing the Low Carbon Fuel Standard program, implementation of energy

## Initial Study – Environmental Checklist

efficiency measures in buildings and appliances, the widespread development of combined heat and power systems, and developing a renewable portfolio standard for electricity production.

Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the State's GHG reduction goals and require ARB to regulate sources of GHGs to meet a state goal of reducing GHG emissions to 1990 levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050. The initial Scoping Plan was first approved by ARB on December 11, 2008 and is updated every five years. The first update of the Scoping Plan was approved by the ARB on May 22, 2014, which looked past 2020 to set mid-term goals (2030-2035) toward reaching the 2050 goals. The most recent update released by ARB is the 2017 Climate Change Scoping Plan, which was released in November 2017. The 2017 Climate Change Scoping Plan incorporates strategies for achieving the 2030 GHG-reduction target established in SB 32 and EO S-3-05.

The County Energy Wise Plan (EWP; 2011) identifies ways in which the community and County government can reduce greenhouse gas emissions from their various sources. Looking at the four key sectors of energy, waste, transportation, and land use, the EWP incorporates best practices to provide a blueprint for achieving greenhouse gas emissions reductions in the unincorporated towns and rural areas of San Luis Obispo County by 15% below the baseline year of 2006 by the year 2020. The EWP includes an Implementation Program that provides a strategy for actions with specific measures and steps to achieve the identified GHG reduction targets including, but not limited to, the following:

- Encourage new development to exceed minimum Cal Green requirements;
- Require a minimum of 75% of nonhazardous construction and demolition debris generated on site to be recycled or salvaged;
- Continue to implement strategic growth strategies that direct the county's future growth into existing communities and to provide complete services to meet local needs;
- Continue to increase the amount of affordable housing in the County, allowing lower-income families to live closer to jobs and activity centers, and providing residents with greater access to transit and alternative modes of transportation;
- Reduce potable water use by 20% in all newly constructed buildings by using the performance methods provided in the California Green Building Code;
- Require use of energy-efficient equipment in all new development;
- Minimize the use of dark materials on roofs by requiring roofs to achieve a minimum solar reflectivity index of 10 for high-slope roofs and 68 for low-slope roofs; and
- Use light-colored aggregate in new road construction and repaving projects adjacent to existing cities.

In 2016 the County published the EnergyWise Plan 2016 Update, which describes the progress made toward implementing measures in the 2011 EWP, overall trends in energy use and emissions since the baseline year of the inventory (2006), and the addition of implementation measures intended to provide a greater understanding of the County's emissions status.

### Discussion

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

Based on the nature of the proposed project and Table 1-1 of the SLOAPCD CEQA Air Quality Handbook, the project would generate less than the SLOAPCD Numerical Threshold of 1,150 metric

## Initial Study – Environmental Checklist

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tons of GHG emissions. The project's construction-related and operational GHG emissions and energy demands would be minimal. Therefore, the project's potential direct and cumulative GHG emissions would be less than significant and less than a cumulatively considerable contribution to regional GHG emissions.

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 ARB (or other regulatory agencies) and will be regulated by standards implemented by the ARB, the federal government, or other regulatory agencies. 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. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions. Therefore, potential impacts associated with the generation of greenhouse gas emissions would be *less than significant*.

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

The proposed project would be required to comply with existing state regulations, which include increased energy conservation measures, reduced potable water use, increased waste diversion, and other actions adopted to achieve the overall GHG emissions reduction goals identified in SB 32 and EO S-3-05. The project would not conflict with the control measures identified in the CAP, EWP, or other state and local regulations related to GHG emissions and renewable energy. The project would be generally consistent with the property's existing land use and would be designed to comply with the California Green Building Code standards. Therefore, the project would be consistent with applicable plans and programs designed to reduce GHG emissions and potential impacts would be *less than significant*.

### Conclusion

The project would not generate significant GHG emissions above existing levels and would not exceed any applicable GHG thresholds, contribute considerably to cumulatively significant GHG emissions, or conflict with plans adopted to reduce GHG emissions. Therefore, potential impacts related to greenhouse gas emissions would be less than significant and no mitigation measures are necessary.

### Mitigation

None necessary.

### 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



## Initial Study – Environmental Checklist

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### Setting

The Hazardous Waste and Substances Site (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California EPA to develop at least annually an updated Cortese List. Various state and local government agencies are required to track and document hazardous material release information for the Cortese List. The California Department of Toxic Substance Control's (DTSC's) EnviroStor database tracks DTSC cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination, such as federal superfund sites, state response sites, voluntary cleanup sites, school cleanup sites, school investigation sites, and military evaluation sites. The State Water Resources Control Board's (SWRCB's) GeoTracker database contains records for sites that impact, or have the potential to impact, water in California, such as Leaking Underground Storage Tank (LUST) sites, Department of Defense sites, and Cleanup Program Sites. The remaining data regarding facilities or sites identified as meeting the "Cortese List" requirements can be located on the CalEPA website: <https://calepa.ca.gov/sitecleanup/corteselist/>.

The project site is not located within close proximity to any site included on the Cortese List, EnviroStor database, or GeoTracker database.

The California Health and Safety Code provides regulations pertaining to the abatement of fire related hazards and requires that local jurisdictions enforce the California Building Code, which provides standards for fire resistive building and roofing materials, and other fire-related construction methods. The County Safety Element provides a Fire Hazard Zones Map that indicates unincorporated areas in the County within moderate, high, and very high fire hazard severity zones.

The project is not located within a high fire hazard severity zone and, based on the County's response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. For more information about fire-related hazards and risk assessment, see Section XX. Wildfire.

The County also has adopted general emergency plans for multiple potential natural disasters, including the Local Hazard Mitigation Plan, County Emergency Operations Plan, Earthquake Plan, Dam and Levee Failure Plan, Hazardous Materials Response Plan, County Recovery Plan, and the Tsunami Response Plan.

### Discussion

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

The project does not propose the routine transport, use or disposal of hazardous substances. Any commonly-used hazardous substances within the project site (e.g., cleaners, solvents, oils, paints, etc.) would be transported, stored, and used according to regulatory requirements and existing procedures for the handling of hazardous materials. *No impacts* associated with the routine transport of hazardous materials would occur.

- (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 project does not propose the handling or use of hazardous materials or volatile substances that would result in a significant risk of upset or accidental release conditions. Construction of the proposed project is anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws for the



## Initial Study – Environmental Checklist

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handling of hazardous materials, including response and clean-up requirements for any minor spills. Therefore, potential 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 is located within one-quarter mile of Cayucos Elementary School, however, the project does not propose activities which would result in the hazardous emissions or the handling of hazardous or acutely hazardous material, substances, or waste. Therefore, impacts are seen as *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 State Water Resources Control Board's Geotracker database, and CalEPA's Cortese List website, there are no hazardous waste cleanup sites within the project site. Therefore, *no impacts would occur*.

- (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 site is not located within an airport land use plan or within 2 miles of a public airport or private airstrip; therefore, *no impacts would occur*.

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

Implementation of the proposed project would not result in a significant temporary or permanent impact on any adopted emergency response plans or emergency evacuation plans. No breaks in utility service or road closures would occur as a result of project implementation. Any construction-related detours would include proper signage and notification and would be short-term and limited in nature and duration. Therefore, potential 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?*

The project is not located within or adjacent to a wildland area. Based on the County Safety Element, the project is not located within a high or very high fire hazard severity zone. The project would be required to comply with all applicable fire safety rules and regulations including the California Fire Code and Public Resources Code prior to issuance of building permits; therefore, potential impacts would be *less than significant*.

## Initial Study – Environmental Checklist

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### *Conclusion*

The project does not propose the routine transport, use, handling, or disposal of hazardous substances. It is not located within proximity to any known contaminated sites and does not propose activities which would upset or release hazardous substances within close proximity to populations that could be substantially affected. Project implementation would not subject people or structures to substantial risks associated with wildland fires and would not impair implementation or interfere with any adopted emergency response or evacuation plan. Therefore, potential impacts related to hazards and hazardous materials would be less than significant and no mitigation measures are necessary.

### *Mitigation*

None necessary.

### *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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

## Initial Study – Environmental Checklist

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### *Setting*

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

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

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

The project is located in the Old Valley Groundwater Basin and proposes to obtain its water needs from a community water system. The project is subject to the County’s Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the “Water Quality Control Plan, Central Coast Basin” for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant.

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

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

Per the County’s Stormwater Program, the Public Works Department is responsible for ensuring that new construction sites implement best management practices during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1.0 acre or more must obtain coverage under the SWRCB’s Construction General Permit. The Construction General Permit

## Initial Study – Environmental Checklist

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requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. There are several types of projects that are exempt from preparing a SWPPP, including routine maintenance to existing developments, emergency construction activities, and projects exempted by the SWRCB or RWQCB. Projects that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by the San Luis Obispo County CZLUO.

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

The topography of the project is gently sloping. On-site soils are classified as Hydrologic Soils Group "C", therefore, runoff is expected to be moderate to high. The project parcel is within the Old Valley groundwater basin. The closest creek from the proposed development is Little Cayucos Creek which runs through the project parcel and empties into the Pacific Ocean. The project site is located within a 100-year flood zone.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (CZLUO Sec. 23.07.060) 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.

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".

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.042) 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. To avoid certain impacts to biological resources, the project has also been required to provide a sedimentation and erosion control plan (Mitigation Measure BIO-4). Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed. A Stormwater Control Plan was prepared for the project (Civil Design Studio, March 2020) and reviewed by the County's Stormwater Program Manager.

## Initial Study – Environmental Checklist

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### Discussion

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

The project site is located adjacent to mouth of Cayucos Creek and project construction and operation could adversely affect the creek's surface water quality. The runoff to the creek would go almost directly into the Pacific Ocean. The site features gentle slopes (average slope 7%) and soils classified as Hydrologic Soils Group "C". Therefore, runoff is expected to be moderate to high. Through design, the project has minimized the potential for a substantial change to the volume or velocity of runoff leaving any point of the site.

Through use of permeable surfaces where feasible, the introduction of a significant increase in impervious surface area has been avoided. A Stormwater Control Plan was prepared for the project (Civil Design Studio, March 2020) and reviewed by the County's Stormwater Program Manager. Through the use of the provided Stormwater Control Plan and the incorporation of recommendations included in the County Stormwater Program Manager's review letter, the project's impacts to surface water or groundwater quality would be *less than significant with mitigation incorporated*.

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

The project is not located within a groundwater basin designated as Level of Severity III per the County's Resource Management System or in severe decline by the Sustainable Groundwater Management Act (SGMA). The project proposes use of the community water system and an Intent to Serve letter was issued by Cayucos Sanitary District on February 10, 2020. The project has been designed to incorporate permeable surfaces where feasible which would assist in groundwater recharge. The project would not substantially increase water demand, deplete groundwater supplies, or interfere substantially with groundwater recharge; therefore, the project would not interfere with sustainable management of the groundwater basin. Potential impacts associated with groundwater supplies would be *less than significant*.

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

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

As discussed in Section VII. Geology and Soils, the project has the potential to result in erosion. A Stormwater Control Plan was prepared for the project (Civil Design Studio, March 2020) and reviewed by the County's Stormwater Program Manager and recommendations included in the County Stormwater Program Manager's review letter have been added as project mitigation (HYDRO-1 and HYDRO-2). Additionally, to avoid certain impacts to biological resources, the project has also been required to provide a sedimentation and erosion control plan (Mitigation Measure BIO-4). Finally, the project's Coastal Bluff Evaluation (Geo Solutions, March 2019) has made recommendations to avoid substantial drainage impacts and have been included as Mitigation Measure GEO-2. Therefore, the project's impacts to erosion or siltation would be considered *less than significant with mitigation*.

## Initial Study – Environmental Checklist

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

A Stormwater Control Plan was prepared for the project (Civil Design Studio, March 2020) and reviewed by the County's Stormwater Program Manager and recommendations included in the County Stormwater Program Manager's review letter have been added as project mitigation (HYDRO-1). Project design for on-site water retention was informed by the project's Stormwater Control Plan and a drainage plan is required by ordinance. Therefore, the project's impacts from surface runoff would be considered *less than significant with mitigation*.

- (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?*

A Stormwater Control Plan was prepared for the project (Civil Design Studio, March 2020) and reviewed by the County's Stormwater Program Manager and recommendations included in the County Stormwater Program Manager's review letter have been added as project mitigation (HYDRO-1). The project would be required to submit additional documentation for the proposed private stormwater system at the time of construction permits. Project design for on-site water retention was informed by the project's Stormwater Control Plan and a drainage plan is required by ordinance. Therefore, the project's impacts to stormwater drainage systems would be considered *less than significant with mitigation*.

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

Based on the County Flood Hazard Map, the project parcel is located within a 100-year flood zone, however the project has been designed to avoid placing structures within the estimated FEMA 100-year flood zone. Project design for on-site water retention was informed by the project's Stormwater Control Plan and a drainage plan is required by ordinance. Based on the project's siting, previously incorporated mitigation measures, and County ordinance standards, project impacts to flood flows are expected to be *less than significant*.

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

The project parcel is located within a 100-year flood zone. 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 (DOC 2019). The project is located along a coastal bluff which currently experiences erosion from events like wave attack and weathering. The project has been designed to be constructed outside of the estimated FEMA 100-year flood zone and is required by ordinance to provide a drainage plan for County review and approval. Therefore, the project site is not expected to release pollutants due to project inundation and impacts would be *less than significant*.

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

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



## Initial Study – Environmental Checklist

### Conclusion

Based on the proposed amount of water to be used and the water source, no significant impacts from water use are anticipated. The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. It would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

Through compliance with County Code standards, the requirements of the project's Biological Resources Assessment, and incorporation of the required mitigation measures, 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

**HYDRO-1**      **At the time of application for construction permits**, the applicant shall submit additional documents required for private stormwater system operation and maintenance plan. The project is located within the County of San Luis Obispo Municipal Stormwater Management Area (MS4 Coverage Area) and compliance with the Central Coast Post-Construction Requirements (Resolution R3-2013-00032) is required. Based on the submitted Stormwater Control Plan, dated October 10, 2019, the project will qualify to meet Performance Requirement #3.

**HYDRO-2**      **At the time of application for construction permits**, the applicant shall review the Standard Industrial Classification (SIC) Code to determine if the proposed project and proposed operation is a regulated industry. The proposed project and proposed operation may meet the criteria to require enrollment in the Industrial Stormwater General Permit (IGP) for Discharges Associated with Industrial Activities (Order 2014-0057-DWQ). **Prior to issuance of any construction permit**, if the proposed project or proposed operation is a regulated industry, the applicant shall provide verification of enrollment in the IGP by providing a Waste Discharge Identification Number to the County.

### 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"/>

## Initial Study – Environmental Checklist

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

### Setting

The CZLUO was established to guide and manage the future growth in the County in accordance with the General Plan, to regulate land use in a manner that will encourage and support orderly development and beneficial use of lands, to minimize adverse effects on the public resulting from inappropriate creation, location, use or design of buildings or land uses, and to protect and enhance significant natural, historic, archeological, and scenic resources within the county. The CZLUO is the primary tool used by the County to carry out the goals, objectives, and policies of the County General Plan.

The County Land Use Element (LUE) provides policies and standards for the management of growth and development in each unincorporated community and rural areas of the county and serves as a reference point and guide for future land use planning studies throughout the county. The LUE identifies strategic growth principles to define and focus the county's pro-active planning approach and balance environmental, economic, and social equity concerns. Each strategic growth principle correlates with a set of policies and implementation strategies that define how land will be used and resources protected. The LUE also defines each of the 14 land use designations and identifies standards for land uses based on the designation they are located within.

The project is within the Recreation land use category and is surrounded by parcels in the Recreation or Residential Multi-Family land use categories. The project is located in the Coastal Zone, in the Estero Planning Area, and in the unincorporated community of Cayucos.

### Discussion

(a) *Physically divide an established community?*

The project does not propose project elements or components that would physically divide the site from surrounding areas and uses. The project would be consistent with the general level of development within the project vicinity and would not create, close, or impede any existing public or private roads, or create any other barriers to movement or accessibility within the community. Therefore, the proposed project would not physically divide an established community and *no impacts would occur*.

(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 would be consistent with the property's land use designation and the guidelines and policies for development within the applicable area plan, CZLUO, and the COSE. The project is designed to be consistent with existing surrounding developments and does not impact sensitive on-site resources; therefore, the project would not conflict with policies or regulations adopted for the

## Initial Study – Environmental Checklist

purpose of avoiding or mitigating environmental effects. The project would be consistent with existing land uses and designations for the proposed site and, therefore, would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effects. Impacts would be *less than significant*.

### Conclusion

The project would be consistent with local and regional land use designations, plans, and policies and would not divide an established community. Therefore, potential impacts related to land use and planning would be less than significant and no mitigation measures are necessary.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## XII. MINERAL RESOURCES

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

### Setting

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Geologist classify land into mineral resource zones (MRZ) according to the known or inferred mineral potential of the land (Public Resources Code Sections 2710–2796).

The three MRZs used in the SMARA classification-designation process in the San Luis Obispo-Santa Barbara Production-Consumption Region are defined below (California Geological Survey 2011a):

- **MRZ-1:** Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources.
- **MRZ-2:** Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known

## Initial Study – Environmental Checklist

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mineral deposits or where well-developed lines of reasoning, based upon economic-geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.

- **MRZ-3:** Areas containing known or inferred aggregate resources of undetermined significance.

The County CZLUO provides regulations for development in delineated Energy and Extractive Resource Areas (EX). The EX combining designation is used to identify areas of the county where:

1. Mineral or petroleum extraction occurs or is proposed to occur;
2. The state geologist has designated a mineral resource area of statewide or regional significance pursuant to PRC Sections 2710 et seq. (SMARA); and,
3. Major public utility electric generation facilities exist or are proposed.

The purpose of this combining designation is to protect significant resource extraction and energy production areas identified by the County LUE from encroachment by incompatible land uses that could hinder resource extraction or energy production operations, or land uses that would be adversely affected by extraction or energy production.

### 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

No impacts to mineral resources would occur and no mitigation measures are necessary.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### 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 type="checkbox"/>	<input checked="" 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 Noise Element identifies the major noise sources in the county (highways and freeways, primary arterial roadways and major local streets, railroad operations, aircraft and airport operations, local industrial facilities, and other stationary sources) and includes goals, policies, and implementation programs to reduce future noise impacts. Among the most significant policies of the Noise Element are numerical noise standards that limit noise exposure within noise-sensitive land uses, and performance standards for new commercial and industrial uses that might adversely impact noise-sensitive land uses.

Noise sensitive uses that have been identified by the County include the following:

- Residential development, except temporary dwellings
- Schools – preschool to secondary, college and university, specialized education and training
- Health care services (e.g., hospitals, clinics, etc.)
- Nursing and personal care
- Churches
- Public assembly and entertainment
- Libraries and museums
- Hotels and motels

## Initial Study – Environmental Checklist

- Bed and breakfast facilities
- Outdoor sports and recreation
- Offices

All sound levels referred to in the Noise Element are expressed in A-weighted decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear.

The existing ambient noise environment of the project site is characterized by light traffic on North Ocean Avenue. The nearest existing off-site noise-sensitive land uses are residential condominiums westwardly adjacent of the project site and the mobile home park located just north of the project site, across North Ocean Avenue. Additional residences as well as Cayucos Elementary School exist within one mile of the project site. Additionally, the properties south and east of the project site are used for outdoor recreation and beach access. The project site is not located within an Airport Review Area.

### 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 County of San Luis Obispo CZLUO establishes acceptable standards for exterior and interior noise levels and describe how noise shall be measured. Exterior noise level standards are applicable when a land use affected by noise is one of the sensitive uses listed in the Noise Element. Exterior noise levels are measured from the property line of the affected noise-sensitive land use.

**Table 3. Maximum allowable exterior noise level standards<sup>(1)</sup>**

Sound Levels	Daytime 7 a.m. to 10 p.m.	Nighttime <sup>(2)</sup>
Hourly Equivalent Sound Level (L <sub>eq</sub> , dB)	50	45
Maximum level, dB	70	65

(1) When the receiving noise-sensitive land use is outdoor sports and recreation, the noise level standards are increased by 10 db.

(2) Applies only to uses that operate or are occupied during nighttime hours

The County CZLUO noise standards are subject to a range of exceptions, including noise sources associated with construction, provided such activities do not take place before 7 a.m. or after 9 p.m. on weekdays, or before 8 a.m. or after 5 p.m. on Saturday or Sunday. Noise associated with agricultural land uses (as listed in Section 23.06.040), traffic on public roadways, railroad line operations, and aircraft in flight are also exempt.

Project construction would result in a temporary increase in noise levels associated with construction activities, equipment, and vehicle trips. Construction noise would be variable, temporary, and limited in nature and duration. The County CZLUO requires that construction activities be conducted during daytime hours to be able to utilize County construction noise exception standards and that construction equipment be equipped with appropriate mufflers recommended by the manufacturer.

## Initial Study – Environmental Checklist

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Compliance with these standards would ensure short-term construction noise would be less than significant.

The project does not propose any uses or features that would generate a significant permanent source of mobile or stationary noise sources. No events are proposed as part of the project. Ambient noise levels at the project site and in surrounding areas after project implementation would not be significantly different than existing levels. Therefore, potential operational noise impacts would be less than significant.

Based on the limited nature of construction activities, and the consistency of the proposed use with existing and surrounding uses, impacts associated with the generation of a substantial temporary or permanent increase in ambient noise levels would be *less than significant*.

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

The project does not propose substantial grading/earthmoving activities, pile driving, or other high impact activities that would generate substantial groundborne noise or groundborne vibration during construction. Construction equipment has the potential to generate minor groundborne noise and/or vibration, but these activities would be limited in duration and are not likely to be perceptible from adjacent areas. The project does not propose a use that would generate long-term operational groundborne noise or vibration. Therefore, impacts related to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels 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 site is not located within or adjacent to an airport land use plan or within 2 miles of a public airport or private airstrip; therefore, *no impact would occur*.

### Conclusion

Short-term construction activities would be limited in nature and duration and conducted during daytime periods per County CZLUO standards. No long-term operational noise or ground vibration would occur as a result of the project. Therefore, potential impacts related to noise would be less than significant and no mitigation measures are necessary.

### Mitigation

None necessary.

### Sources

See Exhibit A.



## Initial Study – Environmental Checklist

### XIV. POPULATION AND HOUSING

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

#### Setting

The County of San Luis Obispo General Plan Housing Element recognizes the difficulty for residents to find suitable and affordable housing within San Luis Obispo County. The Housing Element includes an analysis of vacant and underutilized land located in urban areas that is suitable for residential development and considers zoning provisions and development standards to encourage development of these areas. Consistent with State housing element laws, these areas are categorized into potential sites for very low- and low-income households, moderate-income households, and above moderate-income households.

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

The area surrounding the project site to the north, northeast, and west is primarily developed with residences.

#### 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 project does not include the construction of new homes or businesses or the extension or establishment of roads, utilities, or other infrastructure that would induce development and population growth in new areas. The project is for a small boutique hotel with only 16 rooms available and would not generate a substantial number of new employment opportunities that would encourage population growth in the area. Therefore, the project would not directly or indirectly induce substantial growth and impacts would be *less than significant*.

## Initial Study – Environmental Checklist

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

The project would not displace existing housing or necessitate the construction of replacement housing elsewhere; therefore, *no impacts would occur*

### Conclusion

No impacts to population and housing would occur and no mitigation measures are necessary.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## XV. PUBLIC SERVICES

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

### Setting

Fire protection services in unincorporated San Luis Obispo County are provided by the California Department of Forestry and Fire Protection (CAL FIRE), which has been under contract with the County of San Luis Obispo to provide full-service fire protection since 1930. Approximately 180 full-time state employees operate the

## Initial Study – Environmental Checklist

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County Fire Department, supplemented by as many as 100 state seasonal fire fighters, 300 County paid-call and reserve fire fighters, and 120 state inmate fire fighters. CAL FIRE responds to emergencies and other requests for assistance, plans for and takes action to prevent emergencies and to reduce their impact, coordinates regional emergency response efforts, and provides public education and training in local communities. CAL FIRE has 24 fire stations located throughout the county.

The project would be served by County Fire Station #16 – Estero Bay, located approximately 0.2 miles to the northeast of the project site. Based on the County's response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety.

Police protection and emergency services in the unincorporated portions of the county are provided by the San Luis Obispo County Sheriff's Office. The Sheriff's Office Patrol Division responds to calls for service, conducts proactive law enforcement activities, and performs initial investigations of crimes. Patrol personnel are deployed from three stations throughout the county, the Coast Station in Los Osos, the North Station in Templeton, and the South Station in Oceano.

The nearest sheriff station is the Los Osos substation, located approximately 10.2 miles to the south of the project site.

San Luis Obispo County has a total of 12 school districts that currently enroll approximately 34,000 students in over 75 schools. The project is within the Cayucos School District, which includes one elementary school.

Within the County's unincorporated areas, there are currently 23 parks, three golf courses, four trails/staging areas, and eight Special Areas that include natural areas, coastal access, and historic facilities currently operated and maintained by the County.

The project is located within the Community of Cayucos which supports several parks and recreational areas.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public services. A public facility fee program (i.e., development impact fee program) has been adopted to address impacts related to public facilities (county) and schools (State Government Code 65995 et seq.). The fee amounts are assessed annually by the County based on the type of proposed development and the development's proportional impact and are collected at the time of building permit issuance. Public facility fees are used as needed to finance the construction of and/or improvements to public facilities required to serve new development, including fire protection, law enforcement, schools, parks, and roads.

### 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 would be required to comply with all fire safety rules and regulations including the California Fire Code and Public Resources Code prior to issuance of building permits. Based on the limited nature of development proposed, the project would not result in a significant increase in demand for fire protection services. The project would be served by existing fire protection services and would not result in the need for new or altered fire protection services or facilities. In addition, the project would be subject to development impact fees to offset the project's contribution to demand for fire protection services. Therefore, impacts would be *less than significant*.

## Initial Study – Environmental Checklist

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### *Police protection?*

The project does not propose a new use or activity that would require additional police services above what is normally provided for similar surrounding land uses. The project would not result in a significant increase in demand for police protection services and would not result in the need for new or altered police protection services or facilities. In addition, the project would be subject to development impact fees to offset the project's contribution to demand on law enforcement services. Therefore, impacts related to police services would be *less than significant*.

### *Schools?*

As discussed in Section XIV. Population and Housing, the project would not induce a substantial increase in population growth and would not result in the need for additional school services or facilities to serve new student populations. Therefore, potential impacts would be *less than significant*.

### *Parks?*

As discussed in Section XIV. Population and Housing, the project would not induce a substantial increase in population growth and would not result in the need for additional parks or recreational services or facilities to serve new populations. Therefore, potential impacts would be *less than significant*.

### *Other public facilities?*

As discussed above, the proposed project would be subject to applicable fees to offset negligible increased demands on public facilities; therefore, impacts related to other public facilities 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. The project would be subject to payment of development impact fees to reduce the project's negligible contribution to increased demands on public services and facilities. Therefore, potential impacts related to public services would be less than significant and no mitigation measures are necessary.

### *Mitigation*

None necessary.

### *Sources*

See Exhibit A.

## Initial Study – Environmental Checklist

### XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. According to the Recreation Element, the project site is located within the Hardie Park proposed trail corridor.

Public facilities fees, Quimby fees, and developer conditions are several ways the County currently funds public parks and recreational facilities. Public facility fees are collected upon construction of new residential units and currently provide funding for new community-serving recreation facilities. Quimby Fees are collected when new residential lots are created and can be used to expand, acquire, rehabilitate, or develop community-serving parks. Finally, a discretionary permit issued by the County may condition a project to provide land, amenities, or facilities consistent with the Recreation Element.

The County Bikeways Plan identifies and prioritizes bikeway facilities throughout the unincorporated area of the county, including bikeways, parking, connections with public transportation, educational programs, and funding. The Bikeways Plan is updated every 5 years and was last updated in 2016. The plan identifies goals, policies, and procedures geared towards realizing significant bicycle use as a key component of the transportation options for San Luis Obispo County residents. The plan also includes descriptions of bikeway design and improvement standards, an inventory of the current bicycle circulation network, and a list of current and future bikeway projects within the county.

#### 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 project would not result in a substantial growth within the area and would not substantially increase demand on any proximate existing neighborhood or regional park or other recreational facilities. Payment of standard development impact fees would ensure any incremental increase in use of existing parks and recreational facilities would be reduced to *less than significant*.

## Initial Study – Environmental Checklist

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

The project includes the construction of a public coastal access way as well as sidewalk and bike lane improvements along North Ocean Avenue. The project is for a small boutique hotel with only 16 rooms available and would not generate a substantial number of new visitors to the area. Installation of project improvements would not result in a substantial increase in demand or use of parks and recreational facilities. Therefore, impacts would be *less than significant*.

### Conclusion

The project would not result in the significant increase in use, construction, or expansion of parks or recreational facilities. Therefore, potential impacts related to recreation would be less than significant and no mitigation measures are necessary.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## XVII. TRANSPORTATION

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

### Setting

The County Department of Public Works maintains updated traffic count data for all County-maintained roadways. In addition, Traffic Circulation Studies have been conducted within several community areas using

## Initial Study – Environmental Checklist

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traffic models to reasonably simulate current traffic flow patterns and forecast future travel demands and traffic flow patterns. These community Traffic Circulation Studies include the South County Circulation Study, Los Osos Circulation Study, Templeton Circulation Study, San Miguel Circulation Study, Avila Circulation Study, and North Coast Circulation Study. The California Department of Transportation (Caltrans) maintains annual traffic data on state highways and interchanges within the county.

The project site would be accessed off North Ocean Avenue a County maintained two lane road.

In 2013, Senate Bill 743 was signed into law with the intent to “more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions” and required the Governor’s Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within CEQA. As a result, in December 2018, the California Natural Resources Agency certified and adopted updates to the State CEQA Guidelines. The revisions included new requirements related to the implementation of Senate Bill 743 and identified vehicle miles traveled (VMT) per capita, VMT per employee, and net VMT as new metrics for transportation analysis under CEQA (as detailed in Section 15064.3 [b]). Beginning July 1, 2020, the newly adopted VMT criteria for determining significance of transportation impacts must be implemented statewide.

The San Luis Obispo Council of Governments (SLOCOG) holds several key roles in transportation planning within the county. As the Regional Transportation Planning Agency (RTPA), SLOCOG is responsible for conducting a comprehensive, coordinated transportation program, preparation of a Regional Transportation Plan (RTP), programming of state funds for transportation projects, and the administration and allocation of transportation development act funds required by state statutes. As the Metropolitan Planning Organization (MPO), SLOCOG is also responsible for all transportation planning and programming activities required under federal law. This includes development of long-range transportation plans and funding programs, and the approval of transportation projects using federal funds.

The 2019 RTP, adopted June 5, 2019, is a long-term blueprint of San Luis Obispo County’s transportation system. The plan identifies and analyzes transportation needs of the region and creates a framework for project priorities. SLOCOG represents and works with the County of San Luis Obispo as well as the Cities within the county in facilitating the development of the RTP.

The County Department of Public Works establishes bicycle paths and lanes in coordination with the RTP, which outlines how the region can establish an extensive bikeway network. County bikeway facilities are funded by state grants, local general funds, and developer contributions. The RTP also establishes goals and recommendations to develop, promote, and invest in the public transit systems, rail systems, air services, harbor improvements, and commodity movements within the county in order to meet the needs of transit-dependent individuals and encourage the increasing use of alternative modes by all travelers that choose public transportation. Local transit systems are presently in operation in the cities of Morro Bay and San Luis Obispo, and South County services are offered to Grover Beach, Arroyo Grande, Pismo Beach, and Oceano. Dial-a-ride systems provide intra-community transit in Morro Bay, Atascadero, and Los Osos. Inter-urban systems operate between the City of San Luis Obispo and South County, Los Osos, and the North Coast.

The existing road network in the area including the project’s access street—North Ocean Ave—are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. The proposed project is not located within a quarter mile buffer of a railroad crossing.



## Initial Study – Environmental Checklist

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A Trip Generation Memorandum as well as an Updated Trip Generation Memorandum were prepared for the project by Central Coast Transportation Consulting in March of 2019 and , March of 2020 respectively. These memorandums outline the estimated number of trips to be generated by the project and propose recommendations for site access based on known site distance constraints.

### Discussion

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

Per standards outlined in the Estero Area Plan, the project is required to construct or maintain a Class II bike lane and a pedestrian walkway adjacent to Ocean Avenue. The project does not propose the substantial temporary or long-term alteration of any proximate transportation facilities. Marginal increases in traffic can be accommodated by existing local streets and the project would not result in any long-term changes in traffic or circulation. The project does not propose uses that would interfere or conflict with applicable policies related to circulation, transit, roadway, bicycle, or pedestrian systems or facilities. The project would be consistent with the County Framework for Planning (Coastal) and consistent with the projected level of growth and development identified in the 2019 RTP. Therefore, potential impacts would be *less than significant*.

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

The County of San Luis Obispo has developed a model for determining potential increases in vehicle miles traveled (VMT) for proposed projects. The County model makes use of the suggested screening thresholds outlined by the Office of Planning and Research ("OPR") in their Technical Advisory on Evaluating Transportation Impacts in CEQA from December of 2018. These include screening thresholds for small projects, office and residential projects, projects near transit stations, and affordable residential development projects. The project was unable to be screened out using these thresholds, including the threshold for small projects which states that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact.

The project's potential VMT impacts have been calculated using the County's Thresholds of Significance and Sketch VMT tool – an estimation tool designed to calculate potential changes in VMT from a proposed development, based on the SLOCOG Regional Travel Demand Model. The Threshold of Significance for retail and other projects is no net increase in VMT. The Sketch tool calculated a total change in VMT of negative 0.02%, indicating that the project would be expected to net decrease. This reduction in VMT is likely due the location of the project in an existing community and close to the community's central business district. The hotel is a visitor-serving use that would accommodate existing demand in the area.

The project falls below the County's Threshold of Significance; therefore, impacts would be *less than significant*.

- (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 result in minimal alterations to the portion of North Ocean Avenue which lines the site and does not include geometric design features that would create new hazards or an incompatible use. Therefore, impacts would be *less than significant*.

## Initial Study – Environmental Checklist

(d) *Result in inadequate emergency access?*

The project would not result in road closures during short-term construction activities or long-term operations. Individual access to adjacent properties would be maintained during construction activities and throughout the project area. Project implementation would not affect long-term access through the project area and sufficient alternative access exists to accommodate regional trips. Therefore, the project would not adversely affect existing emergency access and impacts would be *less than significant*.

### Conclusion

The project would make minor alterations to existing transportation infrastructure and would result in the generation of additional trips or vehicle miles traveled. Incorporation of pedestrian and bicycle improvements, a manager's unit to minimize employee trips generated, and the project's location adjacent to the Cayucos central business district would reduce impacts related to an increase in trip generation to less than significant levels. Payment of standard development fees and compliance with existing regulations would ensure potential impacts were reduced to less than significant. Therefore, potential impacts related to transportation would be less than significant and no mitigation measures are necessary.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## XVIII. TRIBAL CULTURAL RESOURCES

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

## Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

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

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

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

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

AB 52 consultation letters were sent on January 13, 2020 to four tribes: Northern Chumash Tribal Council, Salinan Tribe of San Luis Obispo and Monterey Counties, Xolon Salinan Tribe, and yak tityu tityu yak tiłhini. On January 21, 2020 Fred Collins replied on behalf of the Northern Chumash Tribal Council, indicating no comments.

## Initial Study – Environmental Checklist

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### Discussion

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

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

The proposed project does not contain any known tribal cultural resources that have been listed or are 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). Therefore, *no impacts* to listed or eligible tribal cultural resources would occur.

- (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.*

In the unlikely event resources are uncovered during grading activities, CZLUO Section 23.05.140 (Archaeological Resources) requires that, in the event archaeological resources are encountered during project construction, construction activities cease, and the County Planning Department be notified of the discovery. 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. Adherence to CZLUO Section 23.05.140, the State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, potential impacts to tribal cultural resources would be *less than significant*.

### Conclusion

No tribal cultural resources are known or expected to occur within or adjacent to the project site. In the event unanticipated sensitive resources are discovered during project activities, adherence with County CZLUO standards and State Health and Safety Code procedures would reduce potential impacts to less than significant; therefore, potential impacts to tribal cultural resources would be less than significant and no mitigation measures are necessary.

### Mitigation

None necessary.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 County Public Works Department provides water and wastewater services for specific County Service Areas (CSAs) that are managed through issuance of water/wastewater “will serve” letters. The Department of Public Works currently maintains CSAs for the communities of Nipomo, Oak Shores, Cayucos, Avila Beach, Shandon, the San Luis Obispo County Club, and Santa Margarita. Other unincorporated areas in the County rely on on-site wells and individual wastewater systems. Regulatory standards and design criteria for onsite wastewater treatment systems are provided by the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems (California OWTS Policy).

## Initial Study – Environmental Checklist

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Per the County's Stormwater Program, the Public Works Department is responsible for ensuring that new construction sites implement best management practices during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1.0 acre or more must obtain coverage under the SWRCB's Construction General Permit. Pacific Gas & Electric Company (PG&E) is the primary electricity provider and both PG&E and Southern California Gas Company provide natural gas services for urban and rural communities within the County of San Luis Obispo. The project would get its water from a community water system. Cayucos Beach Mutual Water Company has provided a letter indicating their willingness to provide the project with an official Will-Serve letter upon payment of applicable fees. The project's solid waste needs would be served by Cayucos Sanitary District.

### 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 would not result in a substantial increase in demand on water, wastewater, or stormwater collection, treatment, or disposal facilities and would not require the construction of new or expanded water, wastewater, or stormwater facilities. The project would not result in a substantial increase in energy demand, natural gas, or telecommunications; no new or expanded facilities would be required. No utility relocations are proposed. Therefore, *impacts would be less than significant.*

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

The project would be consistent with existing and planned levels and types of development in the project area and Cayucos Beach Mutual Water Company has provided a letter indicating their willingness to provide the project with an official Will-Serve letter upon payment of applicable fees. Short-term construction activities would require minimal amounts of water, which would be met through available existing supplies or small amounts of transported water. Operational water demands would not be more than those capable of being met by the project's water purveyor. Therefore, potential impacts on water supplies would be *less than significant.*

- (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 would not substantially increase demands on existing wastewater collection, treatment, and disposal facilities. The project received an Intent to Serve letter from the Cayucos Sanitary district stating their intention to serve the property. Additional conditions for service will be included in the District's Conditional Sewer Will-Serve letter, to be issued prior to the issuance of construction permits. The project will be required to meet these conditions prior to issuance of construction permit and, therefore, impacts would be *less than significant.*

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

Construction activities would result in the generation of minimal solid waste materials; no significant long-term increase in solid waste would occur. Local landfills have adequate permit capacity to serve the project and the project does not propose to generate solid waste in excess of State or local

## Initial Study – Environmental Checklist

standards or otherwise impair the attainment of solid waste reduction goals. Therefore, potential impacts would be *less than significant*.

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

The project would not result in a substantial increase in waste generation during project construction or operation. Construction waste disposal would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, potential impacts would be *less than significant*.

### Conclusion

The project would not result in significant increased demands on water, wastewater, or stormwater infrastructure and facilities. No substantial increase in solid waste generation would occur. Therefore, potential impacts to utilities and service systems would be less than significant and no mitigation measures are necessary.

### 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"/>



## Initial Study – Environmental Checklist

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

### Setting

In central California, the fire season usually extends from roughly May through October, however, recent events indicate that wildfire behavior, frequency, and duration of the fire season are changing in California. Fire Hazard Severity Zones (FHSZ) are defined by the California Department of Forestry and Fire Protection (CALFIRE) based on the presence of fire-prone vegetation, climate, topography, assets at risk (e.g., high population centers), and a fire protection agency's ability to provide service to the area (CAL FIRE 2007). FHSZs throughout the County have been designated as "Very High," "High," or "Moderate." In San Luis Obispo County, most of the area that has been designated as a "Very High Fire Hazard Severity Zone" is located in the Santa Lucia Mountains, which extend parallel to the coast along the entire length of San Luis Obispo County. The Moderate Hazard designation does not mean the area cannot experience a damaging fire; rather, it indicates that the probability is reduced, generally because the number of days a year that the area has "fire weather" is less than in high or very high fire severity zones. The project is not located within a high fire hazard severity zone, and, based on the County's response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety.

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

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

## Initial Study – Environmental Checklist

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Topography influences wildland fire to such an extent that slope conditions can often become a critical wildland fire factor. Conditions such as speed and direction of dominant wind patterns, the length and steepness of slopes, direction of exposure, and/or overall ruggedness of terrain influence the potential intensity and behavior of wildland fires and/or the rates at which they may spread (Barros et al. 2013).

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

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

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

### Discussion

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

Implementation of the proposed project would not have a permanent impact on any adopted emergency response plans or emergency evacuation plans. Temporary construction activities and staging would not substantially alter existing circulation patterns or trips. Access to adjacent areas would be maintained throughout the duration of the project. There are adequate alternative routes available to accommodate any rerouted trips through the project area for the short-term construction period. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Potential impacts would be *less than significant*.

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

The project 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 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

## Initial Study – Environmental Checklist

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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

None necessary.

### Sources

See Exhibit A.

## Initial Study – Environmental Checklist

### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

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

#### 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?*

Mitigation Measures BIO-1 through BIO-12 address potential project impacts relating to rare or endangered species and biological resources known to exist on site. Therefore, the project would not result in significant impacts to biological resources and would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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.

## Initial Study – Environmental Checklist

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

The project has the potential to impact Biological Resources, Geology and Soils, and Hydrology and Water Quality. Mitigation measures have been placed within each of these sections to address potential impacts and their implementation would reduce impacts to less than significant levels. The project is not expected to result in cumulatively considerable impacts. Therefore, potential cumulative impacts would be *less than significant*.

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

Based on the nature and scale of the project, the project would not result in a substantial adverse direct or indirect effect on human beings.

## 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 checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	None
<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 checked="" type="checkbox"/>	Other <u>US Fish and Wildlife</u>	None
<input checked="" type="checkbox"/>	Other <u>CA State Parks Department</u>	None

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<input checked="" type="checkbox"/> <b>County Documents</b>	<input type="checkbox"/> Specific Plan
<input checked="" type="checkbox"/> Coastal Plan Policies	<input type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (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 checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (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 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:

Applied Earthworks. 2019. Extended Phase 1 Subsurface Survey for 0 North Ocean Avenue (APN 064-481-009). July 17, 2019.

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

California Department of Transportation (Caltrans). 2008. Scenic Highway Guidelines. October 2008.

California Public Utilities Commission. 2018. Delivery, Consumption & Prices for Utility Service within California. January 18, 2018.

California State Governor's Office of Planning and Research. 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA. December 2018.

Central Coast Transportation Consulting. 2020. 0 Ocean Avenue – Updated Trip Generation and Site Distance Memo. March 24, 2020.

Civil Design Studio, Inc. 2020. Boutique Hotel North Ocean Avenue Stormwater Control Plan (Revised). March 18, 2020.

County of San Luis Obispo Department of Planning and Building. 2018. Onsite Wastewater Treatment System Local Agency Management Program. January 18th, 2018.

Department of Conservation (DOC). 2019. San Luis Obispo County Tsunami Inundation Maps. Available at: <<https://www.conservation.ca.gov/cgs/tsunami/maps/San-Luis-Obispo>>.

Geo Solutions. 2019. Coastal Bluff Evaluation (SL11157-1). October 9, 2019.

Geo Solutions. 2019. Soils Engineering Report (SL11157-1). March 14, 2019.

Kevin Merk Associates, LLC. 2019. North Ocean Avenue, Cayucos, California Biological Resources Assessment. May 3, 2019.

Natural Resources Conservation Service. Web Soil Survey National Cooperative Soil Survey. Accessed December, 24 2020.

Pacific Gas and Electric (PG&E). 2019. Delivering Low-Emission Energy. Available at: <[https://www.pge.com/en\\_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page](https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page)>.

San Luis Obispo Council of Governments (SLOCOG). 2019. Responsibilities. Available at: <<https://slocog.org/about/responsibilities>>.

San Luis Obispo County Air Pollution Control District (APCD). 2001. Clean Air Plan – San Luis Obispo County. December 2001.

United States Geological Survey (USGS). 2019. Areas of Land Subsidence in California. Available at: <[https://ca.water.usgs.gov/land\\_subsidence/california-subsidence-areas.html](https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html)>



## Initial Study – Environmental Checklist

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U.S. Fish and Wildlife Service (USFWS). 2019. National Wetlands Inventory Surface Waters and Wetlands. May 5, 2019. Available at: <<https://www.fws.gov/wetlands/data/Mapper.html>>

\_\_\_\_. 2016. 2015/2016 County Bikeways Plan. July 6th, 2016.

\_\_\_\_. 2016. Emergency Operation Plan. December 2016.

## 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 permit issuance and initiation of any ground disturbing activities**, the applicant shall provide construction timelines to the County Department of Planning and Building in order to minimize impacts to nesting birds and bats. Construction and grading activities should take place outside the bird nesting season, which is September 1 and January 31. If construction and grading activities occur during nesting bird season, provide evidence that a County approved qualified biologist has been obtained to conduct a clearance survey within one week prior to the initiation of ground disturbance to identify nests and burrows. Visual surveys for bats should be conducted in the vicinity of all trees that have cavities, broken limbs, resulting in hanging woody debris, and large patches of loose bark.

- a. If Active nest sites of bird species protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code Section 3503 are observed within the project area, the particular construction activity should be modified and /or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate “no activity” buffers around the nest site. Construction activities should not occur in the buffer until a biologist has determined that the nesting activity has ceased.
- b. A qualified biologist shall conduct a pre-construction survey for nesting birds within 250 feet of the project impact area. The pre-construction survey shall be conducted within seven days of initiation of construction activities in any given area of the project site and repeated prior to the start of construction in a new area of the site. During this survey, the biologist shall inspect all potential nest substrates in the impact and buffer areas, and any nests identified will be monitored to determine if they are active. Survey results shall be provided to the County for review prior to initiation of construction activities.
- c. If no active nests are found, construction may proceed. If an active nest is found within 50 feet (250 feet for raptors and possibly more for snowy plover) of the construction area, the biologist, in consultation with California Department Fish and Wildlife, shall determine the extent of a buffer to be established around the nest. The buffer will be delineated with flagging, and no work shall take place within the buffered area until the young have left the nest, as determined by the qualified biologist.

**BIO-2**      **Prior to initiation of construction activities**, a qualified biologist shall prepare a Worker Environmental Awareness Program to be presented to all construction personnel and employees. The program shall detail the measures undertaken during project implementation to avoid and minimize impacts on biological resources. It shall include a description of special-status species that have the potential to occur on site and their natural history; the status of the species and their protection under the FESA, CESA, Bald and Golden Eagle Protection Act,

## Initial Study – Environmental Checklist

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MBTA, and California Fish and Game Code; and the penalties for take. All attendees of the Worker Environmental Awareness Program shall sign an attendance form which shall be provided to the County along with the documents used to conduct the Worker Environmental Awareness Program.

- BIO-3**      **Prior to the start of construction,** the limits of disturbance shall be clearly delineated by stakes, construction fencing, flags, or another clearly identifiable system.
- BIO-4**      **During project construction,** all pipes, metal tubing, or similar materials stored or stacked on the site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used.
- In addition, materials such as lumber, plywood, and rolls of silt fencing stored on site shall be thoroughly inspected before use. Materials that could provide shelter / nesting habitat for birds shall be covered with netting or other exclusion methods during the nesting season to prevent birds from building nests. If encountered, wildlife shall be allowed to escape unimpeded, or relocated by a qualified biologist to a designated appropriate habitat area away from construction activities. Any wildlife relocations shall be authorized as necessary by CDFW and / or USFWS.
- BIO-5**      **During project construction,** to prevent entrapment of wildlife, all excavations (e.g. steep-walled holes or trenches) more than 6 inches deep shall be covered with plywood or similar materials when not in use or contain escape ramps constructed of dirt fill, wooden planks, or other material that wildlife could ascend. The amount of time trenches or other excavations are left open shall be minimized.
- All excavations more than 6 inches deep shall be inspected daily prior to the start of construction and immediately before being covered or filled. Any wildlife discovered shall be allowed to escape unimpeded before construction activities resume or shall be relocated by a qualified biologist in accordance with CDFW and / or USFWS regulations.
- BIO-6**      **Prior to issuance of building permits,** Best Management Practices for dust abatement shall be included on the project's construction documents.
- BIO-7**      Dust suppression shall occur **during construction activities** when necessary to meet air quality standards and protect biological resources.
- BIO-8**      **During project construction,** to minimize disturbance, all vehicle traffic shall be restricted to established roads, construction roads, and other designated areas.
- BIO-9**      **During project construction,** no vehicles or equipment shall be refueled within 100 feet of wetlands or streams (including offsite areas) unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. Spill kits shall be maintained on site and a spill response plan shall be in place.

## Initial Study – Environmental Checklist

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- BIO-10**      **During project construction,** no concrete washout shall be conducted on the site outside of an appropriate containment system.
- BIO-11**      **During project construction,** the use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.
- BIO-11**      **During project construction,** all food-related trash items (e.g. wrappers, cans, bottles, food scraps), small construction debris (e.g. nails, bits of metal and plastic), and other human generated debris (e.g. cigarette butts) shall be stored in animal-proof containers and / or removed from the site on a weekly basis. No deliberate feeding of wildlife shall be allowed.
- BIO-12**      **Erosion Control and Revegetation**
- During project construction,** all areas where temporary construction-related impacts have taken place shall have appropriate erosion controls and other stormwater protection BMP's installed to prevent erosion potential.
- Prior to issuance of construction permits,** a Sediment and Erosion Control Plan shall be prepared by a qualified individual that specifically seeks to protect Cayucos Creek, the beach, and wetland habitat adjacent to the construction area. Silt fencing, straw bales, sand bags, fiber rolls and / or other types of materials shall be prescribed in the plan to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be considered and used when feasible.
- Prior to final inspection,** areas with disturbed soils shall be restored under the direction of a qualified environmental consultant. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and / or applying the native seed mix described in Table 1 of the provided Biological Resources Assessment to the graded areas through either direct hand seeding or hydroseeding methods.

### Geology and Soils

- GEO-1**      **Prior to issuance of construction permits,** the applicant shall demonstrate compliance on the grading plans with all recommendations of the Soils Engineering Report (GeoSolutions, 2019) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (GeoSolutions, 2019) for the project.
- GEO-2**      **Prior to issuance of construction permits,** the applicant shall demonstrate compliance on the grading plans with all recommendations of the Coastal Bluff Evaluation (GeoSolutions, 2019) and Coastal Bluff Evaluation update (GeoSolutions, 2020) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Coastal Bluff Evaluation (GeoSolutions, 2019) and Coastal Bluff Evaluation update (GeoSolutions, 2020) for the project.

## Initial Study – Environmental Checklist

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- GEO-3**      **Prior to issuance of building / grading permits**, the project engineering geologist shall review the project improvement plans and prepare a written review letter. The review letter must verify conformance with the recommendations of the project coastal bluff evaluation report update and shall be provided to the County for review and approval by the County's geologist.

### Hydrology and Water Quality

- HYDRO-1**      **At the time of application for construction permits**, the applicant shall submit additional documents required for private stormwater system operation and maintenance plan. The project is located within the County of San Luis Obispo Municipal Stormwater Management Area (MS4 Coverage Area) and compliance with the Central Coast Post-Construction Requirements (Resolution R3-2013-00032) is required. Based on the submitted Stormwater Control Plan, dated October 10, 2019, the project will qualify to meet Performance Requirement #3.
- HYDRO-2**      **At the time of application for construction permits**, the applicant shall review the Standard Industrial Classification (SIC) Code to determine if the proposed project and proposed operation is a regulated industry. The proposed project and proposed operation may meet the criteria to require enrollment in the Industrial Stormwater General Permit (IGP) for Discharges Associated with Industrial Activities (Order 2014-0057-DWQ). **Prior to issuance of any construction permit**, if the proposed project or proposed operation is a regulated industry, the applicant shall provide verification of enrollment in the IGP by providing a Waste Discharge Identification Number to the County.

**DEVELOPER'S STATEMENT FOR  
COBB DEVELOPMENT PLAN / DRC2019-00297**

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

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

**Project Description:** A request by Jay and Lisa Cobb for a Development Plan/Coastal Development Permit to allow for the construction of a three-story hotel with onsite public amenities for passive and active recreational activities. The proposed development would be 35 feet from the average natural grade, have a bluff setback of 38 feet, and have a creek setback of 25 feet. The project is located on the south side of North Ocean Ave within the Locarno area of the community of Cayucos, in the Estero Planning Area.

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

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

**Biological Resources**

**Nesting Bird Mitigations**

- BIO-1**      **Prior to permit issuance and initiation of any ground disturbing activities**, the applicant shall provide construction timelines to the County Department of Planning and Building in order to minimize impacts to nesting birds and bats. Construction and grading activities should take place outside the bird nesting season, which is September 1 and January 31. If construction and grading activities occur during nesting bird season, provide evidence that a County approved qualified biologist has been obtained to conduct a clearance survey within one week prior to the initiation of ground disturbance to identify nests and burrows. Visual surveys for bats should be conducted in the vicinity of all trees that have cavities, broken limbs, resulting in hanging woody debris, and large patches of loose bark.
- a. If Active nest sites of bird species protected under the Migratory Bird Treaty Act and/ or California Fish and Game Code Section 3503 are observed within the project area, the particular construction activity should be modified and /or delayed as necessary to avoid direct impacts of the identified nests, eggs, and/or young. Potential project modifications may include establishing appropriate "no

activity” buffers around the nest site. Construction activities should not occur in the buffer until a biologist has determined that the nesting activity has ceased.

- b. A qualified biologist shall conduct a pre-construction survey for nesting birds within 250 feet of the project impact area. The pre-construction survey shall be conducted within seven days of initiation of construction activities in any given area of the project site and repeated prior to the start of construction in a new area of the site. During this survey, the biologist shall inspect all potential nest substrates in the impact and buffer areas, and any nests identified will be monitored to determine if they are active. Survey results shall be provided to the County for review prior to initiation of construction activities.
- c. If no active nests are found, construction may proceed. If an active nest is found within 50 feet (250 feet for raptors and possibly more for snowy plover) of the construction area, the biologist, in consultation with California Department Fish and Wildlife, shall determine the extent of a buffer to be established around the nest. The buffer will be delineated with flagging, and no work shall take place within the buffered area until the young have left the nest, as determined by the qualified biologist.

**BIO-2**      **Prior to initiation of construction activities,** a qualified biologist shall prepare a Worker Environmental Awareness Program to be presented to all construction personnel and employees. The program shall detail the measures undertaken during project implementation to avoid and minimize impacts on biological resources. It shall include a description of special-status species that have the potential to occur on site and their natural history; the status of the species and their protection under the FESA, CESA, Bald and Golden Eagle Protection Act, MBTA, and California Fish and Game Code; and the penalties for take. All attendees of the Worker Environmental Awareness Program shall sign an attendance form which shall be provided to the County along with the documents used to conduct the Worker Environmental Awareness Program.

**BIO-3**      **Prior to the start of construction,** the limits of disturbance shall be clearly delineated by stakes, construction fencing, flags, or another clearly identifiable system.

**BIO-4**      **During project construction,** all pipes, metal tubing, or similar materials stored or stacked on the site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used.

In addition, materials such as lumber, plywood, and rolls of silt fencing stored on site shall be thoroughly inspected before use. Materials that could provide shelter / nesting habitat for birds shall be covered with netting or other exclusion methods during the nesting season to prevent birds from building nests. If encountered, wildlife shall be allowed to escape unimpeded, or relocated by a qualified biologist to a designated appropriate habitat area away from construction activities. Any wildlife relocations shall be authorized as necessary by CDFW and / or USFWS.



- BIO-5**      **During project construction,** to prevent entrapment of wildlife, all excavations (e.g. steep-walled holes or trenches) more than 6 inches deep shall be covered with plywood or similar materials when not in use or contain escape ramps constructed of dirt fill, wooden planks, or other material that wildlife could ascend. The amount of time trenches or other excavations are left open shall be minimized.
- All excavations more than 6 inches deep shall be inspected daily prior to the start of construction and immediately before being covered or filled. Any wildlife discovered shall be allowed to escape unimpeded before construction activities resume or shall be relocated by a qualified biologist in accordance with CDFW and / or USFWS regulations.
- BIO-6**      **Prior to issuance of building permits,** Best Management Practices for dust abatement shall be included on the project's construction documents.
- BIO-7**      Dust suppression shall occur **during construction activities** when necessary to meet air quality standards and protect biological resources.
- BIO-8**      **During project construction,** to minimize disturbance, all vehicle traffic shall be restricted to established roads, construction roads, and other designated areas.
- BIO-9**      **During project construction,** no vehicles or equipment shall be refueled within 100 feet of wetlands or streams (including offsite areas) unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. Spill kits shall be maintained on site and a spill response plan shall be in place.
- BIO-10**      **During project construction,** no concrete washout shall be conducted on the site outside of an appropriate containment system.
- BIO-11**      **During project construction,** the use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.
- BIO-11**      **During project construction,** all food-related trash items (e.g. wrappers, cans, bottles, food scraps), small construction debris (e.g. nails, bits of metal and plastic), and other human generated debris (e.g. cigarette butts) shall be stored in animal-proof containers and / or removed from the site on a weekly basis. No deliberate feeding of wildlife shall be allowed.

**BIO-12 Erosion Control and Revegetation**

**During project construction,** all areas where temporary construction-related impacts have taken place shall have appropriate erosion controls and other stormwater protection BMP's installed to prevent erosion potential.

**Prior to issuance of construction permits,** a Sediment and Erosion Control Plan shall be prepared by a qualified individual that specifically seeks to protect Cayucos Creek, the beach, and wetland habitat adjacent to the construction area. Silt fencing, straw bales, sand bags, fiber rolls and / or other types of materials shall be prescribed in the plan to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be considered and used when feasible.

**Prior to final inspection,** areas with disturbed soils shall be restored under the direction of a qualified environmental consultant. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and / or applying the native seed mix described in Table 1 of the provided Biological Resources Assessment to the graded areas through either direct hand seeding or hydroseeding methods.

**BIO-1 through BIO-12 Monitoring/compliance.**

**Compliance:** Department of Planning and Building shall verify compliance (BIO-1 thru BIO-12) in consultation with the Environmental Coordinator.

**Geology and Soils**

**GEO-1 Prior to issuance of construction permits,** the applicant shall demonstrate compliance on the grading plans with all recommendations of the Soils Engineering Report (GeoSolutions, 2019) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Soils Engineering Report (GeoSolutions, 2019) for the project.

**GEO-2 Prior to issuance of construction permits,** the applicant shall demonstrate compliance on the grading plans with all recommendations of the Coastal Bluff Evaluation (GeoSolutions, 2019) and Coastal Bluff Evaluation update (GeoSolutions, 2020) for the project. During project construction and prior to final inspection, the applicant shall implement and comply with all recommendations of the Coastal Bluff Evaluation (GeoSolutions, 2019) and Coastal Bluff Evaluation update (GeoSolutions, 2020) for the project.

**GEO-3 Prior to issuance of building / grading permits,** the project engineering geologist shall review the project improvement plans and prepare a written review letter. The review letter must verify conformance with the recommendations of the project coastal bluff evaluation report update and shall be provided to the County for review and approval by the County's geologist.

**GEO-1 through GEO-3 Monitoring/compliance.**

**Prior to issuance of a construction permit**, the applicant shall provide a letter from the project geologist/engineer indicating that all conditions have been met.

**Hydrology and Water Quality**


**HYDRO-1**      **At the time of application for construction permits**, the applicant shall submit additional documents required for private stormwater system operation and maintenance plan. The project is located within the County of San Luis Obispo Municipal Stormwater Management Area (MS4 Coverage Area) and compliance with the Central Coast Post-Construction Requirements (Resolution R3-2013-00032) is required. Based on the submitted Stormwater Control Plan, dated October 10, 2019, the project will qualify to meet Performance Requirement #3.

**HYDRO-2**      **At the time of application for construction permits**, the applicant shall review the Standard Industrial Classification (SIC) Code to determine if the proposed project and proposed operation is a regulated industry. The proposed project and proposed operation may meet the criteria to require enrollment in the Industrial Stormwater General Permit (IGP) for Discharges Associated with Industrial Activities (Order 2014-0057-DWQ). **Prior to issuance of any construction permit**, if the proposed project or proposed operation is a regulated industry, the applicant shall provide verification of enrollment in the IGP by providing a Waste Discharge Identification Number to the County.

**HYDRO-1 and HYDRO-2 compliance.**

**Prior to issuance of a construction permit**, the applicant shall obtain review and approval of the project from the County's Stormwater Program Manager indicating that all conditions have been met.

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



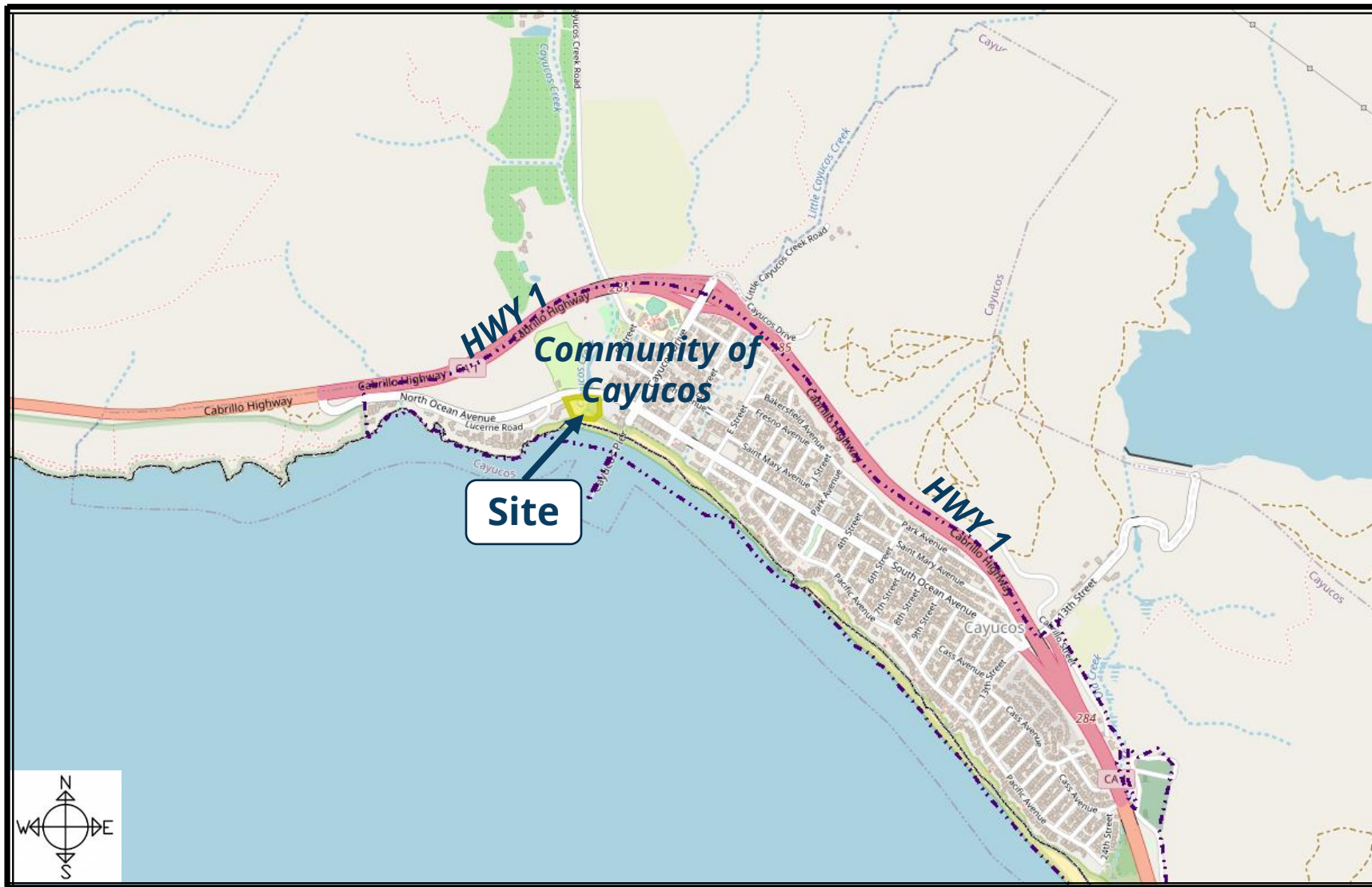
Signature of Agent(s) or Applicant(s)

11/30/20

Date

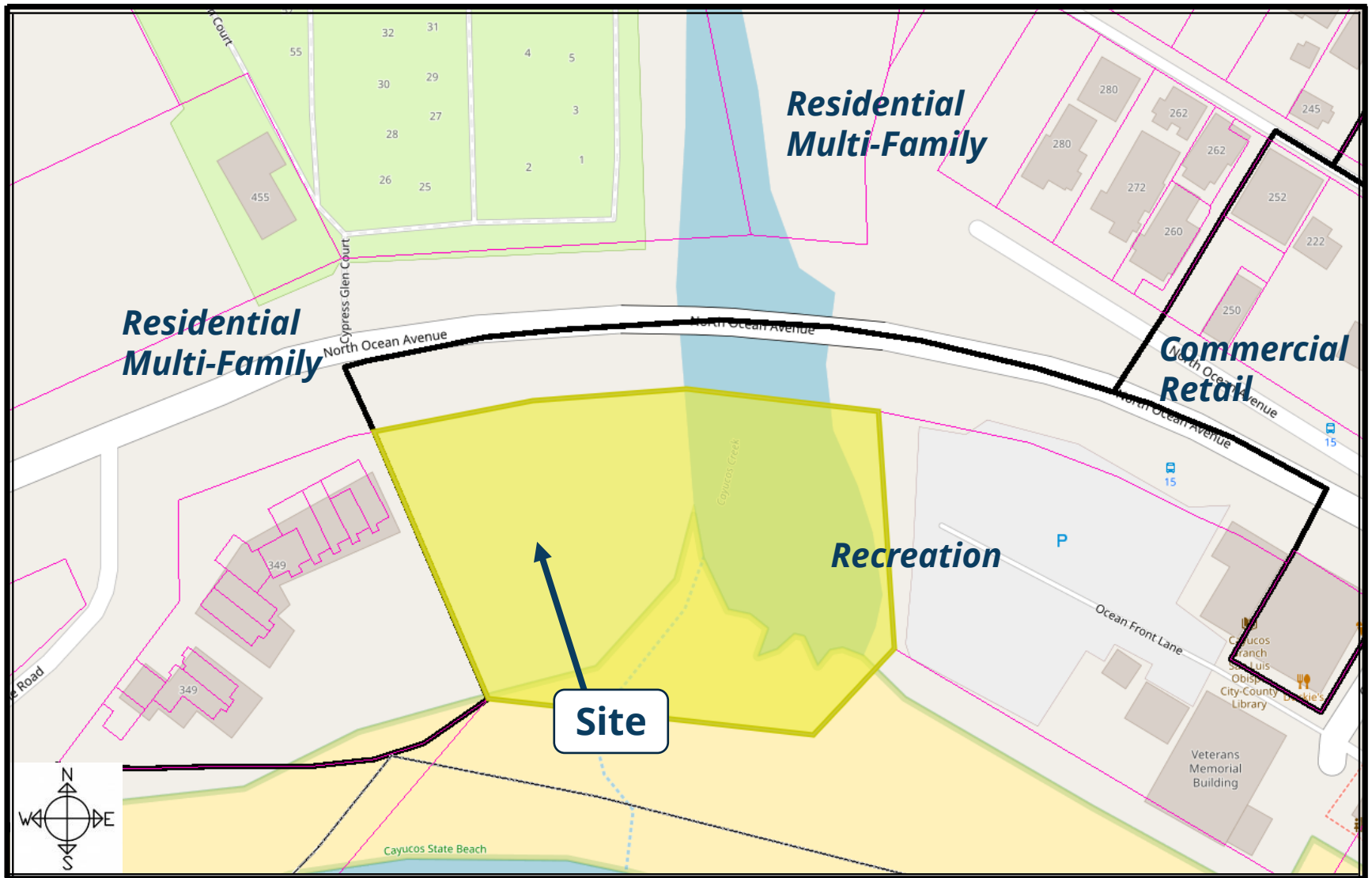
Jay Cobb

Name (Print)



COUNTY OF SAN LUIS OBISPO

Vicinity Map  
DRC2019-00297



COUNTY OF SAN LUIS OBISPO

Land Use Category Map  
DRC2019-00297





COUNTY OF SAN LUIS OBISPO

Aerial  
DRC2019-00297

## PROJECT DATA

SITE AREA AFTER HWY	81,232 sf = 1.87 ac
SITE AREA (TO BLUFF)	32,242 sf = 0.74 ac
SITE AREA BEYOND BLUFF (NOT TO BE DEVELOPED)	48,990 sf = 1.13 ac
NET USABLE AREA (AFTER 38' BLUFF SETBACK)	21,568 sf = 0.50 ac
NO. OF STORES	3
MAXIMUM HEIGHT	35'
SETBACKS:	
SIDE	10' - 0"
STREET SIDE	10' - 0"
BLUFF	38' - 0"
PARKING REQUIRED HOTEL:	
EMPLOYEE	2 STALLS
1 SPACE/ ROOM	16 STALLS
1 SPACE/ 10 ROOMS	1.6 STALLS
PARKING PROVIDED:	
19.6 STALLS	21 STALLS
HARDSCAPE AREAS:	
AC PARKING	7,959 sf
CONCRETE PLATWORK = 954 sf + 970 sf + 348 sf	2,292 sf
WALKWAYS PAVERS = 1,876 sf + 370 sf	2,246 sf
POOL AREA & PAVERS (INC. GAZEBO)	3,717 sf
<b>TOTAL</b>	<b>16,214 sf = 20%</b>
LANDSCAPE AREAS:	
NATURAL LANDSCAPE (BLUFF, CREEK, BEACH)	48,990 sf
SYNTHETIC GRASS	5,773 sf
FORMAL LANDSCAPE	2,573 sf
<b>TOTAL</b>	<b>57,336 sf = 71%</b>
BUILDING AREAS:	
GROUND LEVEL	7,594 sf = 9%
SECOND LEVEL	6,255 sf
THIRD LEVEL	5,965 sf
<b>TOTAL</b>	<b>20,114 sf</b>
TOTAL OUTDOOR USE AREA (POOL AREA + SYNTHETIC GRASS)	9,490 sf
DISTURBED SITE AREA TO BE GRADED	32,242 sf = 0.74 ac

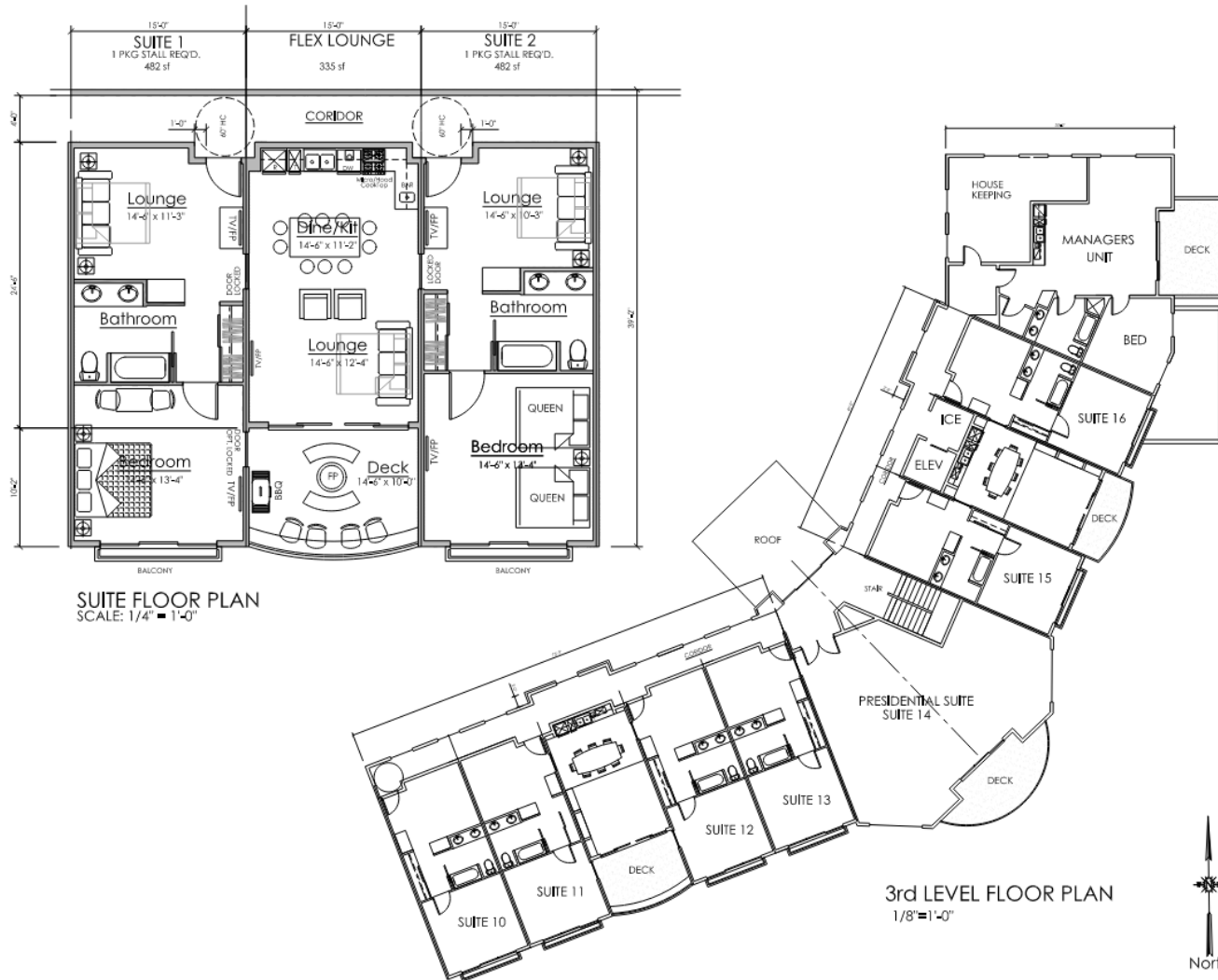






COUNTY OF SAN LUIS OBISPO

**Floor Plans**  
**DRC2019-00297**



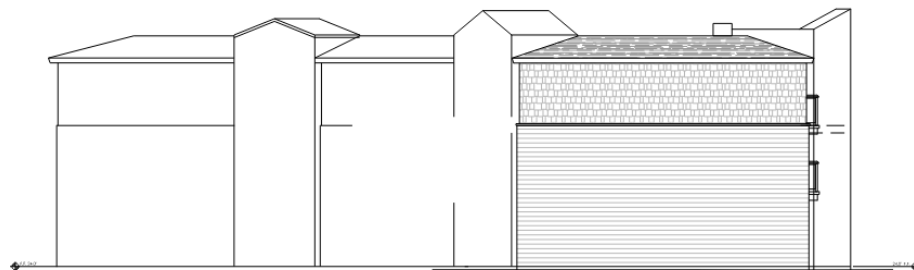
SUITE FLOOR PLAN  
SCALE: 1/4" = 1'-0"

3rd LEVEL FLOOR PLAN  
1/8" = 1'-0"



COUNTY OF SAN LUIS OBISPO

Floor Plans  
DRC2019-00297



**West Elevation**  
(View From Neighbor)  
SCALE: 1/8" = 1'-0"



**North Elevation**  
(View From North Ocean Ave.)  
SCALE: 1/8" = 1'-0"



**COUNTY OF SAN LUIS OBISPO**

**Elevations**  
**DRC2019-00297**



NorthWest Elevation  
 (View From North Ocean Ave)  
 SCALE: 1/8" = 1'-0"



COUNTY OF SAN LUIS OBISPO

Elevations  
 DRC2019-00297



Date: November 5, 2020

To: Emi Sugiyama, Project Planner

From: JR Beard, Development Services

**Subject: DRC2019-00297 Cobb-Amick CUP North Ocean Ave., Cayucos, APN 064-481-009**

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 North Ocean Avenue, a County maintained roadway.
- B. The proposed project fronts North Ocean Avenue, identified in the 2016 County Bikeways Plan as a Class II Bike Lane. Road widening improvements may be required for compliance with the County Bikeways Plan.
- C. 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.
- D. The proposed project is currently located within the 100-year flood zone. The project engineer should be prepared to determine the 100-year base flood elevation and comply with County flood hazard construction standards, Section 23.07.060 of the Land Use Ordinance.
- 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.

**Recommended Project Conditions of Approval:**

**Access**

1. **At the time of application for construction permits**, the applicant shall submit to the Department of Public Works an encroachment permit application, plans, fees, and post a cash damage bond, to install improvements within the public right-of-way in accordance with County Public Improvement Standards, unless already constructed and acceptable or design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards. The plans are to include, as applicable:

- a. To remove or relocate all existing non-permitted obstructions from within the public right-of-way of the project frontage.
  - b. Street plan and profile for widening North Ocean Avenue to complete the project side of an A-2 urban road section with Class II bike lane fronting the property, and within necessary dedicated right-of-way easements.
  - c. North Ocean Avenue site access shall be constructed in accordance with B-2 urban driveway approach and A-5 sight distance standards.
  - d. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - e. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
  - f. 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.
  - g. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
  - h. 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, 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.

#### Drainage & Flood Hazard

7. **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.

8. **At the time of application for construction permits**, the applicant shall show the 100-year flood hazard boundary on the project plans and provide evidence that all new structures comply with County flood hazard construction standards, Section 23.07.060.
9. **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.
10. **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.
11. **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.

Stormwater Pollution Prevention Plan (SWPPP)

12. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Stormwater Control Plan (SWCP):

13. **At the time of application for construction 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.
14. **Prior to acceptance of the improvements (if applicable)**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

G:\Development\DEVserv Referrals\Land Use Permits\CUP\DRC2019\DRC2019-00297 Cobb-Amick CUP North Ocean Ave., Cayucos\DRC2019-00297 Cobb-Amick CUP North Ocean Ave., Cayucos.docx





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

**THIS IS A NEW PROJECT REFERRAL / SUMMARY \***

**DATE:** 1/13/2020

**TO:** 2<sup>nd</sup> District Legislative Assistant, Building Division, CAL FIRE / County Fire, HEAL SLO, Public Works (CSA 10), Stormwater (A. Schuetze), Cayucos Sanitary, Cayucos Beach Water, CA Dept of Fish & Wildlife (CDFW), Coastal Commission, RWQCB, State Parks, U.S. Fish & Wildlife, Cayucos Citizens' Advisory Council, AB52 Contacts

**FROM:** Melina Smith (805-781-1006 or MMsmith@co.slo.ca.us)

**PROJECT NUMBER & NAME:** DRC2019-00297 COBB (Amick)

**PROJECT DESCRIPTION\*:** Proposed Conditional Use Permit / Coastal Development Permit for the construction of a 3-story 15-room hotel offering active and passive outdoor recreational activities available to the community and hotel guests; location is North Ocean Avenue in Cayucos.

**APN(s):** 064-481-009

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

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

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

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

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

**PART III:** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

See attached.

1/28/2020

**Date**

Anthony Schuetze

**Name**

805-781-5602

**Phone**

*\*All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*



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

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**Date:** January 28, 2020

**To:** Melina Smith

**From:** Anthony Schuetze, Stormwater Program Manager

**Subject:** Referral Comments, DRC2019-00297

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

**Recommended Project Conditions of Approval:**

1. The project is located within the County of San Luis Obispo Municipal Stormwater Management Area (MS4 Coverage Area) and compliance with the Central Coast Post-Construction Requirements (Resolution R3-2013-00032) is required. Based on the submitted Stormwater Control Plan, dated October 10, 2019, the project will qualify to meet Performance Requirement #3. At the time of application for construction permits, the applicant shall submit additional documents required for private stormwater system operation and maintenance plan.
2. This project and proposed operation may meet the criteria to require enrollment in the Industrial Stormwater General Permit (IGP) for Discharges Associated with Industrial Activities (Order 2014-0057-DWQ). The applicant should review the facilities Standard Industrial Classification (SIC) Code to determine if planned operation is a regulated industry.

**Building Division Stormwater Comments:**

1. Based on your SIC Code, your facility may need to enroll in the IGP to comply with industrial stormwater regulations. If your SIC Code is a regulated industry, you must provide verification of enrollment in IGP by providing your Waste Discharge Identification Number prior to issuance of any land use or construction permit.



RECEIVED JAN 13 REC'D

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

**THIS IS A NEW PROJECT REFERRAL / SUMMARY \*****DATE:** 1/13/2020**TO:** 2<sup>nd</sup> District Legislative Assistant, Building Division, CAL FIRE / County Fire, HEAL SLO, Public Works (CSA 10), Stormwater (A. Schuetze), Cayucos Sanitary, Cayucos Beach Water, CA Dept of Fish & Wildlife (CDFW), Coastal Commission, RWQCB, State Parks, U.S. Fish & Wildlife, Cayucos Citizens' Advisory Council, AB52 Contacts**FROM:** Melina Smith (805-781-1006 or MMsmith@co.slo.ca.us)**PROJECT NUMBER & NAME: DRC2019-00297 COBB (Amick)****PROJECT DESCRIPTION\*:** Proposed Conditional Use Permit / Coastal Development Permit for the construction of a 3-story 15-room hotel offering active and passive outdoor recreational activities available to the community and hotel guests; location is North Ocean Avenue in Cayucos.**APN(s):** 064-481-009

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

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

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

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

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

**PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

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

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

SEE FIRE SAFETY PLAN

1-27-2020

D. WELLS

805 593-3427

Date

Name

Phone

*\*All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.*



Scott M. Jalbert, Unit Chief

## FIRE SAFETY PLAN

January 27, 2020

San Luis Obispo County  
Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: DRC2019-00297 COBB (Amick)

Melina Smith,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information and building plans provided for the proposed Conditional Use Permit, for construction of a 3-story 15 room hotel offering active and passive outdoor recreational activities available to the community and hotel guests. This project will be located at an open lot on North Ocean Ave between Lucerne Street and Cayucos Creek, Cayucos, CA.

**Special Concerns:**

The cumulative effects of commercial development and special event type programs within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

The nearest CAL FIRE/County Fire station (#16-Estero Bay) is located at 201 Cayucos Drive, Cayucos, CA. This station has an approximate .2-mile vehicular travel distance and a 2-minute response time. At a minimum, 2 full-time firefighters are on duty at this station throughout the entire year regardless of weather conditions.

This geographic location is within lands classified as Local Responsibility Area.



- **FIRE FLOW and HYDRANT LOCATIONS-** A Fire Protection Engineer will be required to develop and review fire flow and hydrant location based on California Fire Code Appendix B and C. Community water system will need to meet the flows required.
- **FIRE PROTECTION SYSTEMS-** Project will require a water based fire protection system to meet California Fire Code sections 901 and NFPA 13. This project will required a Stand Pipe system C.F.C. Section 905.
- **COOKING-** Fire protection system to meet C.F.C. Section 904.2.2 for all hoods meeting Section 609 class 1 hood rating.
- **ALARMS/DETECTION** – An approved fire alarm system installed in accordance with the provisions of California Fire Code Section 903 and NFPA 72 shall be provided in new buildings. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms. C.F.C. Section 907.2.8 for Group R-1 Occupancy rating.
- **EMERGENCY ACCESS** – A Knox Corporation key switch shall be installed on all electric gates and rapid entry. Knox box(es) shall be attached to commercial structure(s) agreed upon by County Fire.
- **ADDRESSING** – Address numbers shall meet current commercial standards of 8 inch high with ½ inch stroke. Building identification may be required. Proper signage shall be required onsite in order to properly identify access and egress routes.  
  
A building identification and directory will be required to assist with location of buildings and rooms within the property.
- **FIRE SAFETY AND EVACUATIONS** - Applicant shall provide a written Fire Safety Plan whose contents shall be in accordance with sections of the California Fire Code Chapter 4, Emergency Planning and Preparedness.
- **SOLAR / STANBY EMEREGNY POWER-** Any proposed emergency stand by power or solar or standby will meet California Fire Code Sections 604 and 605.11.
- **CALIFORINA FIRE CODE-** Project will meet applicable fire code requirements that will included exiting, fire extinguishers, housekeeping, storage and electrical. Code requirements will be further address in the permitting process.

**From:** Michael Stoker  
**Sent:** Monday, January 27, 2020 9:22 AM  
**To:** Melina M. Smith  
**Cc:** Cheryl Journey; Don C. Moore  
**Subject:** Re: DRC2019-00297 AMICK / COBB, Project Summary / Referral\*, Conditional Use Permit, Cayucos

Melina,

Please find buildings recommendations for DRC2019-00297. Let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed is for the construction of a 3-story 15-room hotel offering active and passive outdoor recreational activities available to the community and hotel guest). A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

1. A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
2. A pre-application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
3. Separate building permit will be required for the grading, fire sprinklers, and pool.
4. Specify the applicable codes on the cover sheet of the plans.
5. Specify the occupancy group and type of construction on the cover sheet of the plans for each building to comply with the California Building Code.
6. Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Chapter 5.
7. Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
8. The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
9. The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.

10. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
11. The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, doors, electrical outlets, etc.).
12. Provide plans which clearly show the structural design to verify compliance with the current version of the California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
13. The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
14. A grading permit will be required for the project and or site specific. Also, a SWPPP plan will be required for this project if the total area of disturbance for the project is 1 acre or greater.
15. Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
16. Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided are sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
17. Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
18. Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-16, Chapter 13.
19. Energy Calculations will need to be provided to verify compliance with current California Energy Code.
20. Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
21. The building(s) may need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

Thanks

**Michael Stoker, CASp**  
**Building Division Supervisor**  
**County of San Luis Obispo**  
**Planning and Building Department**  
(p) 805-781-1543  
(f) 805-781-1242  
[mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us)

## Misty R. Gin

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**From:** Jackie Mansoor  
**Sent:** Tuesday, November 03, 2020 3:51 PM  
**To:** Misty R. Gin  
**Subject:** RE: New Project Referral DRC2019-00297 COBB (AMICK) Conditional Use Permit

Hello Misty –

The APCD has reviewed the information in the project referral. This project will likely be below APCD thresholds, so the APCD does not have comments on this project at this time.

Jackie

**Jacqueline Mansoor | Air Quality Specialist**

*Currently Teleworking*

SLO County Air Pollution Control District

3433 Roberto Court, SLO 93401

805-781-5983 • [SLOCleanAir.org](http://SLOCleanAir.org) • [SLOCarFree.org](http://SLOCarFree.org)



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**From:** Misty R. Gin <[mgin@co.slo.ca.us](mailto:mgin@co.slo.ca.us)>  
**Sent:** Friday, October 30, 2020 8:43 AM  
**To:** Andrew Mutziger <[amutziger@co.slo.ca.us](mailto:amutziger@co.slo.ca.us)>; Jackie Mansoor <[JMansoor@co.slo.ca.us](mailto:JMansoor@co.slo.ca.us)>  
**Cc:** Terry Wahler <[twahler@co.slo.ca.us](mailto:twahler@co.slo.ca.us)>  
**Subject:** New Project Referral DRC2019-00297 COBB (AMICK) Conditional Use Permit

Please [click here](#) to update your referral contact information

**County of San Luis Obispo**

**Department of Planning & Building**

We are requesting your review of this recently submitted application as the proposed project may be of interest or concern to your department/agency. Please click the direct hyperlink below titled "Project Summary / Referral\*" for an overview of the project:

[Project Summary / Referral\\*](#)

**DRC2019-00297 COBB (AMICK) Conditional Use Permit/ Coastal Development Permit, Cayucos**





July 22, 2020

File No.: 0916-01  
*SLO Co. File No. DRC2019-00297*

Mr. & Mrs. Jay and Lisa Cobb  
C/o Planning Solutions  
1360 New Wine Place  
Templeton, California 93465

Attention: Ms. Pamela Jardini

Subject: **Review of Coastal Bluff Evaluation Update**

Project: **Cobb – Boutique Hotel**  
North Ocean Avenue (APN 064-481-009)  
Cayucos Area of San Luis Obispo County, California

- References:
1. Coastal Bluff Evaluation, Parcel 9, North Ocean Avenue, APN: 064-481-009, Cayucos Area of San Luis Obispo County, California, File No. SL11157-1, prepared by Geosolutions, Inc., dated March 14, 2019.
  2. Review of Coastal Bluff Evaluation Report, Cobb – Boutique Hotel, North Ocean Avenue (APN 064-481-009), Cayucos Area of San Luis Obispo County, California, Doc. No. 2006-103.REV, prepared by Landset Engineers, Inc., dated June 2, 2020.
  3. Coastal Bluff Evaluation Update, Cobb Boutique Hotel, North Ocean Avenue, APN: 064-481-009, Cayucos Area of San Luis Obispo County, California, File No. SL11157-3, prepared by Geosolutions, Inc., dated June 23, 2020.

Dear Mr. & Mrs. Cobb:

The purpose of this letter is to summarize our review findings of the above referenced addendum report (Reference 3). This firm previously prepared a preliminary review requesting additional site-specific engineering geologic information and response to review comments (Reference 2).

The updated report was reviewed for conformance with section 23.07.084 of the San Luis Obispo County Coastal Land Use Ordinance (CZLUO) and the San Luis Obispo County Guidelines for Engineering Geology Reports.

July 22, 2020

File No. 0916-01  
**SLO Co. File No. DRC2019-00297**

It is our opinion that the site geologic conditions are accurately modeled as represented. Our findings are congruent with the conclusions and recommendations of the updated coastal bluff evaluation report prepared by Geosolutions, Inc., dated June 23, 2020.

The itemized geologic recommendations summarized on pp. 3 through 5 (Reference 3, Section 3.0) should be included as conditions of approval prior to the issuance of permits. It is our opinion that the project engineering geologic constraints have been adequately characterized and appropriate mitigative measures have been included for CEQA & CZLUO compliance.

### **RECOMMENDATIONS**

1. Plan Review Required. The project engineering geologist must review the project improvement plans and prepare a written review letter. The review letter must verify conformance with the recommendations of the project coastal bluff evaluation report update (Reference 3), prior to the issuance of building/grading permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,  
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



Doc. No. 2007-113.REV

Copies: Addressee (1)  
Mr. & Mrs. Jay and Lisa Cobb (1)  
Mr. Terry Wahler, San Luis Obispo County Planning Dept. (1)  
Mr. Jeffrey Pfof, Geosolutions, Inc. (1)  
SLO County Geology files (1)

**SAN LUIS OBISPO COUNTY ENGINEERING GEOLOGY REPORT REVIEW FORM**

The San Luis Obispo County Planning and Building Department uses the following checklist as part of reviewing engineering geology reports. Explanatory notes are appended and keyed to each numbered item.

Checklist item within consulting report	Adequately described: satisfactory	Additional data needed: unsatisfactory
1. Project Description	X	
2. SLO County Geological Study Area Map	X	
3. Site Location	X	
4. Regional Geologic Map	X	
5. Original engineering geologic map of site	X	
6. Aerial photograph interpretation	X	
7. Subsurface site geology	X	
8. Geologic cross sections	X	
9. Active faulting and coseismic deformation across the site	X	
10. Landslides	X	
11. Flooding, severe erosion, deposition	X	
12. On-site septic systems	N/A	
13. Hydrocollapse of alluvial fan soils	X	
14. Evaluation of historical seismicity and regional faults	X	
15. Characterize and classify geologic site class	X	
16. Probabilistic evaluation of earthquake ground motion	X	
17. Peak ground acceleration for MCE levels of ground motion	X	
18. Site coefficients $F_a$ & $F_v$ and spectral accelerations $S_s$ , $S_1$ , $S_{MS}$ , $S_{M1}$ $S_{DS}$ & $S_{D1}$	X	
19. Geologic setting for liquefaction analysis	X	
20. Liquefaction methodology	N/A	
21. Bluff erosion	X	
22. Tsunami or seiche potential	X	
23. Expansive soil	X	
24. Naturally occurring asbestos	X	
25. Radon and other hazardous gasses	X	
26. Geologic constraints anticipated during grading operations	X	
27. Areas of cut and fill, preparation of the ground, and depth of removals	X	
28. Subdrainage plans for groundwater	N/A	
29. Final grading report and as-built map	N/A	
30. Summary sheet	X	
31. Age of report	X	
32. Engineering geology report signed by CEG	X	

**CAYUCOS BEACH MUTUAL WATER COMPANY  
P.O. BOX 315, CAYUCOS, CA 93430  
805-995-3766**

October 9, 2020

Mary Amick  
P.O. Box 942  
Morro Bay, CA 93443

Dear Ms. Amick:

San Luis Obispo County records show you as being the owner of Assessor's Parcel Number (APN) 064-481-009 in Cayucos, California.

Back in September of 2016, we extended an offer for a Will Serve letter for your parcel upon request and payment of capacity fees per an attached schedule which expired June 30, 2017. We will extend a similar offer with some increases to the fees and charges that would relate to the years in between and including 2020. This letter will allow your potential buyer to move forward and know if all the appropriate capacity charges are paid within the next 6 months from the date of this letter, we can extend an offer for a Will Serve letter for your parcel listed above.

Kind regards,  
Grace Pope

cc: Jay Cobb  
Ethan Roza



# CAYUCOS SANITARY DISTRICT

February 10, 2020

**Board President**

Robert Enns

**Vice President**

Dan Chivens

**Directors**

Shirley Lyon

Hannah Miller

Robert Frank

**District Manager**

Rick Koon

**Administrative**

**Office Manager**

Danielle Crawford

Jay Cobb  
2565 Alluvial Ave. Ste 122  
Clovis, CA 93611-9514

**Subject:** APN# 064-481-009  
\_\_\_\_ N Ocean Ave., CAYUCOS, CA 93430

This letter is to notify you of the Cayucos Sanitary District's Intent to Serve the property located at the above address. **This Intent to Serve Letter is for the Minor Use Permit process only.**

Once you have applied for a building permit you will need to submit your construction plans to us. Then we will review and issue a Conditional Sewer Will-Serve Letter with conditions for this project. These conditions will include any easement encroachment issues that may exist, backflow requirements, etc.

If there are questions or comments regarding this letter, please contact me at the District office.

Additional Comments:

The District will require additional estimated sewer flow information for the project prior to issuance of a Conditional Will-Serve Letter.

**Mailing Address:**

P.O. Box 333  
Cayucos, Ca 93430

**Office:**

200 Ash Avenue  
Cayucos, Ca 93430

**Phone:**

(805) 995-3290

**Fax:**

(805) 995-3673

Sincerely,

Rick Koon  
District Manager