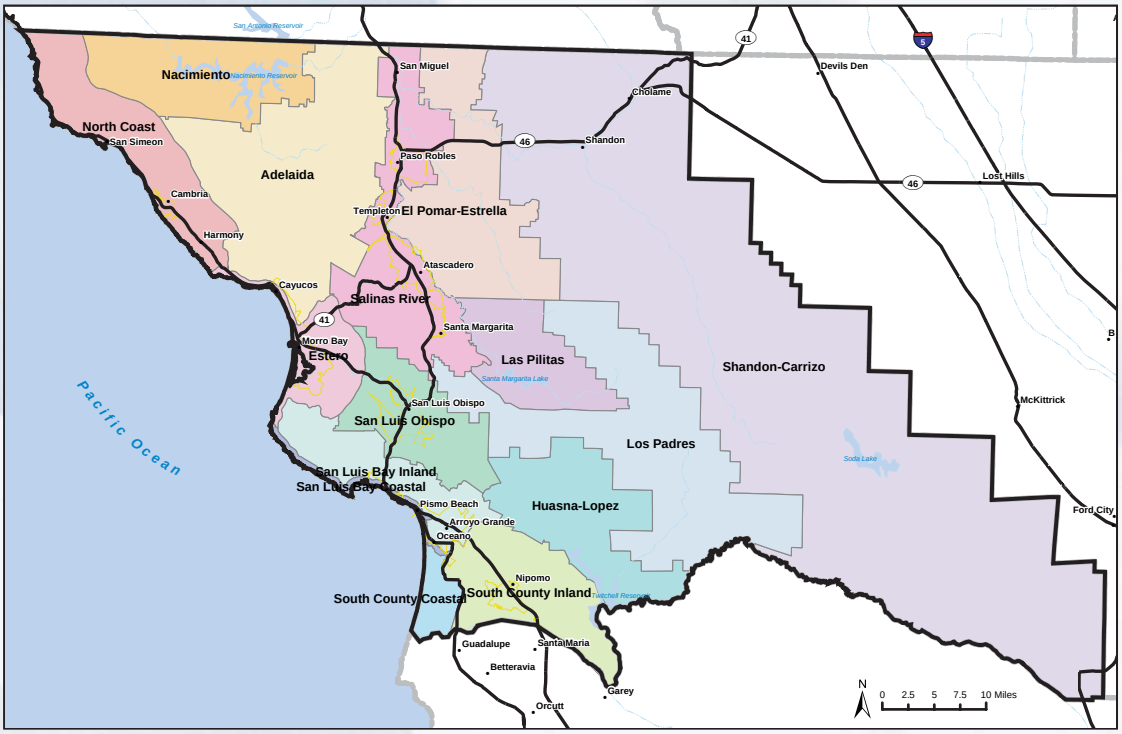
Final

Affordable Housing Ordinances Environmental Impact Report



State Clearinghouse No. 2006021100

Prepared for:
County of San Luis Obispo

Prepared by:
Rincon Consultants, Inc.

June 2007

Environmental Scientists Planners Engineers

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Prepared for:
County of San Luis Obispo
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San Luis Obispo, California 93401

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June 2007

TABLE OF CONTENTS

Page

Executive Summary ES-1

1.0 Introduction 1-1
- 1.1 Purpose and Legal Authority 1-1
- 1.2 Scope and Content 1-2
- 1.3 Lead, Responsible, and Trustee Agencies 1-4
- 1.4 How to Read This Document 1-4
- 1.5 Areas of Controversy 1-5
- 1.6 Environmental Review Process 1-5
- 1.7 Glossary of Acronyms 1-7

2.0 Project Description 2-1
- 2.1 Project Applicant 2-1
- 2.2 Project Area 2-1
- 2.3 Project Objectives 2-1
- 2.4 Background for Proposed Affordable Housing Ordinances 2-7
- 2.5 Project Characteristics 2-8
- 2.6 Required Approvals 2-18

3.0 Environmental Setting 3-1
- 3.1 Regional Setting 3-1
- 3.2 County of San Luis Obispo 3-1
- 3.3 Cumulative Projects Setting 3-5

4.0 Environmental Impact Analysis 4-1
- 4.1 Agricultural Resources 4.1-1
- 4.2 Air Quality 4.2-1
- 4.3 Biological Resources 4.3-1
- 4.4 Cultural Resources 4.4-1
- 4.5 Hydrology and Water Quality 4.5-1
- 4.6 Geologic Resources 4.6-1
- 4.7 Noise 4.7-1
- 4.8 Public Services and Utilities 4.8-1
- 4.9 Transportation and Circulation 4.9-1
- 4.10 Water Resources 4.10-1
- 4.11 Effects Found Not to be Significant 4.11-1

5.0 Growth Inducing Impacts 5-1

6.0 Alternatives 6-1

7.0 References 7-1

TABLES:

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts ES-3
Table ES-2 Summary of Cumulative Environmental Impacts ES-34
Table 2-1 Existing and Projected Housing Units in Unincorporated Areas of San Luis Obispo County 2-9
Table 2-2 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards South County Inland Planning Area 2-10
Table 2-3 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards North Coast Planning Area 2-11
Table 2-4 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards San Luis Bay Inland Planning Area 2-11
Table 2-5 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards Estero Planning Area 2-11
Table 2-6 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards San Luis Bay Coastal Planning Area 2-11
Table 2-7 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards Salinas River Planning Area 2-12
Table 2-8 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards Shandon-Carrizo Planning Area 2-12
Table 2-9 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards San Luis Obispo Planning Area 2-12
Table 2-10 Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards El-Pomar-Estrella Planning Area 2-12
Table 2-11 Summary of Increase in Residential Units Based on HE 1.4 2-13
Table 2-12 Anticipated Impact of Inclusionary Housing Ordinance Program 1.9, Pursuant to Anticipated Number of Bonus Housing Units That Would Be Built 2-14
Table 2-13 Existing Maximum Density Potential Without Program HE 1.10: Minimum Density Requirement 2-15
Table 2-14 Existing and Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.10: Minimum Density Requirement 2-17
Table 2-15 Summary of Existing and Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.10: Minimum Density Requirement by Community 2-18
Table 4.1-1 County Farmland Conversion from 2002 to 2004 ..... 4.1-2
Table 4.1-2 Comparison of Valuation of Major Groups During the Past Ten Years ($) 4.1-3
Table 4.2-1 Ambient Air Quality Standards 4.2-3
Table 4.2-2 Level of Construction Activity Requiring Mitigation 4.2-7

Table 4.3-1 Natural Communities/Habitat Types and Potential/Known Occurrences within San Luis Obispo County Planning Areas 4.3-2
Table 4.3-2 Sensitive Plant Species Potential/Known Occurrences Within San Luis Obispo County 4.3-11
Table 4.3-3 Sensitive Animal Species Potential/Known Occurrences Within San Luis Obispo County 4.3-19
Table 4.4-1 National Register of Historic Places in SLO County 4.4-3
Table 4.4-2 State Office of Historic Preservation Historical Places in SLO County 4.4-4
Table 4.5-1 San Luis Obispo County 303(d) List of Impaired Waters 4.5-7
Table 4.5-2 Definitions of Beneficial Uses for Surface Waters 4.5-8
Table 4.5-3 Water Quality Objectives for Beneficial Uses of Surface Waters 4.5-9
Table 4.6-1 Planning Area GSA Designations 4.6-2
Table 4.6-2 San Luis Obispo County Fault Activity 4.6-10
Table 4.7-1 Maximum Allowable Noise Exposure: Transportation Noise Sources 4.7-2
Table 4.7-2 Maximum Allowable Noise Exposure: Stationary Noise Sources 4.7-2
Table 4.7-3 Typical Noise Level Ranges at construction Sites 4.7-8
Table 4.8-1 County Sewage Treatment Facilities Average Dry-Weather Flow (ADWF), Levels of Severity (LOS), 2004-2005 ....4.8-1
Table 4.8-2 Solid Waste Disposal Facilities 4.8-7
Table 4.8-3 Solid Waste Disposal By Planning Area 4.8-8
Table 4.8-4 San Luis Obispo County Schools 2005-2006 ....4.8-19
Table 4.8-5 County Parks Inventory, March 2006 ....4.8-24
Table 4.9-1 Level of Service Definitions 4.9-1
Table 4.9-2 San Luis Obispo County U.S. 101 Levels of Service 4.9-2
Table 4.9-3 Recommended Levels of Severity for County Roads 4.9-4
Table 4.9-4 Affordable Housing Ordinance Buildout Trip Generation 4.9-12
Table 4.10-1 Existing Water Supply and Projected Demand 4.10-8
Table 4.10-2 WPA 1 Demand by Category 4.10-11
Table 4.10-3 WPA 2 Demand by Category 4.10-12
Table 4.10-4 WPA 3 Demand by Category 4.10-12
Table 4.10-5 WPA 4 Demand by Category 4.10-12
Table 4.10-6 WPA 5 Demand by Category 4.10-13
Table 4.10-7 WPA 6 Demand by Category 4.10-13
Table 4.10-8 WPA 7 Demand by Category 4.10-14
Table 4.10-9 WPA 8 Demand by Category 4.10-14
Table 4.10-10 WPA 9A Demand by Category 4.10-14
Table 4.10-11 WPA 9B Demand by Category 4.10-15
Table 4.10-12 WPA 9C Demand by Category 4.10-15
Table 4.10-13 WPA 10 Demand by Category 4.10-15
Table 6-1 Existing and Projected Housing Units in Unincorporated Areas of San Luis Obispo County 6-2
Table 6-2 Comparison of Project Alternatives 6-2
Table 6-3 Buildout Comparison of Alternative 2 and the Proposed Project 6-5
Table 6-4 Buildout Comparison of Alternative 3 and the Proposed Project 6-8
Table 6-5 Buildout Comparison of Alternative 4 and the Proposed Project 6-11
Table 6-6 Impact Comparison of Alternatives to Proposed Project 6-17

FIGURES:

Figure 2-1 Project Vicinity 2-3
Figure 2-2 County Planning Areas and Communities 2-5
Figure 4.1-1 Agricultural Land Status 4.1-5
Figure 4.2-1 San Luis Obispo County Ambient Air Monitoring Stations 4.2-5
Figure 4.3-1 San Luis Obispo County Natural Communities 4.3-5
Figure 4.3-2 Potential/Known Locations of Sensitive Species 4.3-9
Figure 4. 5-1 FEMA Flood Zones 4.5-5
Figure 4.6-1 Fault Hazards 4.6-3
Figure 4.6-2 Liquefaction Hazards 4.6-5
Figure 4.6-3 Landslide Hazards 4.6-7
Figure 4.7-1 Land Use Compatibility for New Development Near Noise Sources 4.7-4
Figure 4.8-1 County Service Areas and Community Service Districts 4.8-3
Figure 4.8-2 Fire Hazard Areas 4.8-11
Figure 4.8-3 CDF and Law Enforcement Facility Locations and Response Times 4.8-13
Figure 4.8-4 School Districts and Facility Locations 4.8-21
Figure 4.9-1 Highway Network 4.9-3
Figure 4.9-2 San Luis Obispo County Transit Routes 4.9-9
Figure 4.10-1 Water Planning Areas 4.10-3

APPENDICES:

Appendix A Notice of Preparation and Responses
Appendix B Policy Consistency
Appendix C Program H.E. 1.10 Minimum Density Parcel Mitigation Measure Analysis

EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed Affordable Housing Ordinances, alternatives, environmental impacts, mitigation measures, and residual impacts associated with the proposed Affordable Housing Ordinances.

PROJECT SYNOPSIS

Project Applicant

San Luis Obispo County
Environmental Division
Department of Planning and Building
County Government Center, Room 310
San Luis Obispo, CA 93408
Contact: Mr. Jeff Oliveira, (805) 781-4167

Project Description

The proposed project consists of three sets of Affordable Housing Ordinances that implement three respective programs from the San Luis Obispo County General Plan Housing Element (amended July 20, 2004). The housing programs encourage affordable housing production and retention of the County's affordable housing stock to address an identified area-wide shortage of affordable housing. These Housing Element programs include:

- Program HE 1.4: Revised Residential Development Standards
- Program HE 1.9: Require Development of Affordable Housing
- Program HE 1.10: Establish Minimum Residential Multi-Family Densities

The proposed ordinances would address residential development standards, inclusionary housing, and minimum density requirements for selected residential multi-family zoned parcels.

ALTERNATIVES

This EIR examines a range of reasonable alternatives to the proposed Affordable Housing Ordinances project that could feasibly achieve similar objectives. The discussion focuses on alternatives that may be able to reduce some of the adverse impacts associated with the proposed ordinances. Included in this analysis are the CEQA-required "no project" alternative, three alternatives that exclude one of the proposed ordinances while implementing the remaining two programs, and one alternative that assumes revised ordinances to encourage urban infill. The alternatives are listed below:

- *Alternative 1: No Project*
- *Alternative 2: Program HE 1.4 Exclusion*
- *Alternative 3: Program HE 1.9 Exclusion*
- *Alternative 4: Program HE 1.10 Exclusion*

- *Alternative 5: Revised County Ordinances to Encourage Infill*

Alternative 5 (~~No Project~~ Revised County Ordinances to Encourage Infill) is considered environmentally superior overall, since it includes the same buildout potential as the proposed project, but concentrates more development in urban areas, where environmental impacts are likely to be less.

Alternatives 1 ~~and~~, 3, and 5 are environmentally superior to the proposed project from the standpoint that they would result in less overall development, but because more of the development would occur in rural areas under alternative 1 and 3, impacts related to the protection of environmental resources in rural areas would be greater.

The alternatives analysis is described in further detail in Section 6.0, *Alternatives*.

AREAS OF CONCERN

Pursuant to State CEQA Guidelines § 15123, this EIR acknowledges the areas of controversy and issues to be resolved which are known to the County of San Luis Obispo or were raised during the scoping process. A Notice of Preparation was prepared and circulated for a 30-day public review period that began on February 9, 2006 and ended March 11, 2006.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 identifies project environmental impacts, proposed mitigation measures, and residual impacts. Table ES-2 follows to identify cumulative impacts resulting from buildout of the proposed project in conjunction with the approved and pending cumulative development near the project site. Impacts are organized by classes. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

> *Class I. Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.*
>
> *Class II. Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the State CEQA Guidelines.*
>
> *Class III. Not Significant: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.*
>
> *Class IV. Beneficial: An effect that would reduce existing environmental problems or hazards.*

Refer to Section 4.11 of this EIR for a discussion of additional effects found not to be significant. Issue areas with effects found not to be significant include: aesthetics, air quality, biological resources, hazards and hazardous materials, land use and planning, mineral resources, population and housing, and transportation/traffic.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

The proposed Affordable Housing Ordinances would result in three (3) significant and unavoidable (Class I) impacts. The biological resources issue area would result in three Class I impact. Impacts are discussed in greater detail in Section 4.0 of this EIR and are summarized in Table ES-1 below.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
BIOLOGICAL RESOURCES		
Impact B-1 Future development in accordance with the Affordable Housing Ordinances could permanently remove sensitive habitat areas. Impacts of many individual projects can likely be mitigated to a less than significant level. However, because the feasibility of mitigation cannot be determined at this time, the cumulative effect of implementation of the Affordable Housing Ordinances is a Class I, *significant and unavoidable impact*.	**B-1(a) Sensitive Habitat Survey and Restoration Plan.** Prior to approval of any Land Use permits, project applicants within potentially sensitive areas as determined by the County (refer to Table 4.3-1 for a list of sensitive habitats) shall contract with a County approved biologist to survey for sensitive habitats as defined by the County or appropriate state or federal regulatory agencies. If sensitive habitats are found onsite, the applicant shall contract with a County approved biologist to ~~shall~~ develop a Sensitive Habitat Restoration Plan that provides specific measures to enhance and maintain the remaining on-site occurrences of sensitive habitats. The Plan could include**:** 1. Provide an up-to-date inventory of on-site sensitive habitat(s); 2. Define attainable and measurable goals and objectives to achieve through implementation of the Plan; 3. Provide site selection and justification; 4. Detail restoration work plan including methodologies, restoration schedule, plant materials (seed), and implementation strategies. 5. Provide a detailed maintenance plan to include weeding and or spot spraying to keep non-native plant species from further reducing the extent of this habitat type on the property over time. This approach would also have the residual benefit of providing wildland fire protection. Enhancement and maintenance options shall employ recent techniques and effective strategies for increasing the overall area of the sensitive habitats on-site and shall include but not be limited to reseeding or stock container planting disturbed areas with an appropriate native plant palette; 6. Define performance standards. Either in a County approved mitigation site within the proposed rezone site or in a County	Compliance with existing construction regulations and the above listed mitigation measures would reduce impacts on sensitive habitats to the extent possible. However, because the feasibility of mitigation at specific sites cannot be determined at this time, the cumulative effect of implementation of the Affordable Housing Ordinances is still potentially significant and unavoidable**.**

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	approved off site area, the total restored area should include 2:1 (Sensitive habitat restored: Sensitive habitat impacted) with at least 50% cover of native shrubs. Acreage may vary depending on the location of the mitigation site and restoration effort. The County may require additional acreage for off site mitigation; and, 7. Provide a monitoring plan to include methods and analysis of results. Also, include goal success or failure and an adaptive management plan and suggestions for failed restoration efforts. ~~Other sensitive habitats including riparian, wetland, and native oak trees are discussed below in B-1(c, d, and e).~~ **B-1(b) Wetland Delineation.** Prior to approval of any Land Use permits, project applicants whose land is in potentially sensitive areas as determined by the County shall contract with a County approved biologist to conduct a formal wetland delineation utilizing methodologies accepted by the Corps and CDFG as defined by the County or appropriate state or federal regulatory agencies. The biologist shall determine the location and extent of jurisdictional waters of the U.S. and State on the sites. A Mitigation Plan shall be developed for areas of disturbance to riparian habitat and other potential wetland areas. The plan shall be prepared by a qualified biologist who is familiar with current Corps and CDFG restoration and mitigation techniques. County required compensatory mitigation shall occur on-site using regionally collected native plant material at a minimum ratio of 2:1 (habitat created to habitat impacted). The resource agencies may require a higher mitigation ratio as a result of the permitting processes. The plan could include the following components: 1. Description of the rezone/impact site (i.e., location, responsible parties, jurisdictional areas to be filled/impacted by habitat type); 2. Goal(s) of the compensatory mitigation project (type(s) and area(s) of habitat to be established, restored, enhanced,	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	and/or preserved, specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved (any lost wetland habitat shall be replaced on-site using regionally collected native plant material at a minimum ratio of 2:1); 3. Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site); 4. Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan); 5. Maintenance activities during the monitoring period (activities, responsible parties, schedule); 6. Monitoring plan for the compensatory mitigation-site (performance standards, target functions and values, target hydrological regime, target jurisdictional and non-jurisdictional acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports); 7. Completion of compensatory mitigation (notification of completion, agency confirmation); and 8. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). 9. Identification of potential pollutant sources, that may affect the quality of the discharges to stormwater; 10. The proposed design and placement of structural and non-structural BMPs to address identified pollutants. 11. A proposed inspection and maintenance program; and 12. A method of ensuring maintenance of all BMPs over the life of the project.	
Impact B-2 Future development in accordance with the Affordable Housing Ordinances would potentially affect special status species. Impacts of many individual projects can likely be mitigated to a less than significant level. However, because the feasibility of mitigation at specific sites cannot be determined at this time, the cumulative effect of implementation of the Affordable	**B-2(a) Seasonally-Timed Rare Plant Surveys.** For individual projects as determined by the County, a County approved botanist shall conduct seasonally timed directed floral surveys per the requirements of the County or appropriate state or federal regulatory agencies. The floral surveys shall be based on the target list of plant species identified in Table 4.3-2 to be completed during the appropriate season to determine the presence or absence of these species. Up to three separate survey visits may be required to	Compliance with the above listed mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case-by-case basis, would likely reduce impacts to a less than significant level for many of the individual projects under the Affordable Housing Ordinances. However, because the actual magnitude of impacts and feasibility of mitigation for

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
Housing Ordinances is Class I, *significant and unavoidable*.	capture the flowering period of all target species. The location and extent of any rare plant occurrences observed on a site should be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs. If special-status plant species are identified, the approved botanist shall submit written proof that the county and CDFG have been contacted. If federally-listed plant species are identified, then the USFWS must also be contacted. **B-2(b) Special-Status Plant Buffer:** If State or Federally listed plant species are found as a result of Mitigation Measure B-2(a), site development plans shall be modified to avoid such occurrences with a minimum buffer of 50 feet. The applicant shall establish conservation easements for such preserved areas, prior to issuance of the first grading permit. The proposed project shall be amended at that time to place these areas formally into open space. **B-2(c) Special-Status Plant Species Mitigation Plan:** If total avoidance of the special status species occurrences (if any) is economically or technologically infeasible, a mitigation program shall be developed by a qualified botanist under contract with the applicant in consultation with CDFG as appropriate. A research study to determine the best mitigation approach for each particular species to be salvaged may be required to adequately prepare the plan for species that have not been subject to mitigation requirements previously. The special-status plant species mitigation program may include the following: a. The overall goal and measurable objectives of a no-net loss of special status species in the mitigation and monitoring plan; b. Specific areas proposed for re-vegetation and their size. Potential sites for mitigation would be any suitable site within proposed open space, depending on the species, that is appropriately buffered from development. c. Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the special-status plant species. (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of special-status plant species preserves and	individual projects cannot be determined at this time, the cumulative special status species effect of future development under the proposed Affordable Housing Ordinances is potentially significant and unavoidable.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed and/or topsoil collection, propagation, and reintroduction of special-status plant species into specified receiver sites); d. Success criteria based on the goals and measurable objectives to ensure a viable population(s) on the project site in perpetuity; e. An education program to inform the public of the presence of special-status plant species and sensitive biological resources on-site, and to provide methods that residents can employ to reduce impacts to these species/resources in protected open space areas; f. Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and g. Funding mechanism. **B-2(d) Special-Status Plant Monitoring.** If monitoring is necessary, then monitoring shall occur annually and shall last at least five years to ensure successful establishment of all re-introduced or salvaged plants and no-net-loss of the species habitat. In the case of annual plants it is difficult to determine if there has been a net loss or gain of a viable population in a five year period. Therefore, an important component of the mitigation and monitoring plan shall be adaptive management. The adaptive management program shall address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs. The plan shall include follow up surveys for five years and then every five years in perpetuity or until a qualified botanist can demonstrate that the target special-status species has not experienced a net loss. It shall also include remedial measures to address negative impacts to the special-status plant species and their habitats (i.e., removal of weeds, additional seeding/planting efforts) if the species or its habitat are suffering a net loss at the time of the follow up surveys. **B-2(e) Wildlife Surveys and Mitigation.** For individual projects within sensitive areas as determined by the County, a wildlife survey shall be conducted by a qualified biologist for proposed development areas	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	that may contain sensitive wildlife as defined by the County or appropriate state or federal regulatory agencies. Such surveys would be required prior to potential development. Appropriate mitigation measures shall be identified by a qualified biologist, and may include one or more of the following measures, as applicable: 1. Pet Brochure. Applicants of residential projects adjacent to open space or other habitat areas shall be required to prepare a brochure that informs prospective homebuyers about the impacts associated with non-native animals, especially cats and dogs, and other non-native animals, to sensitive habitat areas. The brochure shall also describe measures homeowners can take to minimize impacts of pets on wildlife. Similarly, the brochure shall inform potential homebuyers of the potential for coyotes or other wildlife to prey on domestic animals in areas where appropriate. 2. Night Lighting Standards**.** Night lighting of public areas near sensitive habitats shall be kept to the minimum necessary for safety purposes: • Exterior lighting within 100 feet of open space habitat shall be shielded and aimed as needed to avoid spillover into habitat areas. Decorative lighting shall be low intensity. • Use of floodlights on residential/commercial lots shall be shielded and aimed as needed to avoid spillover into habitat areas including open space, vineyard, and agricultural areas. 3. Wildlife Habitat Buffer. Wherever site development is proposed adjacent to wildlife habitat an appropriate buffer of native vegetation shall remain or be established between the habitat area and the proposed development. **B-2(f) Pesticide Compliance.** Use of pesticides shall be in compliance with all local, state and federal regulations. This is necessary to prevent primary or secondary poisoning of special status species. A landscape management plan is to be	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	developed that will identify operational procedures to be employed to maintain a healthy landscape with minimum application of fertilizers and pesticides. Design and implement an approved Integrated Pest Management Plan (IPMP) for the proposed project. This would minimize the risk to aquatic habitat from improper pesticide and fertilizer use. The plan will also contain a water quality monitoring program for construction and operation of the project. Once a landscape architect is selected, the IPMP plan will be prepared and provided to the USFWS for review and comment. **B-2(g) Bird Pre-Construction Survey.** In order to avoid impacts to nesting raptors and other avian species, which could result in take that is prohibited under CDFG Code 3503 and 3503.5 and the federal Migratory Bird Treaty Act, construction activities for projects within areas that include trees or other sites that could include bird nests should be conducted outside of the peak breeding season (August 15 to March 15). If construction in such areas is to be initiated between March 15 and August 15, a pre-construction survey should be conducted for nesting avian species (including raptors) within 300 feet of proposed construction activities. If nesting raptors (or any other nesting birds) are identified during pre-construction surveys, an appropriate buffer; to be determined by a County-approved biologist in coordination with the California Department of Fish and Game, should be imposed within which no construction activities or disturbance should take place. If nests are identified, work may only proceed prior to August 15 if a County-approved biologist conducts periodic nest checks and confirms that the nest is no longer active (i.e. the young have fledged) and work re-initiation has been specifically authorized by the appropriate regulatory agency. **B-2(h) Minimize Road Widths.** Roadway widths adjacent to open space/agricultural areas shall be reduced to the minimum width possible, while maintaining Fire Department Requirements for emergency access, with slower speed limits introduced. **B-2(i) Permits and Agreements.** In the event that State listed species would be impacted as a result of development, developers shall submit signed copies of an	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS I IMPACTS: SIGNIFICANT AND UNAVOIDABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	incidental take permit and enacting agreements from the CDFG regarding those species as necessary under Section 2081 of the California Fish and Game Code prior to the initiation of grading or construction activities. If a species that is listed under the federal Endangered Species Act is identified, developers seeking entitlements shall provide proof of compliance with the federal Endangered Species Act, inclusive as necessary of signed copies of incidental take permit and associated enacting agreements.	
Impact B-3 Future development in accordance with the Affordable Housing Ordinances could permanently affect wildlife movement corridors. Impacts of many individual projects can likely be mitigated to a less than significant level. However, because the feasibility of mitigation cannot be determined at this time, the cumulative effect of implementation of the Affordable Housing Ordinances is Class I, *significant and unavoidable*.	**B-3(a) Migration Corridors**. Prior to approval of any Land Use permits, applicants of projects subject to the proposed ordinances shall, as determined to be appropriate by County staff, contract with a County approved biologist to survey for migration corridors. If migration corridors are found onsite or adjacent to the project site, the migration corridors shall be designed to accommodate wildlife passage.	Compliance with the above listed mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case-by-case basis, would likely reduce impacts to a less than significant level for many of the individual projects under the Affordable Housing Ordinances. However, because the actual magnitude of impacts and feasibility of mitigation for individual projects cannot be determined at this time, the cumulative effect on wildlife movement corridors of future development under the proposed Affordable Housing Ordinances is potentially significant and unavoidable.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
AGRICULTURE		
Impact AG-1 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development and permanent conversion of agricultural areas to non-agricultural uses. Impacts related to agricultural conversion would be Class II, *significant but mitigable*.	**AG-1(a) Avoidance of Agricultural Areas.** As applicable, future applicants shall avoid prime agricultural soils. **AG-1(b) Inclusionary Housing on Agricultural Parcels.** The inclusionary housing requirement in accordance with Program HE 1.9 shall be subject to the following restrictions: • For projects on agricultural land or in areas containing prime agricultural soils, affordable units shall not be constructed on-site. Rather, the inclusionary requirement shall be met through off-site (non-agricultural) construction, payment of in-lieu fees, or the donation of non-agricultural land for the subsequent development of affordable housing. • Affordable housing shall only be allowed on-site provided there are no impacts to agricultural resources.	With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.
Impact AG-2 Future development in accordance with the Affordable Housing Ordinances would create conflicts between urban uses and existing and future on- and off-site agricultural uses. Potential land use conflicts are a Class II, *significant but mitigable,* impact.	**AG-2(a) Disclosure of Potential Nuisance.** In accordance with the County Right to Farm Ordinance (No. 2050), upon the transfer of real property, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make all prospective homeowners near agricultural uses aware that although potential impacts or discomforts between agricultural and non-agricultural uses may be lessened by proper maintenance, some level of incompatibility between the two uses would remain. This notification shall include disclosure of potential nuisances associated with on-site agricultural uses, including the frequency, type, and technique for pesticide spraying, frequency of noise-making bird control devices, dust, and any other agricultural practices that may present potential health and safety effects. Should crop maintenance practices change substantially (e.g., through the use of new agricultural chemicals or application techniques), notification shall be provided to existing and prospective project residents. **AG-2(b) Agricultural Buffers.** Future development in accordance with the Affordable Housing Ordinances shall maintain agricultural buffers in accordance with County Department of Agriculture/Measurement Standards recommendations.	Compliance with County Right to Farm Ordinance (No. 2050), in addition to the required mitigation, would reduce impacts to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
AIR QUALITY		
Impact AQ-1 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development within urban areas and associated construction and construction-related emissions. These emissions may result in short-term adverse impacts to local air quality. However, such emissions would be temporary and would be mitigated on a specific development basis. Construction air quality impacts are therefore considered Class II, *significant but mitigable*.	**AQ-1(a) Application of Best Available Control Technology for Construction Equipment (CBACT)**. The following measures shall be implemented for all projects under the Affordable Housing Ordinances to reduce combustion emissions from construction equipment: • All construction equipment and portable engines shall be properly maintained and tuned according to manufacturer's specifications; • All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB motor vehicle diesel fuel; • The applicant shall install a diesel oxidation catalyst on each of the two pieces of equipment projected to generate the greatest emissions. Installations must be prepared according to manufacturer's specifications; • The applicant shall use gasoline or alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG) or electric in place of diesel powered equipment, where feasible; and • The applicant shall maximize to the extent feasible, the use of diesel construction equipment meeting the California Air Resources Board's 1996 certification standard for off-road heavy-duty diesel engines. **AQ-1(b) Dust Control**. The following measures shall be implemented to reduce PM_{10} emissions during construction: • Reduce the amount of the disturbed area where possible; • Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible; • All dirt-stock-pile areas shall be sprayed daily as needed; • Permanent dust control measures shall be identified in the approved project	With implementation of the above mitigation measures, construction-related air quality impacts would be reduced to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities; • Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established; • All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; • All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; • Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; • All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; • Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; • Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible; and • Construction personnel shall wear protective face masks while grading and excavating soils that contain serpentine soil. **AQ-1(c) Cover Stockpiled Soils**. If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin. **AQ-1(d) Dust Control Monitor.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **AQ-1(e) Active Grading Areas.** Prior to commencement of site improvements, a Construction Management Plan shall be submitted for county approval that shows how the project will not exceed continuous working of more than four acres at any given time. The Dust Control Monitor shall verify in the field during tract improvements that the Construction Management Plan is being followed.	
Impact AQ-2 Population growth that could occur under the Affordable Housing Ordinances is consistent with population assumptions in the San Luis Obispo County General Plan. However, the Affordable Housing Ordinances would not necessarily implement applicable Transportation Control Measures. Therefore, the Affordable Housing Ordinances is potentially inconsistent with the 2001 Clean Air Plan (CAP). This is a Class II*, significant but mitigable,* impact.	**AQ-2(a) Bicycling and Bikeway Enhancements.** Applicants shall work with County Public Works Department to incorporate bicycle and bikeway enhancements as feasible. **AQ-2(b) Telecommuting.** To the extent feasible, new homes shall be constructed with internal wiring/cabling that allows telecommuting, teleconferencing, and telelearning to occur simultaneously in at least three locations in each home. This control measure seeks to reduce emissions by promoting telecommuting for any employee whose job can accommodate working from home. **AQ-2(c) Local Priority.** To the extent feasible, people who work and/or reside closest to the potential affordable housing units that could be built pursuant to the proposed ordinances should receive priority to purchase the units. One approach could include a lottery for an option of purchasing an affordable unit. Another approach could include preferential marketing to local buyers (within the County), prior to opening up availability of proposed affordable housing to non-local buyers.	With the implementation of the above mitigation measures, impacts to the CAP TCM would be reduced to less than significant levels.
CULTURAL RESOURCES		
Impact CR-1 The proposed Affordable Housing Ordinances would modify the County's current development standards, leading to intensified development and greater physical impacts to identified or unrecognized historic resources. Impacts would be Class II, significant but mitigable.	**CR-1(a) Historical Resource Survey.** At the time of application for construction permits for discretionary projects requiring environmental review, the County shall require an historical resource survey, conducted by a qualified archaeologist or historian approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that:	Compliance with Land Use Ordinance Section 22.14.080 and Coastal Zone Land Use Ordinance Sections 23.07.100 through 23.07.102, in addition to the required mitigation, would reduce impacts to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	• Are located within an Historic combining designation; • Contain designated historic sites; • Are located in an area of known historic resources; or, • Contain structures greater than 50 years old. Should the historical resource survey identify significant resources, the mitigation measures recommended by the qualified archaeologist or historian shall become conditions. These measures could include, but not necessarily be limited to: • Avoidance of significant historical resources; • Graphic documentation (photographs, drawings, etc.); • Prohibition of Demolition of Buildings and Structures; and/or • Restoration, Stabilization, Repair, and Reconstruction.	
Impact CR-2 The proposed Affordable Housing Ordinances would modify the County's current development standards, leading to intensified development and greater physical impacts to identified and previously unidentified pre-historic archeological resources. Impacts would be Class II, significant but mitigable.	**CR-2(a) Archaeological Surface Survey.** At the time of application for construction permits for discretionary projects requiring environmental review, the County shall require an archaeological surface survey, conducted by a qualified archaeologist approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that: • Are located within an Archaeological Sensitive Area combining designation; • Contain known archaeological sites, as recorded on the County's Official Maps; • Are located in an area designated by the County of San Luis Obispo Planning and Building Department as archaeologically sensitive (e.g. Nipomo, Santa Margarita, Salinas River area); or, • Contain physical features on-site that may indicate the presence of archeological resources (e.g. springs, creeks, rock outcrops). Should the archaeological surface survey identify significant resources, the applicant shall avoid the resource if feasible. Should avoidance be infeasible, mitigation measure CR-2(b) shall apply.	Compliance with Coastal Zone Land Use Ordinance Section 23.07.104 and Title 19 (Section 19.20.035) and Title 22 (Section 22.10.120) of the County Code, in addition to the required mitigation, would reduce impacts to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	CR-2(b) Mitigative Data Recovery Excavation. If avoidance of an archaeological site(s) is not possible, data recovery excavation shall be completed prior to issuance of grading permits. A data recovery plan shall be submitted by a qualified archaeologist for review by the County Environmental Coordinator. Data recovery shall be funded by the applicant, shall be performed by a County-qualified archaeologist, and shall be carried out in accordance with a research design consistent with the requirements of the California Office of Historic Preservation Planning Bulletin 5, Guidelines for Archaeological Research Design. At a minimum, data recovery shall include: • Mapping of site boundaries and the distribution of surface remains; • Surface collection of artifacts; • Excavation of a sample of the cultural deposit to characterize the nature of the site and retrieve a representative sample of artifacts and other remains within the proposed impact area; • Monitoring of excavations at Native American sites by a tribal representative; • Technical studies and analysis of the recovered sample, including radiocarbon dating, typological and technical analysis of tools and debris, identification and analysis of preserved faunal and floral remains, and other studies appropriate to the research questions outlined in the research design; • Cataloguing and curation of all artifacts and records detailing the results of the investigations at a county approved curation facility; • Submission of a final technical report detailing the results of the investigations; and • Preparation of an interpretive report suitable for distribution to the general public. **CR-2(c) Archaeological Resource Construction Monitoring.** At the commencement of construction on sites that have been identified as having the potential to support cultural resources based on mitigation measure CR-2(a), an archaeologist and a Native American representative shall conduct an orientation	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	for construction workers to describe site avoidance requirements, the possibility of exposing unexpected archaeological resources, and the steps to be taken if such a find is encountered. A qualified archaeologist and Native American representative shall monitor all earth moving activities within native soil. In the event that archaeological remains are encountered during construction, all work in the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation, if necessary, is implemented.	
Impact CR-3 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development. If development occurs in fossil-bearing strata, significant fossil materials could be damaged or destroyed. Impacts would be Class II, significant but mitigable.	**CR-3(a) Preparation of a Paleontological Resource Monitoring Plan.** Prior to issuance of grading permits, applicants for projects where paleontological sensitivity is high shall retain a qualified accredited paleontontologist to prepare a Paleontological Resource Monitoring Plan based on the specific construction plans. The monitoring plan shall detail the procedures for monitoring construction in areas of high or unknown sensitivity, collecting fossil remains and relevant geographic and stratigraphic data, stabilizing and preserving recovered specimens, and cataloguing and curating the collection. The monitoring plan shall include provisions for collecting a representative sample of invertebrates prior to construction, documenting the site according to the standards developed by the National Research Council (1987), and assessing the potential of this site to contain significant vertebrate remains. **CR-3(b) Paleontological Monitoring.** A qualified paleontological monitor shall observe any initial excavation, grading, or other ground disturbance which extends below the upper soil layers in in situ sedimentary rock where paleontological sensitivity is high. Paleontologists who monitor excavations must be qualified and experienced in salvaging fossils and authorized to temporarily divert equipment while removing fossils. They must be properly equipped with tools and supplies to allow for rapid removal and preparation of specimens, and trained in safe practices when working around construction equipment. If multiple pieces of heavy equipment are in use simultaneously at	With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	diverse locations during construction, each location may be monitored individually. **CR-3(c) Treatment of Paleontological Remains Discovered During Monitoring.** If paleontological resources are found during excavations or other ground disturbance, work shall cease temporarily in the immediate area of the discovery. Ground disturbance may be redirected to another area so that the significance of the fossil find may be assessed. If an accredited paleontologist is not already on-site, a vertebrate paleontologist with regional experience will be contacted to inspect the excavation, assess the significance of the fossil find, recover any exposed fossils of significance, and recommend additional mitigation measures, if necessary. A standard sample (3 to 12 cubic meters) of matrix from each site will be taken for identification of microvertebrates (rodents, birds, rabbits), especially when the potential for microvertebrates is high. The monitors also will determine whether the fossils are part of an archaeological deposit. If the fossils are found with cultural material, the site then will be considered an archaeological discovery and treated according to the procedures specified in CR-2(b) (Archaeological Resource Construction Monitoring). Significant fossils found during construction shall be preserved by prompt removal whenever feasible. Due to the potential for rapid deterioration of exposed surface fossils, preservation by avoidance is not an appropriate measure. When a significant fossil cannot be removed immediately, stabilization is needed to prevent further deterioration prior to removal. The fossil location must be stabilized under the direction of a professional paleontologist. At the time of collecting, each specimen or group of specimens will be clearly located and plotted on a USGS topographical quadrangle map. Field methods, other excavation activities, and working conditions during monitoring of the paleontological resources will be recorded in a field notebook or on a paleontological resources record or worksheet such as those developed by the National Research Council (1987).	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	Recovered specimens will be stabilized and prepared for identification. Sedimentary matrix with microfossils will be screen washed and sorted to identify the contained fossils. Removal of excess matrix during preparation reduces long-term storage requirements. Competent qualified specialists will classify individual specimens to the lowest identifiable taxon, typically to genus, species, and element. Batch identification and batch numbering (e.g., "mammal, 25 specimens") should be avoided. Paleontological specimens will be cataloged according to current professional standards, and a complete list of collected specimens must be prepared. A complete set of field notes, geologic maps, and stratigraphic sections must accompany the fossil collections. All fossil remains recovered during construction and operation must be curated by a recognized, nonprofit paleontological specimen repository with a permanent curator, such as a museum or university. Specimens must be stored in a fashion that allows researchers to retrieve specific individual specimens in the future. In addition to the LACM and UCMP, qualified research facilities include California State Polytechnic University, San Luis Obispo; the Santa Barbara Museum of Natural History; or Santa Barbara City College. The project paleontologist will complete a final report summarizing findings, describing important fossil localities (vertebrate, megainvertebrate, or plant) discovered in the project area, and explaining any mitigation measures taken. The report will include a summary of the field and laboratory methods, site geology and stratigraphy, an itemized inventory of recovered specimens, faunal lists, and site records. The report also should discuss the importance of the recovered fossil materials. The reports will be prepared by a professional paleontologist and distributed to the appropriate agencies, museums, colleges, or universities.	
HYDROLOGY AND WATER QUALITY		
Impact HWQ-1 The proposed Affordable Housing Ordinances would modify the current development standards, leading	**HWQ-1(a) Grading and Erosion Control Plan.** A grading and erosion control plan that minimizes erosion, sedimentation and unstable slopes shall be prepared and	Implementation of above mitigation measures would reduce impacts to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
to intensified development and associated construction. During construction, disrupted soil may be subject to erosion, sedimentation, and pollutant discharges. This is a Class II, significant but mitigable, impact.	implemented by the applicant or representative thereof, prior to issuance of Grading Permits for individual projects that require grading. It must include the following: a. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, and sand bags shall be used to minimize erosion on slopes and siltation into nearby creeks (as applicable) and/or drainages during grading and construction activities. b. Graded areas shall be revegetated within 4 weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If determined necessary by Planning and Building, irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established. c. After grading, exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the Planning and Building Department Grading Division and the Air Pollution Control District (APCD). These methods may include the importation of topsoil to be spread on the ground surface in areas having soils that can be transported by the wind and/or the mixing of the highly erosive sand with finer-grained materials (silt or clay) in sufficient quantities to prevent its ability to be transported by wind. The topsoil or silt/clay mixture is to be used to stabilize the existing soil to prevent its ability to be transported by wind. At a minimum, six inches of topsoil or silt/clay/sand mixture is to be used to stabilize the wind-erodable soils. d. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures. e. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by Planning and Building prior to land use clearance for grading. f. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	g. Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill. h. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively. i. Cut and fill benches shall be constructed at regular intervals. j. Retaining walls shall be installed to stabilize slopes where there is a 10-foot or greater difference in elevation between buildable lots. k. The applicant shall limit excavation and grading to the dry season of the year (typically April 15 to November 1, allowing for variations in weather) unless a Planning and Building Department approved erosion control plan is in place and all measures therein are in effect. l. The applicant shall post a bond with the County and hire a Planning and Building -qualified geologist or soils engineer prior to land use clearance for grading, and to ensure that erosion is controlled and mitigation measures are properly implemented. The grading and erosion control plan shall be submitted for review and approval to Planning and Building prior to approval of land use permits for grading of tract improvements. The applicant shall notify Planning and Building prior to commencement of grading. Components of the grading and erosion control plan shall be implemented throughout all grading activities. **HWQ-1(b) Storm Water Pollution Prevention Plan.** Prior to issuance of building permits for all projects encompassing an area in excess of one acre, the applicant shall obtain a NPDES storm water permit from the California Regional Water Quality Control Board. A Storm Water Pollution Prevention Plan (SWPPP) shall be developed prior to the initiation of grading and implemented for all construction activity on the project site. The SWPPP shall include specific BMPs to control the discharge of material from the site and into the creeks and local storm drains. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets and soil stabilizers. Additional BMPs should be	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	implemented for on-site construction activities including fuel storage and handling, concrete waste management, material delivery and storage. A list of BMPs shall be attached to project plans and posted at the construction site. **HWQ-1(c) Transfer Rural Inclusionary Housing Requirements.** The County should develop a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within more urbanized portions of the County. This would minimize erosion potential within the more sensitive rural portions of the County.	
Impact HWQ-2 The proposed Affordable Housing Ordinances would modify the current development standards, leading to intensified development and the introduction of paved and roofed areas. The introduction of impervious surfaces has the potential to result in increased peak storm water discharges and volumes of runoff. This would be a Class II, significant but mitigable, impact.	**HWQ-2(a) Drainage Plan.** A site Drainage Plan shall be prepared for each project in accordance with County requirements. Such plans shall determine the volume, flow characteristics, and drainage facilities required. In addition, drainage plans should include: a. Locations of all proposed pipelines; b. Pipe diameters; c. Locations where the pipe(s) would surface in the creek; and d. Amount of water that would flow from each pipeline. As necessary, individual projects shall be required to contribute a fair share contribution to fund necessary off-site drainage improvements. All project specific drainage plans shall be prepared by a qualified Civil Engineer. **HWQ-2(b) Pervious Paving Material.** Future development projects shall minimize runoff rates and volumes of storm water on-site to allow percolation to the underlying aquifer. Some methods that may be used to facilitate groundwater recharge and reduce surface water runoff may include, but are not limited to, the use of pervious paving material within parking lots and other paved areas to facilitate rainwater percolation.	Implementation of above mitigation measures would reduce impacts to a less than significant level.
Impact HWQ-3 The proposed Affordable Housing Ordinances would modify the current development standards, leading to intensified development and long-term storm water transport of pollutants, bacteria, and sediment into downstream facilities. This would be a Class	**HWQ-3(a) Pollutant Removal Techniques**. The applicant shall integrate into the project design available technologies and techniques to remove pollutants from site runoff prior to entering the drainage courses. Such techniques shall include reduced slope grading, drainage through vegetative zones (e.g., bio-swale) and other options to intercept pollutants being conveyed toward	Implementation of the identified mitigation measures would reduce impacts to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
II, significant but mitigable impact.	drainage paths. Technological solutions such as gravelly filter blankets or particulate filters (e.g. Fossil Filters) may also be installed as pollutant-removal solutions.	
Impact HWQ-4 Future development in accordance with the Affordable Housing Ordinances could place residences within the 100-year flood zones and dam inundation zones could be subject to flooding. This would be a Class II, significant but mitigable impact.	**HWQ-4(a) FEMA Consultation.** If a particular AHO project is located in an area with high flooding potential, the County shall coordinate with FEMA to ensure that the residence is elevated at least one foot above the 100 year flood zone elevation, that feasible bank stabilization and erosion control measures are implemented along creek crossings, or that other measures acceptable to FEMA are implemented. This requirement can be accomplished through the placement of conditions on the project by the County during environmental review. **HWQ-4(b) Dam Inundation Notification.** If a particular AHO project is located in an area subject to dam failure inundation; prior to development within the areas, upon the transfer of real property or rental agreements on development sites within the dam inundation hazard area, the transferor shall deliver to the prospective occupants a written disclosure statement that shall make all prospective occupants aware that this area is located within a dam failure inundation hazard area.	Implementation of the identified mitigation measures would reduce impacts to a less than significant level.
Impact HWQ-5 Future development in accordance with the Affordable Housing Ordinances could place some residences in areas subject to tsunami. This would be a Class II, significant but mitigable impact.	**HWQ-5(a) Tsunami Mitigation.** In areas subject to tsunami effects, the County shall ensure that AHO projects involving the construction of new residences are elevated above the 10-foot MSL elevation. This requirement can be accomplished through the placement of conditions on the project by the County during environmental review for individual projects.	Implementation of the identified mitigation measures would reduce impacts to a less than significant level.
GEOLOGIC HAZARDS		
Impact G-1 The proposed Affordable Housing Ordinances would modify current development standards, which could lead to intensified development in certain locations. Due to increased residential densities, more people and structures would be subject to risk from active and potentially active faults in the County, particularly with regard to strong fault rupture and/or ground shaking hazards. Impacts are Class II, significant but mitigable.	**G-1(a) Fault Location Investigations.** Prior to site plan approval for any potential development located near a mapped fault trace, a subsurface geologic or geotechnical investigation shall be conducted by a qualified engineer in the area proposed for development, in accordance with County and State requirements. **G-1(b) Building Envelope Setbacks.** Based on the results of the special fault investigation, all habitable structures and utilities shall be located at least 50 feet from any active fault trace.	Through Code-conformance and proper engineering design and construction as monitored by Planning and Building, fault rupture and ground shaking hazards would be less than significant.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	G-1(c) UBC Compliance. Above-ground structures shall be designed and built according to the latest UBC Seismic Zone 4 standards.	
Impact G-2 Because some soils in the County have the potential to present soil-related hazards (expansive soils, erosive soils, subsidence and settlement, and liquefaction), impacts to future structures and residents that could occur as a result of the increased densities allowed by the proposed ordinances are Class II, significant but mitigable.	**G-2(a) Soils/Foundation Report.** Individual property developers proposing development within the areas identified as having expansive soils, erosive soils, potential for settlement, and/or liquefaction potential shall submit a soils/foundation report as part of the application for any proposed Building Permit(s). To reduce the potential for foundation cracking or other property damage, one or more of the following shall be implemented and/or as recommended by a qualified engineer: 1. Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone. 2. Removal and compaction of loose soils. 3. Removal of the highly expansive material and replacement with non-expansive compacted import fill material. 4. The use of specifically designed drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximately 6 inches above the expansive soils. 5. Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils. 6. Where necessary, construction on transitional lots shall include over excavation to expose firm sub-grade, use of post tension slabs in future structures, or other geologically acceptable method.	Properly designed and constructed foundations and implementation of a grading and erosion control plan would adequately mitigate the potential for structural problems caused by soil-related hazards, thereby reducing impacts to a less than significant level.
Impact G-3 Due to the presence of steep slopes and moderate to high landslide potential in the County, development could be subject to landsliding hazards in certain locations. Impacts are Class II, significant but mitigable.	**G-3(a) Geotechnical Investigations and Practices.** Each proposed development area shall be inspected to ensure a low risk of landslides or soil slumping. Geotechnical engineering measures, such as shoring soils of any landslide areas shall be required to ensure that the slope will not be destabilized during the grading activity. Remedial measures during grading may include the removal of the slump or debris slide from the top to the toe of slope. In accordance with the applicable building codes, investigations shall be performed prior to construction in areas determined to have a moderate or higher landslide hazard.	Implementation of the above mitigation measure would reduce impacts from potential landsliding to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	Investigations and practices shall include the following: a. Prior to issuance of any building permits, a qualified geotechnical engineer and/or engineering geologist shall prepare thorough geologic/geotechnical studies, and a slope stability analysis which shall incorporate lot-specific recommendations. The slope stability analysis shall at a minimum meet the requirements of CDMG 1997 (Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117). In addition, the stability analysis shall meet the requirements of the County Planning and Building Department. b. During grading, engineering geologists and geotechnical engineers shall confirm preliminary findings reported in the preliminary studies. c. All applicable recommendations of final geologic and geotechnical investigations prepared for the project shall be implemented. These recommendations may include: avoidance of or setbacks from historic landslide deposits or areas susceptible to a potential for landslides; the restriction of grading in areas with landslide hazards; drainage improvements to ensure potential landslide areas do not become saturated; excavating standard keyways and benches in a stair-step configuration; water addition or drying-out as needed to bring soils to an acceptable moisture content; limitations on cut and fill slope gradients; and/or removal and backfilling or potential landslide areas.	
NOISE		
Impact N-1 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development and associated increased construction and construction-related noise. This is a Class II, significant but mitigable impact.	**N-1(a) Construction Hours.** Hours of construction shall be limited to the hours between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on weekends. **N-1(b) Construction Noise Attenuation.** For all construction activity, additional noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by the County of San Luis Obispo noise standards. The following measures shall be incorporated into contract	Implementation of the above mitigation measure would reduce construction-related noise impacts to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	specifications to reduce the impact of construction noise. • All construction equipment shall have properly maintained sound-control devices. No equipment shall have an unmuffled exhaust. • Contractors shall implement appropriate additional noise attenuation techniques including, but not limited to, siting the stationary construction equipment away from residential areas to the extent possible, and notifying adjacent residents in advance of construction work. **N-1(c) Construction Equipment.** Stationary construction equipment that generates noise that exceeds 60 dBA CNEL shall be baffled. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited. Whenever feasible, electrical power shall be used to run air compressors and similar power tools. **N-1(d) Transfer Rural Inclusionary Housing Requirements.** The County should require a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within more urbanized portions of the County. This would minimize construction and traffic noise potential within the more sensitive rural portions of the County.	
Impact N-2 The proposed Affordable Housing Ordinances could place sensitive receptors in areas exposed to nuisance noise levels. This is a Class II, significant but mitigable impact.	**N-2(a) Reduction of Nuisance Noise**. For any noise sensitive development proposed within projected 60 dBA noise contours, a site-specific acoustical study shall be conducted. This study shall contain recommendations to mitigate any noise levels that exceed the County's standard of 60 dBA CNEL. Because there are no specific plans for individual development projects at this time, the specific attenuation methods cannot be definitively determined. Options could include one or more of the following approaches: • Construction of a berm or wall; • Design of individual homes such that structures block the line-of-sight from useable backyards to the noise source; • For homes with backyards not blocked	Implementation of the above mitigation measure would reduce noise impacts to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	by intervening structures, backyard fencing of sufficient height to block line-of sight to the noise source; • Placement of windows and balconies away from the noise source, as applicable; • Within residences, bathrooms and kitchens should be located toward the noise source, while bedrooms should be located away from the noise source; or • Development should follow normal construction practices and Uniform Building Code requirements. Use of noise reducing building materials, such as double paned windows, shall be used to further reduce indoor noise levels by insulating against outdoor noise sources.	
Impact N-3 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development and associated increases in traffic. Long-term traffic could increase noise levels at existing receptors throughout the County. This is a Class II, significant but mitigable, impact.	**N-3(a) Off-site Residence Noise Attenuation**. Attenuation of exterior noise levels experienced at the existing off-site residential units located within the 60 dBA contour of area roadways to below 60 dBA Leq and interior noise levels to below 45 dBA Leq shall be provided. This can be accomplished using one or more of the following methods or as recommended in a noise study to be prepared by an acoustical engineer, as applicable: • Use solid berms (e.g., sound walls) between the existing residences and area roadways; • Use solid core doors and double-paned glass windows installed on the side of the residences facing toward area roadways. **N-3(b) Sound Wall Design.** Long expanses of walls or fences shall be interrupted with offsets and provided with accents to prevent monotony. Landscape pockets and pedestrian access through walls should be provided. Whenever possible, a combination of elements shall be used, including solid fences, walls, and, landscaped berms.	Proposed mitigation would reduce impacts to a less than significant level, consistent with what is anticipated under the County's General Plan at buildout. To mitigate this potential secondary impact of Mitigation Measure N-3(a) to the degree feasible, the following measure is recommended:
PUBLIC SERVICES AND UTILITIES		
Impact PS-2 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated solid waste. Existing landfills have adequate capacity to accommodate projected increases in solid waste	**PS-2(a) Construction Solid Waste Minimization.** During the construction of units in accordance with the proposed Affordable Housing Ordinances, the following mitigation measures shall be implemented to reduce solid waste generation to the maximum extent feasible: Prior to construction, the contractor shall	With implementation of the above measure, impacts related to solid waste generation would be less than significant.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
generation. However, development in accordance with the Affordable Housing Ordinances would result in the use of part of the limited remaining capacity of County landfills. Therefore, solid waste generation would be a Class II, significant but mitigable, impact.	arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials shall be located on-site. The applicant, or authorized agent thereof, shall arrange for pick-up of recycled materials with a waste collection provider or shall transport recycled materials to the appropriate service center. Wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris may all be recycled. The contractor shall designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors shall be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins. The contractor shall use recycled materials in construction wherever feasible. The above construction waste recycling measures shall be incorporated into the construction specifications for the contractor.	
Impact PS-3 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated demand for fire protection. In addition, development in accordance with the ordinances could introduce population and structures into fire hazard areas. This is a Class II, *significant but mitigable, impact.*	**PS-3(a) On-Site Fire Protection.** Road widths and circulation routes, as well as the placement of fire hydrants and installation of automatic sprinkler systems, shall be designed with the guidance of the Fire Department. A road system that allows unhindered Fire Department access and maneuvering during emergencies shall be provided. Specifically, the following measures are required: • Future residential access roads must be an all weather surface at least 20 feet in width, unobstructed by parking. Cul-de-sacs and turnouts must be to Fire Department standards. As the on-site roads are proposed to be a private system, there must be on-going, legally binding provisions in effect to maintain the roads to Fire Department approval. • Road grades on all roads shall not exceed 16%, per the Uniform Fire Code. • House numbers and street signs shall be lighted to County standards so that emergency vehicles including police and ambulances can locate residences in the event of any emergency. • All fire apparatus access roads and	With implementation of the above measures, impacts on fire protection services would be less than significant.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	driveways shall be designed and maintained to support the imposed loads of 20 tons at 25 mph, and shall be provided with a surface so as to provide all-weather driving capabilities and maintain 90% compaction. **PS-3(b) Fire/Vegetation Management Plan.** Each future applicant who proposes to construct residences in a County identified High Fire Hazard Area shall prepare and submit a Fire/Vegetation Management Plan to the Fire Department that will meet the following requirements: • The plan must set forth requirements to assure ongoing protection of all structures and roads, both prior to and after lot sales. • The plan shall require 100 feet of clearance from chaparral brush to structures throughout the development, and 30 feet of clearance from grasslands to structures throughout the development. • Vegetation within the first 30 feet of all structures must be strictly irrigated and controlled, with specific shrub species eliminated. No conifer (except Monterey pine, single specimen), eucalyptus, juniper, cypress, pampas grass, acacia, or palm trees shall be allowed within the 100-foot zone. Coastal live oak (Quercus sp.), California sycamore, Toyon and shrubs/trees approved by the County Fire Department will be acceptable within the 100-foot zone as well as the 30-foot zone. • The plan shall outline vegetation management standards within the 30-foot buffer zone, such as: o Grasses and groundcovers shall be maintained at no more than 18 inches in height on slopes that require erosion control measures. Grasses shall be mowed elsewhere. o Trees must be limbed up to one third of their height to a maximum of 10 feet. o Flammable native shrubs shall not be planted or allowed to grow in continuous masses. Small clusters will be allowed as long as the	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	minimum space between clusters is observed. • The Fire/Vegetation Management Plan must clearly state exactly what management practices must be accomplished, date of annual compliance, and responsibility for cost of compliance. • The plan must also include a Wildland Emergency Response check list (approved by County Fire Department) to be made available to all residents. **PS-3(c) Structural Safeguards.** Individual property developers subject to the proposed ordinances shall provide the following structural safeguards within their projects: • *Class A Roofs***.** All residential development under the AHO shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed. • *Design of Accessory Features***.** Decks, gazebos, patio covers, and fences, must not overhang slopes and must be of one-hour fire retardant construction. Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible. • *Power Lines***.** All new power lines shall be installed underground in order to prevent fires caused by arcing wires. • *Fire Walls.* Structures along the perimeter or exposed to internal open space areas shall have one hour rated exterior fire walls, with exteriors being more than 2 inches, and must not contain vinyl or plastic window frames or rain gutters or down spouts.	
Impact PS-5 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated student generation. The addition of these students would result in a Class II,	**PS-5(a) Buildout Date Notification.** Each future applicant subject to the proposed Affordable Housing Ordinances shall notify the appropriate School District of the expected buildout date of each phase of the project to allow the District time to plan in advance for new students.	With implementation of the above measures, impacts would be less than significant.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
significant but mitigable, impact.	**PS-5(b) Statutory School Fees.** Each future applicant under the proposed Affordable Housing Ordinances shall pay the statutory school fees in effect at the time of issuance of building permits to the appropriate school districts.	
TRANSPORTATION AND CIRCULATION		
Impact T-1 The proposed Affordable Housing Ordinances would modify the current development standards, leading to intensified development and associated average daily trips (ADT) on County roadway segments. These trips could lead to the degradation of existing level of service (LOS) criteria for County roadways and intersections. This is a Class II, *significant but mitigable*, impact.	**T-1(a) Traffic Study.** Future residential development projects under the proposed Affordable Housing Ordinances (AHO) that will be located adjacent to or near County identified roadways as having a current County Resource Management System Level of Severity rating of II or III, shall be subject to a project specific traffic study that should recommend mitigation if necessary. **T-1(b) Transfer Rural Inclusionary Housing Requirements.** The County should develop a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within more urbanized portions of the County. This would minimize potential traffic impacts by reducing trip lengths.	With required mitigation, impacts would be reduced to a less than significant level.
WATER RESOURCES		
Impact WR-1 The proposed Affordable Housing Ordinances would modify the current development standards, leading to increased population and associated water demand. In addition, projects may locate residences in areas of the County where demand for available water is currently at or over capacity. This would be a Class II, *significant but mitigable,* impact.	**WR-1(a) Proof of Water Supply.** Future applicants for projects subject to the Affordable Housing Ordinances shall provide proof of an adequate, safe and continuous supply of water to the proposed project. **WR-1(b) Water Conservation Measures.** Future applicants subject to the Affordable Housing Ordinances shall implement water conservation measures, including, but not limited to: • Use of low-flush (1.6-gallon per flush) toilets shall be required in all new construction; • Installation of low flow (2 gpm) shower heads shall be required on all new residential units; • Drought tolerant plants shall be used in landscaping; • Landscaping shall use drip irrigation where feasible; • Plant material shall be grouped by water needs; • Extensive mulching (2-inch minimum depth) shall be used in landscaped areas, where feasible, to improve the water holding capacity of the soil by reducing evaporation and compaction;	Implementation of the above measures would reduce potential impacts to a less than significant level.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS II IMPACTS: SIGNIFICANT BUT MITIGABLE		
Impact	**Mitigation Measures**	**Significance After Mitigation**
	and/or • Permeable surfaces such as turf block or intermittent permeable surfaces such as French drains shall be used for parking areas and driveways, where feasible and practical.	

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS III IMPACTS: LESS THAN SIGNIFICANT		
Impact	**Mitigation Measures**	**Significance After Mitigation**
PUBLIC SERVICES AND UTILITIES		
Impact PS-1 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and increased wastewater flows. This could exceed flow capacities and/or require improvements to the wastewater conveyance systems. In areas where septic systems treat wastewater, health hazards and/or impacts to water quality could occur. Compliance with applicable County policies and payment of required development impact fees would ensure Class III, less than significant, impacts.	No mitigation is required beyond standard County conditions of approval. Future development in urban areas (where community sewer systems are available) would be required to pay impact fees to fund improvements and offset impacts on County treatment plants. With payment of these fees, impacts to wastewater conveyance systems throughout the County would be less than significant. For development in areas where dwelling units would not be serviced by a community provider, wastewater treatment systems would be required to comply with Title 19 of the County Code (Sections 19.22.222 and 19.22.224) to ensure septic system design and capacities are adequate. Compliance with this policy would ensure less than significant impacts. It should be noted that, in accordance with Section 19.10.030 of the County code, the construction of any building requiring a new or enlarged sewage disposal system or sewage holding tank system within the community of Baywood Park and Los Osos and adjoining areas is not allowed. Pursuant to Section 19.10.031, the temporary building moratorium established by Section 19.10.030 shall be in full force and effect until such time as a sewage collection, treatment and disposal system is installed to serve all of the required territory.	Compliance with County code Sections 19.22.222 and 19.22.224, in addition to the required fees, would ensure less than significant impacts.
Impact PS-4 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated demand for police protection and emergency medical services. With payment of development impact fees, this is a Class III, *less than*	Beyond the required fees described in the impact statement, no additional mitigation measures are required.	Impacts would be less than significant.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS III IMPACTS: LESS THAN SIGNIFICANT		
Impact	**Mitigation Measures**	**Significance After Mitigation**
significant, impact.		
Impact PS-6 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated parkland demand. This additional demand would result in a Class III, *less than significant,* impact on recreation facilities.	No mitigation measures are required beyond the County standard Condition of Approval requiring the payment of Quimby Act fees.	Impacts would be less than significant.
TRAFFIC AND CIRCULATION		
Impact T-3 Future development in accordance with the Affordable Housing Ordinances could result in inadequate site access and/or parking supply. This is a Class III, *less than significant*, impact.	Beyond standard County review and Conditions of approval, no mitigation is required.	With implementation of parking spaces in accordance with County standards, parking impacts would be less than significant.
Impact T-4 The proposed Affordable Housing Ordinances would modify the current development standards, leading to increased population and associated demand for airport services, rail services, and County transit services. This is a Class III, *less than significant,* impact.	No mitigation is required.	Impacts would be less than significant.

Table ES-1. Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

CLASS IV IMPACTS: BENEFICIAL		
Impact	**Mitigation Measures**	**Significance After Mitigation**
TRANSPORTATION AND CIRCULATION		
Impact T-2 The proposed Affordable Housing Ordinances would modify the current development standards, leading to increased population and associated demand for pedestrian facilities and bicycle facilities. This increase in population density would encourage the use of existing and future bicycle and pedestrian facilities. This is a Class IV, *beneficial*, impact.	As discussed above, no mitigation would be necessary, as this would be a beneficial impact.	Impacts would be less than significant.

The following table identifies the cumulative impacts which may occur under the Affordable Housing Ordinances. As with the impacts analyzed in Table ES-1, the proposed Affordable Housing Ordinances would result in a Biological Resources Significant and Unavoidable impact.

Table ES-2. Summary of Cumulative Environmental Impacts

CLASS I: SIGNIFICANT AND UNAVOIDABLE
BIOLOGY
Significance criteria for cumulative impacts to biological resources are based upon: • *The cumulative contribution of other approved and proposed projects to fragmentation of open space in the project vicinity;* • *The loss of sensitive habitats and species;* • *Contribution of the project to urban expansion into natural areas; and* • *Isolation of open space within the proposed project by future projects in the vicinity.* Implementation of the proposed project would contribute to the cumulative loss of sensitive habitats and species within the County of San Luis Obispo. The identified impacts include the alteration of sensitive habitat areas, the potential loss of special-status plant and wildlife species and the disruption of wildlife movement corridors. As discussed in Section 4.3.2(b) above, compliance with required mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case-by-case basis, would likely reduce impacts to a less than significant level for many of the individual projects under the Affordable Housing Ordinances. However, because the actual magnitude of impacts and feasibility of mitigation for individual projects cannot be determined at this time, the cumulative effect of future development under the proposed Affordable Housing Ordinances is potentially significant and unavoidable. Therefore, cumulative impacts would be considered Class I, *significant and unavoidable.*
CLASS III: LESS THAN SIGNIFICANT
AGRICULTURE
Cumulative development throughout the greater San Luis Obispo County area would gradually convert agricultural land to non-agricultural use. Future development associated with the proposed Affordable Housing Ordinances would incrementally contribute to this substantial change. The Affordable Housing Ordinances' contribution to a cumulative agricultural resources impact would be less than significant after the recommended mitigation for project specific impacts. In addition, individual development projects in the region would have the potential to create compatibility conflicts relating to the interface of historic agricultural uses and new urban development. Such conflicts would be addressed on a case-by-case basis, and assuming that conflicts can be resolved through the proper use of buffers and appropriate design, significant cumulative land use compatibility conflicts are not anticipated.
AIR QUALITY
In San Luis Obispo County, impact thresholds have been established to assess a project's effect on the regional air quality. A project that does not exceed San Luis Obispo County Air Pollution Control District (SLOCAPCD) thresholds and is consistent with the 2001 Clean Air Plan is considered to have a less than significant cumulative impact on the airshed. Conversely, a project that exceeds the SLOCAPCD significance thresholds or is found to be inconsistent with the CAP is considered to result in significant cumulative impacts. With the incorporation of mitigation measures, the Affordable Housing Ordinances would be consistent with the 2001 CAP. Therefore, the Affordable Housing Ordinances is considered to be potentially consistent with long-term regional air quality planning efforts.
CULTURAL RESOURCES
Cumulative development throughout the greater San Luis Obispo County area would have the potential to disturb as yet unidentified cultural resources. However, potential impacts to cultural resources would be addressed on a case-by-case basis through site-specific investigations and, if necessary, surveys. Mitigation anticipated to be developed for individual development projects in the area is expected to reduce cumulative impacts to cultural resources to a less than significant level.
HYDROLOGY AND WATER QUALITY
Cumulative hydrology and water quality impacts associated with future additional development from the Affordable Housing Ordinances would incrementally increase short term construction related erosion and pollution, long term

Table ES-2. Summary of Cumulative Environmental Impacts

hydrological changes resulting in increased peakflows from impervious surfaces, increased pollution from associated land uses, and potential 100-year flood, and tsunami hazards. However, with the incorporation of mitigation measures listed above, hydrology and water quality related impacts from future development in the County would be reduced. Therefore, the Affordable Housing Ordinances is not expected to have any cumulative impact on County hydrology and water quality.
GEOLOGIC HAZARDS
Future development in accordance with the proposed Affordable Housing Ordinances, in conjunction with other cumulative projects proposed throughout the greater San Luis Obispo County area, would expose additional people and property to erosion and soil-stability related hazards. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any geologic issues present on an individual development site would be limited to that site and would not contribute to any cumulative impacts to the rest of the community. For example, the discovery of landslide concerns on two individual sites one mile apart would not create a cumulative issue in which one condition adds to the other. Rather, any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. Therefore, cumulative geologic impacts would not occur. As discussed above, new development within the County would be required to comply with the Alquist-Priolo Earthquake Hazard Zone Act and the Uniform Building Code, as well as additional mitigation measures and recommendations pertaining to fault location investigations, building envelope setbacks, grading and erosion. These measures would reduce impacts to a less than significant level. Therefore, the project's contribution to the cumulative increase in exposure of people to geologic hazards would be considered less than significant.
NOISE
Cumulative traffic increases associated with future additional development from the Affordable Housing Ordinances would incrementally increase noise levels along County roadways. However, with the incorporation of mitigation measures listed above, noise related impacts from future development in the County would be reduced. Therefore, the Affordable Housing Ordinances is not expected to have any cumulative impact on noise environment.
PUBLIC SERVICES
Cumulative public service and utility impacts associated with future additional development from the Affordable Housing Ordinances would incrementally increase demand on wastewater systems, solid waste generation, fire protection, police/ emergency services, student generation, and parks and recreation demand. However, with the incorporation of mitigation measures listed above, public service and utility related impacts from future development in the County would be reduced. Therefore, the Affordable Housing Ordinances are not expected to have any cumulative impact on County public services and utilities.
TRAFFIC AND CIRCULATION
Cumulative traffic increases associated with future additional development from the Affordable Housing Ordinances would incrementally increase Average Daily Traffic levels along County roadways and increased demands on pedestrian facilities, bicycle facilities, airport services, rail services, and County transit services. However, with the incorporation of mitigation measures listed above for roadway impacts, traffic and circulation related impacts from future development in the County would be reduced to a less than significant level on a project by project basis. Therefore, the Affordable Housing Ordinances are not expected to have any significant cumulative impacts on County transportation and circulation services.
WATER RESOURCES
Cumulative water resource impacts associated with future additional development from the Affordable Housing Ordinances would incrementally increase domestic water supply demand. However, with the incorporation of mitigation measures listed above, water resource related impacts from future development in the County would be reduced. Therefore, the Affordable Housing Ordinances is not expected to have significant cumulative impacts on County water resources, since project-specific mitigation would reduce potential impacts to a less than significant level.

1.0 INTRODUCTION

This document is an Environmental Impact Report (EIR) that examines the potential environmental effects of the proposed Affordable Housing Ordinances. The project's background, as well as the legal basis for preparing an EIR, is described below.

1.1 PURPOSE AND LEGAL AUTHORITY

The implementation of the proposed Affordable Housing Ordinances requires the discretionary approval of the San Luis Obispo County Board of Supervisors. Therefore, the proposed ordinances are subject to the requirements of the California Environmental Quality Act (CEQA). In accordance with Section 15121 of the State of California Environmental Quality Act (CEQA) Guidelines, the purpose of this EIR is to serve as an informational document that:

"...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project..."

This document is a Program EIR. Section 15168(a) of the CEQA Guidelines outlines the program EIR process as follows:

"*(A) General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:*

(1) Geographically;

(2) *As logical parts in a chain of contemplated actions;*

(3) *In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or*

(4) *As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.*

(B) Advantages. Use of a program EIR can provide the following advantages. The program EIR can:

(1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,

(2) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,

(3) Avoid duplicative reconsideration of basic policy considerations,

(4) Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and

(5) Allow reduction in paperwork.

(C) Use with Later Activities. Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

(1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.

(2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.

(3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.

(4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

(5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required."

This report is to serve as an informational document for the public and County of San Luis Obispo decision-makers. The process will culminate with the County Planning Commission and county board of supervisor hearings to consider certification of a Final EIR and a decision on whether to approve the proposed Affordable Housing Ordinances.

1.2 SCOPE AND CONTENT

In accordance with the State CEQA Guidelines, a Notice of Preparation (NOP) was distributed for review by affected agencies and the public. The NOP and responses to the NOP are presented in Appendix A of this report.

This EIR addresses the issues determined to be potentially significant by the responses to the NOP, and scoping discussions among the public, consulting staff, and the County. The issues addressed in this EIR include:

- *Agricultural Resources*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Hydrology and Water Quality*
- *Geologic hazards*
- *Noise*
- *Public Services and Utilities*
- *Transportation and Circulation*
- *Water Resources*
- *Growth Inducement*

This EIR addresses the issues referenced above and identifies potentially significant environmental impacts, including site-specific and cumulative effects of the proposed Affordable Housing Ordinances in accordance with the provisions set forth in the State CEQA Guidelines. In addition, the EIR recommends mitigation measures that would reduce or eliminate adverse environmental effects.

In preparing the EIR, use was made of pertinent County policies and guidelines, existing EIRs and background documents prepared by the County. A full bibliography and reference list are contained in Section 7.0, *References and Preparers*, of this EIR.

The Alternatives Section of the EIR was prepared in accordance with Section 15126.6 of the State CEQA Guidelines. It also identifies the "environmentally superior" alternative among the alternatives assessed. The County considered five alternatives. Alternatives analyzed in this EIR include:

- *Alternative 1: No Project Alternative*
- *Alternative 2: Program HE 1.4 Exclusion*
- *Alternative 3: Program HE 1.9 Exclusion*
- *Alternative 4: Program HE 1.10 Exclusion*
- *Alternative 5: Revised County Ordinances to Encourage Infill*

The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. The State CEQA Guidelines provide the standard of adequacy on which this document is based. The State CEQA Guidelines state:

> *"An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure." (Section 15151).*

1.3 LEAD, RESPONSIBLE AND TRUSTEE AGENCIES

The State CEQA Guidelines define "lead," "responsible" and "trustee" agencies. The County of San Luis Obispo is the lead agency for the project because it has the principal responsibility for approving the project.

A "responsible agency" refers to a public agency other than the "lead agency" that has discretionary approval over the project. California Department of Transportation may be a responsible agency for the proposed project since they have approval authority over state roadways that may be impacted.

A "trustee agency" refers to a state agency having jurisdiction by law over natural resources affected by a project. The State Department of Fish and Game may be a trustee agency for the project due to the biological resource issues associated with County Creeks that may be impacted.

1.4 HOW TO USE THIS DOCUMENT

As discussed in subsection 1.1 of the Introduction, this document is a Program EIR. A Program EIR, prepared in connection with a plan or continuing program such as a local general plan element, necessarily deals with issues on a level of broad generalities, and due to the nature of the project is not as detailed as an EIR on a specific construction project. The program-level analysis addresses the probable environmental impacts of basic policies and programs, general cumulative effects, and programmatic mitigation measures and alternatives. Potential effects associated with development accommodated by the ordinances can be predicted and analyzed in more detail, but the analysis is limited by the absence of specific development proposals in most cases.

The proposed project consists of three Affordable Housing Ordinances that implement three programs from the County's Housing Element. The housing programs encourage affordable housing production and retention of the County's affordable housing stock to address an identified area-wide shortage of affordable housing. These three ordinances are intended to encourage urban infill through methods that include, but are not limited to the following: density bonus, reduced development standard requirements, and requiring affordable housing which would contribute to County's the affordable housing stock. Due to high urban housing costs throughout the County, there has been increasing development in rural areas where housing is typically more affordable. The environmental impacts of such programs are assessed at a "program" level of detail that is more conceptual and general, because site specific development plans or other project-level details for affected properties have not been received at this time. A precise, project-level environmental impact analysis of affected properties would be speculative, since it cannot be ascertained with certainty which or how many affected property owners would implement projects in accordance with the proposed Affordable Housing Ordinances, or the extent or nature of physical disturbance that would occur in such cases. As a result, this document does not accommodate individual project approval. Rather, the Program EIR is intended to serve as a first tier environmental document for future development in accordance with the Affordable Housing Ordinances. As future development

projects are proposed in accordance with the Affordable Housing Ordinances, additional project-level environmental review pursuant to CEQA may be required.

It should be noted, however, that the intent of the proposed project is to promote infill development within urban communities, consistent with "smart growth" principles that include, but are not limited to: providing a range of housing opportunities and choices, walkable neighborhoods, encouraging community and stakeholder collaboration, mixed land uses, preserve open space, farmland, natural beauty and critical environmental areas, providing a variety of transportation choices, directing development towards existing communities, and including compact building design. The proposed Affordable Housing Ordinances would implement smart growth principals and therefore reduce increasing rural development, which tends to cause increased environmental impacts such as but not limited to: increased traffic, increased noise, incompatible land uses, habitat fragmentation, and increased impervious surfaces. To that end, the ordinances are intended to help achieve the buildout potential of the County's General Plan by encouraging development at the densities that are already envisioned by the General Plan. Thus, the proposed project would not induce or accommodate growth beyond that which is already envisioned under the General Plan.

1.5 AREAS OF CONTROVERSY

Pursuant to State CEQA Guidelines § 15123(b)(2), this EIR acknowledges the areas of controversy and issues to be resolved which are known to the County of San Luis Obispo or were raised during the scoping process. A Notice of Preparation (NOP) was prepared and circulated for a review period that began on March 6, 2006 and ended March 15, 2006. Several comment letters from the public and comment letters from public agencies (i.e., San Luis Obispo Department of Public Works, San Luis Obispo Air Pollution Control District, San Luis Obispo Parks Department), were received in response to the NOP. NOP comment letters and a summary of the comments are included in Appendix A of this EIR.

Primary environmental areas of concern raised by the commenting agencies and public include:

- *Water and sewer services*
- *Traffic and circulation*
- *Drainage and flood hazards*
- *Reduced guest parking spaces required for smaller multifamily developments*
- *Air quality impacts*
- *Park development fee implications*

1.6 ENVIRONMENTAL REVIEW PROCESS

The major steps in the environmental review process, as required under CEQA, are outlined below. The steps are presented in sequential order.

1. **Notice of Preparation (NOP) Distributed.** Immediately after deciding that an EIR is required, the lead agency must file a NOP soliciting input on the EIR scope to "responsible," "trustee," and involved federal agencies; to the State Clearinghouse,

if one or more state agencies is a responsible or trustee agency; and to parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk's office for 30 days. A scoping meeting to solicit public input on the issues to be assessed in the EIR is not required, but may be conducted by the lead agency.

2. **Draft Environmental Impact Report (DEIR) Prepared**. The DEIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) alternatives; g) mitigation measures; and h) irreversible changes.

3. **Public Notice and Review**. A lead agency must prepare a Public Notice of Availability of an EIR. The Notice must be placed in the County Clerk's office for 30 days (Public Resources Code Section 21092). The lead agency must send a copy of its Notice to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of DEIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must consult with and request comments on the DEIR from responsible and trustee agencies, and adjacent cities and counties (Public Resources Code Sections 21104 and 21253). The minimum public review period for a DEIR is 30 days. When a DEIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091). Distribution of the DEIR may be required through the State Clearinghouse (*CEQA Guidelines* Section 15305).

4. **Notice of Completion.** A lead agency must file a Notice of Completion with the State Clearinghouse as soon as it completes a DEIR.

5. **Final EIR (FEIR).** A FEIR must include: a) the DEIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.

6. **Certification of FEIR**. The lead agency shall certify: a) the FEIR has been completed in compliance with CEQA; b) the FEIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the FEIR prior to approving a project (*CEQA Guidelines* Section 15090).

7. **Lead Agency Project Decision**. A lead agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).

8. **Findings/Statement of Overriding Considerations**. For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible *(CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that set forth the specific social, economic or other reasons supporting the agency's decision.

9. **Mitigation Monitoring/Reporting Program.** When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.

10. **Notice of Determination.** An agency must file a Notice of Determination after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA challenges (Public Resources Code Section 21167[c]).

1.7 GLOSSARY OF ACRONYMS

ALUP	Airport Land Use Plan
APCD	Air Pollution Control District
APN	Assessor's Parcel Number
ARC	Architectural Review Commission
BMP	Best Management Practices
CAP	Clean Air Plan
CARB	California Air Resources Board
CBACT	Best Available Control Technology
CDFG	California Department of Fish and Game
CDMG	California Division of Mines and Geology
CE	California Endangered
CEQA	California Environmental Quality Act
CFP	California Fully Protected Species
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNG	Compressed Natural Gas
CNPS	California Native Plant Society
CO	Carbon Monoxide
CSC	California Species of Special Concern
dB	Decibels
DEIR	Draft Environmental Impact Report
DPR	California Department of Parks and Recreation
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EV	Electric Vehicle

FAC+	Facultative+ Wetland Species
FACW	Facultative Wetland
FC	Federal Candidate
FE	Federal Endangered
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FICON	Federal Interagency Committee on Noise
FIRM	Federal Emergency Management Agency Flood Insurance Rate Map
FPE	Federal Proposed Endangered
FSC	Federal Species of Concern
GLA	Gross Leasable Area
LAFCO	Local Agency Formation Commission
Ldn	Day-Night Average Level
Leq	Equivalent Noise Level
LOMR	Letter of Map Revision (Federal Emergency Management Agency)
LOVR	Los Osos Valley Road
LUE	General Plan Land Use Element
MBTA	Migratory Bird Treaty Act
MCLs	Maximum Contaminant Levels
MLD	Most Likely Descendent
MSL	Mean Sea Level
NAHC	Native American Heritage Commission
ND	Negative Declaration
NMFS	National Marine Fisheries Service
NOI	Notice of Intent
NOP	Notice of Preparation
NO_X	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
OBL	Obligate Wetland Species
OS	Open Space
PCE	Tetrachloroethylene
PM_{10}	10 Micron Suspended Particulates
$PM_{2.5}$	2.5 Micron Suspended Particulates
ROC	Reactive Organic Carbon
ROG	Reactive Organic Gases
SAY	Safe Annual Yield (Water Resources)
SLO	San Luis Obispo
SO_2	Sulfur Dioxide
SO_X	Sulfur Oxides
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
UBC	Uniform Building Code
UCSB	University of California, Santa Barbara
US101	U.S. Highway 101
USACE	U.S. Department of the Army, Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VTM	Vesting Tentative Tract Map
WRF	Water Reclamation Facility

2.0 PROJECT DESCRIPTION

The proposed project consists of three sets of Affordable Housing Ordinances that implement three respective programs from the San Luis Obispo County General Plan Housing Element (amended July 20, 2004). The housing programs encourage affordable housing production and retention of the County's affordable housing stock to address an identified area-wide shortage of affordable housing. These Housing Element programs include:

- Program HE 1.4: Revised Residential Development Standards
- Program HE 1.9: Require Development of Affordable Housing
- Program HE 1.10: Establish Minimum Residential Multi-Family Densities

The proposed ordinances would address residential development standards, inclusionary housing, and minimum density requirements for selected residential multi-family zoned parcels. The specific characteristics of the project, including the project applicant, project area, project objectives, and required approvals are described below.

2.1 PROJECT APPLICANT

County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

2.2 PROJECT AREA

The proposed Affordable Housing Ordinances would be applied on a Countywide basis. Implementation of these ordinances could possibly affect the development potential of 2,540 parcels located primarily in and near urban areas of the County. As such, the project areas are distributed throughout San Luis Obispo County. Altogether, the parcels that would be subject to the proposed ordinances would amount to a total of approximately 3,025 acres.

San Luis Obispo County, which is located along the Central Coast of California, is bordered by the Pacific Ocean to the west, Monterey County to the north, Santa Barbara County to the south, and Kern County to the east (refer to Figure 2-1). The environmental analyses will cover the entire San Luis Obispo County (excluding incorporated areas), which include the following planning areas (refer to Figure 2-2): El Pomar-Estrella, Estero, North Coast, Salinas River, San Luis Bay Coastal, San Luis Bay Inland, San Luis Obispo, Shandon-Carrizo, South County Inland, South County Coastal, Adelaida, Huasna-Lopez, Las Pilitas, Los Padres, and Nacimiento. A description of the planning areas is described in Section 3.0, *Environmental Setting*.

2.3 PROJECT OBJECTIVES

San Luis Obispo County is considering three proposed Affordable Housing Ordinances that implement three respective programs from the San Luis Obispo County General Plan Housing Element (amended July 20, 2004). The housing programs encourage affordable housing

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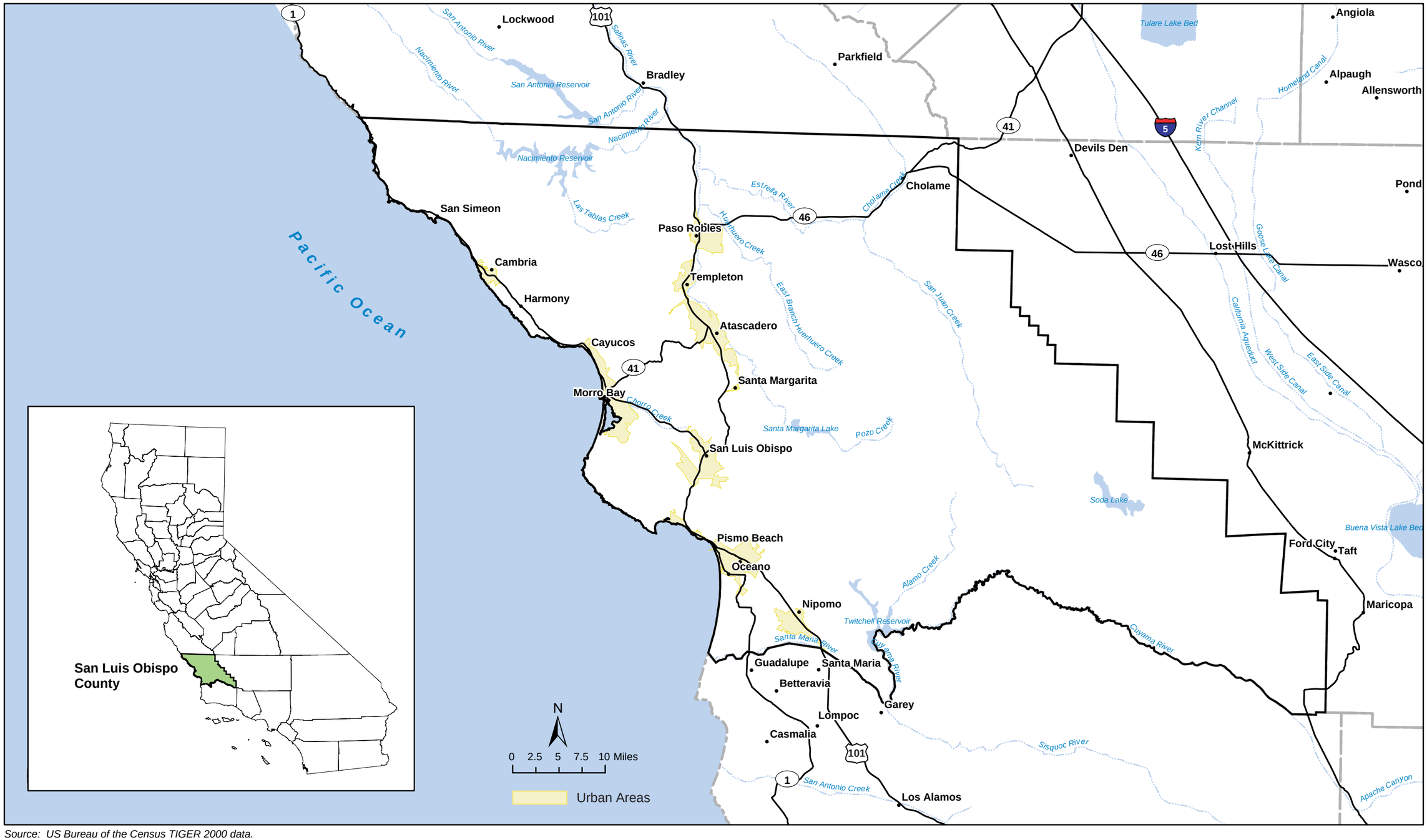
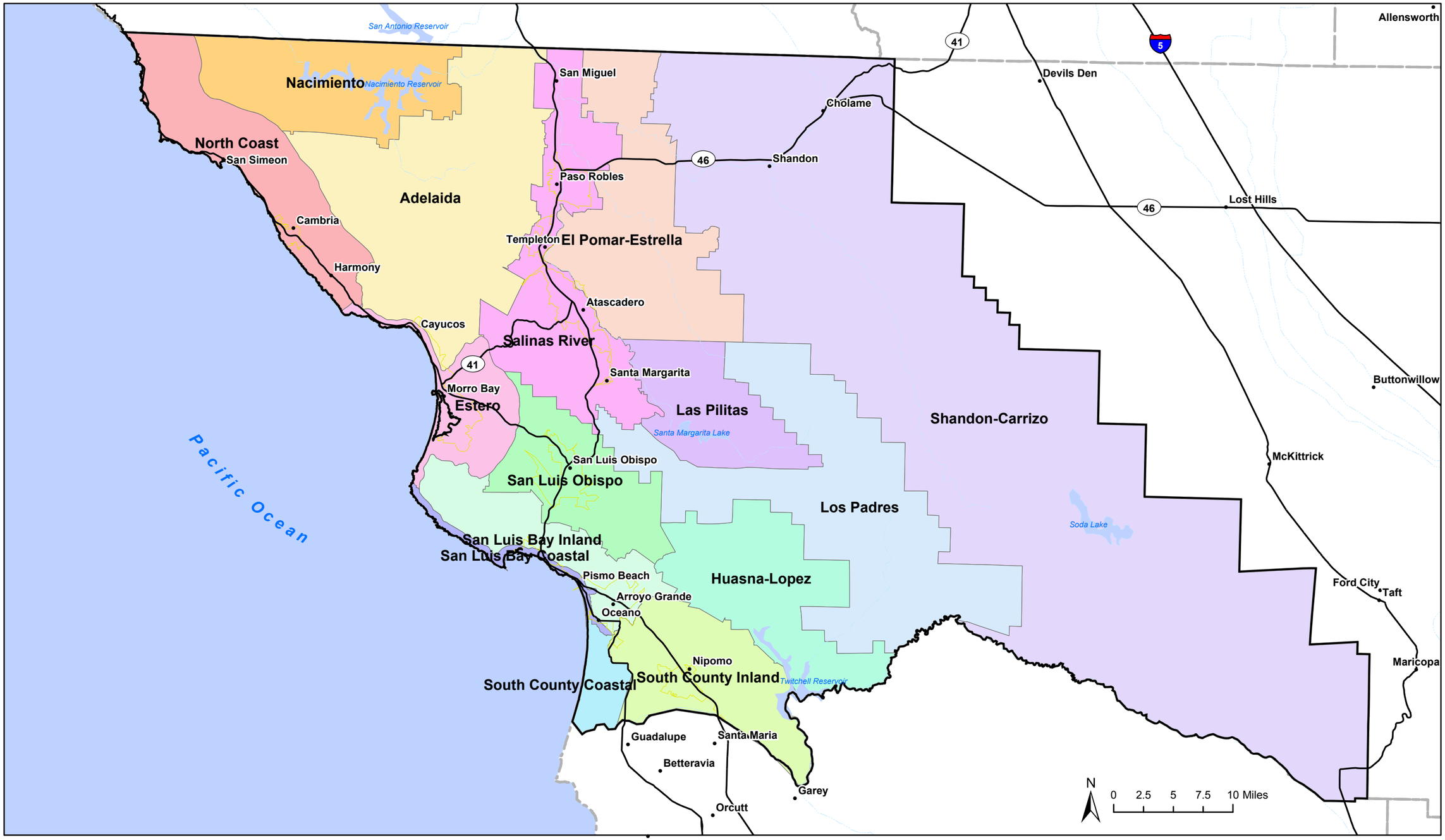


Source: US Bureau of the Census TIGER 2000 data.

Project Vicinity

Figure 2-1



Source: US Bureau of the Census TIGER 2000 data.

County Planning Areas and Communities

Figure 2-2

production and retention of the County's affordable housing stock to address an identified area-wide shortage of affordable housing. The State CEQA Guidelines require that the EIR Project Description include "a statement of objectives sought by the proposed project" [State CEQA Guidelines, subsection 15124(b)]. The County has identified the following project objectives within the 2004 Housing Element:

- Allow for greater densities within residential zones.
- Require some affordable housing as part of residential development through inclusionary means.
- Provide for more flexible standards that would encourage the development of housing types that may be more affordable.

In addition, it is the intent of the proposed project to promote infill development within urban communities, consistent with "smart growth" principles that include, but are not limited to: providing a range of housing opportunities and choices, walkable neighborhoods, encouraging community and stakeholder collaboration, mixed land uses, preserve open space, farmland, natural beauty and critical environmental areas, providing a variety of transportation choices, directing development towards existing communities, and including compact building design. The proposed Affordable Housing Ordinances would implement smart growth principals and therefore reduce increasing rural development, which tends to cause increased environmental impacts such as but not limited to: increased traffic, increased noise, incompatible land uses, habitat fragmentation, and increased impervious surfaces. To that end, the ordinances are intended to help achieve the buildout potential of the County's General Plan by encouraging development at the densities that are already envisioned by the General Plan. Thus, the proposed project would not induce or accommodate growth beyond that which is already envisioned under the General Plan.

2.4 BACKGROUND FOR PROPOSED AFFORDABLE HOUSING ORDINANCES

One goal of the County's proposed affordable housing ordinances is to achieve residential densities in the urban communities closer to those envisioned in the General Plan. Land was designated in the Residential Multi-Family (RMF) and Residential Single Family (RSF) land use categories (or "zones") at strategic locations and densities to provide housing affordable to local residents within close proximity to jobs, shopping, schools, and other places frequently visited.

However, the residential densities achieved in the RMF and RSF zones have fallen short of the densities envisioned in the County General Plan. This problem has been especially noticeable in the RMF zone, as described in a November 21, 2006, staff report from the County Planning and Building Department. This trend is not unique to San Luis Obispo County, as documented in a 2003 report by Solimar Research Group Inc. Both reports presented a number of reasons why planned densities are so rarely achieved.

Since the supply of such housing in urban communities did not meet the demand, some households chose to purchase or rent housing in communities or rural locations further away from the places they frequently visit. This has resulted in traffic levels rising faster than population, along with increased impacts to natural habitat areas from home site development,

air pollution (PM 10) from grading activities and driving on gravel roads and air pollution (NOx) from commuters driving longer distances to work, shopping and other destinations.

If current development trends continue, these impacts will become even more severe in the future. Many of the current "Baby Boomer" residents in the county purchased their homes when housing was more affordable, and as a result, they were able to find housing reasonably close to their places of employment. As these residents reach retirement age, many of the people hired to replace them will commute longer distances in order to find housing they can afford.

In 2005, approximately 20 percent of the countywide population (53,548 persons) lived outside of urban areas (cities, towns, villages). This is expected to rise to 60,026 persons by the year 2025.

In order to reduce some of the potential environmental impacts of increased residential density in urban areas, the County proposes to require that locally-employed and/or existing residents receive first priority to rent or buy any affordable housing units produced as a result of the proposed ordinances.

In order to prevent potential environmental impacts of increased residential density in rural areas, the County proposes that the affordable units required in conjunction with development in rural areas be provided at off-site locations within urban or village reserves, or that the affordable units be provided as farm support quarters.

In combination with the County's existing Growth Management Ordinance (Title 26 of the SLO County Code), the proposed affordable housing ordinances would have the effect of directing some residential development away from rural areas and into urban areas, and therefore closer to locations of employment, shopping, schools, etc.. In other words, if the affordable housing ordinances are successful in raising actual densities on RMF and RSF land within urban communities, more GMO allotments will be used in the urban areas and less will remain for rural developments. Also, the additional supply of housing within urban areas will satisfy more housing demand, so in theory, there may be less demand for new rural housing units.

2.5 PROJECT CHARACTERISTICS

The proposed project consists of three Affordable Housing Ordinances that implement three programs from the County's Housing Element.

2.5.1 Housing Forecasts to the Year 2025

As described in section 4.0 of this EIR, the most appropriate approach to analyzing the impacts of the Affordable Housing Ordinances is to compare forecasted growth of the housing stock under existing ordinances with forecasted growth under the AHO. For purposes of this analysis, the planning horizon of the year 2025 has been chosen because it is likely that the impacts of the AHO will be seen by then. Population projections prepared by the Planning and Building Department provide the base assumptions under existing ordinances. Since the County's Growth Management Ordinance limits the number of dwellings for which permits will be issued each year, with exemptions for housing units affordable to low and moderate

income households, some reductions in development in rural areas will result from increased development in urban areas.

Table 2-1. Existing and Projected Housing Units in Unincorporated Areas of San Luis Obispo County

	Housing Units in Urban Areas			Housing Units in Rural Areas			Total Change
	2005	2025	Change	2005	2025	Change	
Proposed Project: affordable housing ordinances	25,858	45,324	19,466	18,802	22,748	3,946	23,412

Source: SLO County Planning and Building Department

This table shows that new development in urban areas will be increased by the proposed Affordable Housing Ordinances, but rural development will be reduced. The methodology for these projections include the following:

- The Proposed Project (AHO) will result in higher density, and therefore, more housing units in the Residential Single Family (RSF) and Residential Multi-Family (RMF) land use categories, which are located within urban area.
- The Growth Management Ordinance (GMO) will continue to limit the number of dwelling that can be built each year in unincorporated areas of the county.
- The added housing units resulting from the AHO will be subject to the GMO, except for the 75% of the officially designated affordable housing units required under the inclusionary housing ordinance (HE 1.9), since housing affordable to low and moderate households is exempt from the GMO.
- The added housing units in urban areas that are subject to the GMO will result in fewer housing units outside of urban areas by using up more GMO allotments within urban areas.

Finally, it should be noted that impacts from a given amount of development are generally more severe when that development occurs in rural areas than they are when that development occurs in urban areas.

The specific details of these ordinances that could result in physical effects on the environment are described below.

2.5.2 Residential Development Standards (revisions to existing County ordinances).

This action is intended to implement Housing Element Program HE 1.4, and would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, with the following provisions:

- **Setbacks.** Allow a 20-foot front setback on Residential Single-Family (RSF) and Residential Multi-Family (RMF) properties less than one acre;
- **Parking.** Reduce the number of required guest parking spaces by one space on developments of 15 units or less within the RMF land use category;
- **Lot Coverage.** Eliminate maximum floor area and maximum open area requirements for multi-family projects and instead establish a lot coverage ratio for structures,

including carports, of 35% for low, 45% for medium, and 60% for high density residential development;

- **Minimum Site Area.** Modify Land Use Ordinance 22.10.110C and Coastal Zone Land Use Ordinance 23.04.044e (1) to allow multi family units to be built on parcels no less than 4,000 square feet in size in the RMF land use category (instead of the current 6,000 square foot requirement). This is expected to affect about 180 lots located in urban areas throughout the County.
- **Minimum Parcel Size.** Modify Sections 22.22.080A,B&C (RSF and RMF categories) and 23.04.028A,B&C to allow a 5,000 square foot minimum parcel size for new parcels in the RSF land use category (instead of the current 6,000 square foot requirement). This is expected to affect about 1,100 lots located in urban areas throughout the County (i.e., those greater than 10,000 square feet; note that those eligible parcels greater than 12,000 square feet can already be subdivided under the existing code). No change is proposed to the minimum 6,000 square foot parcel size required for new parcels in the RMF category.

Tables 2-2 through 2-10 below show the potential buildout of the affected parcels in each respective Planning Area for proposed Affordable Housing Ordinance Program HE 1.4, Residential Development Standards. Residential Multi-Family lots of less than 6,000 square feet in size are substandard sized lots and allowed to have only one dwelling. Residential Single Family lots of 10,000 to 20,000 square feet in size may be subdivided into new lots. A 20,000 square foot lot may be divided into three lots (under the current requirement of 6,000 square foot lots) or into four lots (under the proposed requirement of 5,000 square foot lots). Tables 2-2 through 2-10 reflect the fact that many Residential Single Family lots already have housing units located where potential subdivision lines might be drawn which would prevent a full subdivision of the site. Lots greater than 20,000 square feet in size have more flexibility when subdivision lines are drawn around existing housing units, and a higher quantity of subdivided lots may be created on the larger sites.

Table 2-2. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards South County Inland Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	10	1.086	10	16
RSF 10,000-20,000 sf parcels	39	11.212	57	86
RSF greater than 20,000 sf parcels	275	327.66	2,236	2,739
TOTAL	**324**	**339.958**	**2,303**	**2,841**

Table 2-3. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards North Coast Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	18	2.149	18	53
RSF 10,000-20,000 sf parcels	85	27.132	141	203
RSF greater than 20,000 sf parcels	182	181.46	1,222	1,497
TOTAL	**285**	**210.741**	**1,381**	**1,753**

Table 2-4. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards San Luis Bay Inland Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	14	1.612	14	24
RSF 10,000-20,000 sf parcels	14	4.076	22	30
RSF greater than 20,000 sf parcels	40	36.187	243	298
TOTAL	**68**	**41.875**	**279**	**352**

Table 2-5. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards Estero Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	10	0.907	8	12
RSF 10,000-20,000 sf parcels	72	22.664	130	168
RSF greater than 20,000 sf parcels	241	338.056	2,332	2,847
TOTAL	**413**	**361.627**	**2,470**[1]	**3,027**[1]

[1] Current and future housing potential is constrained by the lack of an adequate sewer treatment facility. Buildout will continue to be constrained until an adequate facility is constructed.

Table 2-6. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards San Luis Bay Coastal Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	22	2.605	22	44
RSF 10,000-20,000 sf parcels	0	0	0	0
RSF greater than 20,000 sf parcels	0	0	0	0
TOTAL	**22**	**2.605**	**22**	**44**

Table 2-7. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards Salinas River Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	6	0.652	6	16
RSF 10,000-20,000 sf parcels	22	6.687	33	51
RSF greater than 20,000 sf parcels	75	158.561	1,118	1,351
TOTAL	**103**	**165.9**	**1,157**	**1,418**

Table 2-8. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards Shandon-Carrizo Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	0	0	0	0
RSF 10,000-20,000 sf parcels	11	3.255	17	24
RSF greater than 20,000 sf parcels	41	90.612	636	772
TOTAL	**52**	**93.867**	**653**[1]	**796**[1]

[1] Current and future housing potential is constrained by the lack of an adequate sewer treatment facility. Buildout will continue to be constrained until an adequate facility is constructed.

Table 2-9. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards San Luis Obispo Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	0	0	0	0
RSF 10,000-20,000 sf parcels	3	0.742	3	6
RSF greater than 20,000 sf parcels	48	202.504	1,445	1,744
TOTAL	**51**	**203.246**	**1,448**[1]	**1,750**[1]

[1] Current and future housing potential is constrained by the lack of an adequate sewer treatment facility. Buildout will continue to be constrained until an adequate facility is constructed.

Table 2-10. Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.4: Residential Development Standards El-Pomar-Estrella Planning Area

	Number of Parcels	Total Acreage	Current Potential for Housing Units	Future Potential for Housing Units
Program HE 1.4				
RMF less than 6,000 sf parcels	0	0	0	0
RSF 10,000-20,000 sf parcels	2	0.523	2	4
RSF greater than 20,000 sf parcels	9	9.451	63	78
TOTAL	**11**	**9.974**	**65**[1]	**82**[1]

[1] Current and future housing potential is constrained by the lack of an adequate sewer treatment facility. Buildout will continue to be constrained until an adequate facility is constructed.

Table 2-11 below summarizes the increase in residential potential based on the proposed revised development standards of Affordable Housing Ordinance HE 1.4.

Table 2-11. Summary of Increase in Residential Units Based on HE 1.4

Planning Area	Current Potential for Housing Units	Future Potential for Housing Units	Difference in Buildout Potential
South County Inland	2303	2841	538
North Coast	1,381	1,753	372
San Luis Bay (Inland)	279	352	73
San Luis Bay (Coastal)	22	44	22
Estero	2,470	3,027	557
Salinas River	1,157	1,418	261
Shandon-Carrizo	653	796	143
San Luis Obispo	1,448	1,750	302
El-Pomar-Estrella	65	82	17
TOTAL	**9,778**	**12,063**[1]	**2,285**[1]

[1] Current and future housing potential is constrained by the lack of an adequate sewer treatment facility. Buildout will continue to be constrained until an adequate facility is constructed.

Table 2-11 above shows that the greatest future potential for housing units lies in the Estero, South County Inland, San Luis Obispo and the North Coast planning areas.

2.5.3 Inclusionary Housing Ordinance.

This action is intended to implement Housing Element Program HE 1.9 by creating a new proposed ordinance to encourage the provision of affordable housing. It includes the following components:

- **Minimum Project Size.** None, but developments with less than 5 residential units or lots would be subject to in-lieu fees of about $3,000 to $5,000 per unit (or lot). Exempting the thousands of existing lots in the County from the inclusionary housing requirement could result in substantially fewer affordable housing units being created, and less in-lieu fees being collected.
- **Basic Inclusionary Requirement.** 20% of the base project, consisting of 5% very low income (50% of median), 5% low income (50-80% of median), 5% moderate income (80-120% of median), and 5% workforce housing units (120-160% of median income).
- **Exemptions.** Rental apartment projects at least 10 units per acre, secondary units, farm support quarters, and employee housing.
- **Options for Satisfying Inclusionary Requirement.** Applicants can build the affordable units onsite or offsite, pay an in-lieu fee, or donate land for the subsequent development of affordable housing.
- **Amount of In-Lieu Fees.** Fees would be based on the type of housing needs to be satisfied, ranging from an estimated $100,000 for very low and low income housing, to about $300,000 for moderate income and workforce housing units.
- **Density Bonus for Affordable Units.** Projects subject to the 20% inclusionary requirement will be eligible for a 20% increase in density if the affordable housing units are provided onsite. This is intended as a 1:1 bonus for the inclusionary portion. (For example, if the zoning allows a certain parcel to have 10 units, then 2 of these units are

subject to the inclusionary requirement. In this case an additional 2 market rate units could be constructed, for a total of 10 market rate units, and 2 affordable units.)

- **Linkage Program Requirement for Commercial/Industrial Development.** An affordable housing in-lieu fee equal to 5% of the estimated value of new non-residential development is proposed. Alternatively, developers could build affordable housing onsite or offsite.

Table 2-12 shows the potential buildout of affected parcels with 5 or more existing housing units as a result of implementation of Affordable Housing Ordinance Program HE 1.9: Inclusionary Housing. As shown in the table, implementation of proposed Affordable Housing Ordinances Program HE 1.9 will result in approximately 5,051 bonus units. This estimate is based on the last five years of housing projects in Santa Barbara County that have had the option of including a density bonus. Of the tracked housing projects approximately 30% included density bonuses; this rate has been assumed to occur in San Luis Obispo Count as well.

Table 2-12 Anticipated Impact of Inclusionary Housing Ordinance Program 1.9, Pursuant to Anticipated Number of Bonus Housing Units That Would Be Built

Allowable number of housing units at buildout *(All Area Plans)*	**132,384**[a]
Existing number of housing units *(Countywide; unincorporated)*	**48,194**[b]
Number of potential new housing units *(Countywide)*	**84,190**[c]
Possible number of bonus units per Inclusionary Housing Ordinance	**16,838**[d]
Above value is a 20% increase in housing units allowed by the proposed ordinance.	
Expected Number of bonus units *	**5,051**[ef]

Note: It is anticipated that most rural area developers will pay in-lieu fees rather than provide required affordable housing units on-site. Rural residential developments tend to offer expensive units and homesites. Thus, the number of bonus units to be built on-site in rural development will be marginal or incidental.

[a] *Planning Area year 2000 buildout populations (311,103) divided by the US Census Bureau 2005 average household size (2.35) for SLO County.*

[b] *Based on the unincorporated County population estimate, January 1, 2006, from California Department of Finance (113, 256) divided by the US Census Bureau 2005 average household size (2.35) for SLO County.*

[c] *allowable number of houses minus existing number of houses*

[d] *20% of number of potential new housing units*

[e] *30% of possible number of bonus units*

[f] Buildout for specific planning areas is not expected to be met until adequate sewer treatment facilities are provided.

* *Assumption is based on an average over five years of housing projects that have been built in Santa Barbara County since that County adopted its inclusionary housing ordinance*

2.5.4 Minimum Density Requirement for RMF Designated Land.

This action is intended to implement Housing Element Program HE 1.10, and would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, with the following provisions:

- **Minimum Density.** A minimum density of 20 units per acre of usable site area shall be required for new development on specific parcels in the Residential Multi-Family (RMF) land use category and corresponding zone.

- **Eligible Parcels.** A total of 50 existing parcels have been identified by County staff as possible suitable sites for this ordinance (see Table 2-12). These parcels include vacant and underdeveloped sites that are located in the existing RMF categories in locations throughout the County.

Proposed Housing Element Program HE 1.10 would require that a minimum density of 20 units per acre be applied to the parcels identified in Table 2-13. While some of the parcels have a current maximum density that is greater than 20 units per acre the buildout of the parcels at this scale is unlikely. One reason that a current maximum buildout is not likely to occur is a result of historic development projects in the county; county records indicate that the recent average buildout of vacant RMF lots is 19 units per acre. This would hold true for the parcels outside of the coastal zone which would have a greater potential to achieve maximum buildout due to the highly desirable location. In addition, individual parcel constraints may reduce the maximum buildout such as, but not limited to: biological resources, geologic hazards, and land use issues. The continued underdevelopment of these RMF lots could exacerbate the lack of affordable housing in the county. This ordinance is intended to increase the development density of zoned RMF parcels in the county to maximize the development potential of these lots.

Table 2-13. Existing Maximum Density Potential Without Program HE 1.10: Minimum Density Requirement

#	APN	Community	Street or Road Name	Governing Document	Current Maximum Density (du/ac)
1	076-201-062	Avila Beach	Avila Rd	Avila Beach Specific Plan	38
2	013-151-034	Cambria	Schoolhouse Ln	Title 23 - Coastal Zone LUO	38
3	013-151-023	Cambria	Schoolhouse Ln	Title 23 - Coastal Zone LUO	26
4	023-441-008	Cambria	Eton Rd/Burton Dr	Title 23 - Coastal Zone LUO	26
5	013-151-044	Cambria	Main St	Title 23 - Coastal Zone LUO	38
6	074-229-024	Los Osos	LOVR Rd	Estero Area Plan Update (Nov. 04)	26
7	**074-229-004**	**Los Osos**	**Ramona Av**	**Estero Area Plan Update (Nov. 04)**	**10**
8	**074-229-026**	**Los Osos**	**Palisades Av**	**Estero Area Plan Update (Nov. 04)**	**10**
9	074-223-004	Los Osos	Santa Ynez Av	Estero Area Plan Update (Nov. 04)	26
10	074-293-010	Los Osos	Mtn. View Dr	Estero Area Plan Update (Nov. 04)	26
11	074-293-016	Los Osos	Los Olivos Av	Estero Area Plan Update (Nov. 04)	26
12	074-294-016	Los Osos	Mtn. View Dr/ Los Olivos Av	Estero Area Plan Update (Nov. 04)	26
13	074-263-044	Los Osos	Mtn. View Dr	Estero Area Plan Update (Nov. 04)	26
14	**092-130-061**	**Nipomo**	**W. Tefft St**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
15	**092-130-012**	**Nipomo**	**W. Tefft St**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
16	**092-130-014**	**Nipomo**	**Hill St**	**Title 22 - So. Co. - Nipomo Urban Area**	**15**
17	**092-130-019**	**Nipomo**	**Hill St**	**Title 22 - So. Co. - Nipomo Urban Area**	**15**
18	**092-130-043**	**Nipomo**	**Grande Av**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
19	**092-130-044**	**Nipomo**	**Grande Av**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
20	**092-130-047**	**Nipomo**	**Blume St**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
21	**092-130-050**	**Nipomo**	**Hill St**	**Title 22 - So. Co. - Nipomo Urban Area**	**15**
22	**092-130-051**	**Nipomo**	**Grande Av**	**Title 22 - So. Co. - Nipomo Urban Area**	**15**
23	**092-130-052**	**Nipomo**	**Hill St/Grande Av**	**Title 22 - So. Co. - Nipomo Urban Area**	**15**
24	**092-141-036**	**Nipomo**	**Orchard Rd**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
25	**092-141-037**	**Nipomo**	**Orchard Rd/Div**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
26	**092-141-035**	**Nipomo**	**Division St**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
27	**090-123-021**	**Nipomo**	**Burton St**	**Title 22 - So. Co. - Nipomo Urban Area**	**15**
28	**090-123-019**	**Nipomo**	**Burton St**	**Title 22 - So. Co. - Nipomo Urban Area**	**15**

Table 2-13. Existing Maximum Density Potential Without Program HE 1.10: Minimum Density Requirement

#	APN	Community	Street or Road Name	Governing Document	Current Maximum Density (du/ac)
29	**092-130-079**	**Nipomo**	**W. Tefft St**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
30	**092-130-048**	**Nipomo**	**Hill St**	**Title 22 - So. Co. - Nipomo Urban Area**	**15**
31	**092-130-049**	**Nipomo**	**Grande Av/ Blume**	**Title 22 - So. Co. - Nipomo Urban Area**	**10**
32	**061-044-012**	**Oceano**	**Palace Av**	**Oceano Specific Plan**	**15**
33	**062-089-014**	**Oceano**	**Beach St**	**Oceano Specific Plan**	**15**
34	**062-082-002**	**Oceano**	**Paso Robles St**	**Oceano Specific Plan**	**15**
35	**062-087-001**	**Oceano**	**Paso Robles St**	**Oceano Specific Plan**	**15**
36	**062-271-038**	**Oceano**	**Belridge St**	**Oceano Specific Plan**	**15**
37	021-241-001	San Miguel	River Rd	Title 22 - Res. Density, Multi-Family	38
38	021-241-017	San Miguel	12th St	Title 22 - Res. Density, Multi-Family	26
39	021-241-020	San Miguel	12th St	Title 22 - Res. Density, Multi-Family	26
40	021-401-011	San Miguel	11th St	Title 22 - Res. Density, Multi-Family	38
41	021-322-009	San Miguel	9th St	Title 22 - Res. Density, Multi-Family	26
42	021-322-013	San Miguel	L St	Title 22 - Res. Density, Multi-Family	26
43	021-302-010	San Miguel	L St	Title 22 - Res. Density, Multi-Family	26
44	021-331-001	San Miguel	L St	Title 22 - Res. Density, Multi-Family	26
45	021-231-024	San Miguel	N St	Title 22 - Res. Density, Multi-Family	38
46	021-151-043	San Miguel	16th St	Title 22 - Res. Density, Multi-Family	38
47	021-302-008	San Miguel	W. 10th St	Title 22 - Res. Density, Multi-Family	38
48	040-289-013	Templeton	Las Tablas Rd	Title 22 - Salinas River Area - Templeton	26
49	041-091-007	Templeton	Brewer	Title 22 - Salinas River Area - Templeton	26
50	041-091-022	Templeton	Brewer	Title 22 - Salinas River Area - Templeton	26

*Note: Parcels shown in **bold** type currently have maximum density allowances less than 20 du/ac, which would be the minimum allowed under this ordinance.*

In an effort to determine the likely buildout of the parcels shown in table 2-12, assumptions were made based on environmental site constraints such as; topography, existing development, biological resources, and land use incompatibilities. For example, if a parcel had excessively steep terrain in one corner, it was assumed that this area would not be suited for development and that area was not included in the buildout calculations. The current expected buildout is compared to the future expected buildout under the proposed Housing Element Program HE 1.10 shown in Table 2-14.

Table 2-14. Existing and Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.10: Minimum Density Requirement

#	APN	Community	Buildable Acreage	Current Maximum Density (du/ac)	Existing Buildout	Future Buildout under the 20 unit/acre minimum or Current Maximum Density *	Buildout Difference
1	076-201-062	Avila Beach	0.08	38	3	3	--
2	013-151-034	Cambria	3.01	38	114	114	--
3	013-151-023	Cambria	1.15	26	29	29	--
4	023-441-008	Cambria	0.80	26	20	20	--
5	013-151-044	Cambria	0.32	38	12	12	--
6	074-229-024	Los Osos	52.13	26	1355	1355	--
7	074-229-004	Los Osos	0.85	10	8	16	8
8	074-229-026	Los Osos	2.50	10	25	50	25
9	074-223-004	Los Osos	2.98	26	77	77	--
10	074-293-010	Los Osos	1.81	26	47	47	--
11	074-293-016	Los Osos	1.23	26	31	31	--
12	074-294-016	Los Osos	1.31	26	34	34	--
13	074-263-044	Los Osos	1.37	26	35	35	--
14	092-130-061	Nipomo	1.38	10	13	27	14
15	092-130-012	Nipomo	1.84	10	18	36	18
16	092-130-014	Nipomo	4.16	15	62	83	21
17	092-130-019	Nipomo	2.71	15	40	54	14
18	092-130-043	Nipomo	3.00	10	30	60	30
19	092-130-044	Nipomo	3.65	10	36	73	37
20	092-130-047	Nipomo	1.77	10	17	35	18
21	092-130-050	Nipomo	3.99	15	59	79	20
22	092-130-051	Nipomo	3.44	15	51	68	17
23	092-130-052	Nipomo	6.84	15	102	136	34
24	092-141-036	Nipomo	1.73	10	17	34	17
25	092-141-037	Nipomo	1.35	10	13	27	14
26	092-141-035	Nipomo	2.30	10	23	46	23
27	090-123-021	Nipomo	0.36	15	5	7	2
28	090-123-019	Nipomo	0.27	15	4	5	1
29	092-130-079	Nipomo	0.92	10	9	18	9
30	092-130-048	Nipomo	2.00	15	30	40	10
31	092-130-049	Nipomo	3.82	10	38	76	38
32	061-044-012	Oceano	1.52	15	22	30	8
33	062-089-014	Oceano	0.09	15	1	1	--
34	062-082-002	Oceano	0.24	15	3	4	1
35	062-087-001	Oceano	0.11	15	1	2	1
36	062-271-038	Oceano	0.79	15	11	15	4
37	021-241-001	San Miguel	4.10	38	155	155	--
38	021-241-017	San Miguel	1.79	26	46	46	--
39	021-241-020	San Miguel	2.53	26	65	65	--
40	021-401-011	San Miguel	0.83	38	31	31	--
41	021-322-009	San Miguel	0.15	26	3	3	--
42	021-322-013	San Miguel	0.25	26	6	6	--
43	021-302-010	San Miguel	0.26	26	6	6	--
44	021-331-001	San Miguel	0.25	26	6	6	--
45	021-231-024	San Miguel	0.43	38	16	16	--
46	021-151-043	San Miguel	0.79	38	30	30	--
47	021-302-008	San Miguel	0.34	38	12	12	--
48	040-289-013	Templeton	1.68	26	43	43	--
49	041-091-007	Templeton	0.58	26	15	15	--
50	041-091-022	Templeton	0.91	26	23	23	--
				TOTAL	**2,852**	**3,236**	**384**

** whichever is greater*

Table 2-14 shows that under proposed Housing Element Program HE 1.10 there would be an additional 384 residential units allowed. In addition, the minimum allowable units would increase based on the 20 units per acre requirement which would increase the overall buildout of affordable housing stock in the County. Table 2-15 summarizes the assumed increase in buildout by community as a result of Affordable Housing Ordinances Program HE 1.10 which would require a minimum 20 units per acre.

Table 2-15. Summary of Existing and Future Housing Potential from Proposed Affordable Housing Ordinance Program HE 1.10: Minimum Density Requirement by Community

Community	Existing	Proposed	Difference
Avila Beach	3	3	--
Cambria	175	175	--
Los Osos	1,612	1,645	33
Nipomo	567	904	337
Oceano	38	52	14
San Miguel	376	376	--
Templeton	81	81	--
TOTAL	**2,852**	**3,236**	**384**

2.6 REQUIRED APPROVALS

Implementation of the proposed Ordinances would require the following discretionary approval from San Luis Obispo County:

- Revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance including the Residential Development Standards (Housing Element Program HE 1.4) and Minimum Density Requirement for RMF Designated Land (Housing Element Program HE 1.10)
- Authorize approval for Inclusionary Housing Ordinance (Housing Element Program HE 1.9)

In addition, individual projects that could occur under the new or revised ordinances may require other approvals from the Planning and Building Department (building permits), the California Department of Fish and Game, the Army Corps of Engineers (including U.S. Fish and Wildlife Service consultation), Air Pollution Control District, and State Water Resources Control Board (a National Pollutant Discharge Elimination System (NPDES) permit). However, permits from these agencies would not be required to approve the ordinances themselves.

3.0 ENVIRONMENTAL SETTING

This section provides a brief description of the current environmental conditions in the proposed project area. The project area is defined as the entire County of San Luis Obispo. The countywide analysis has been broken down further into discussion by planning area, when appropriate. The county divides land uses within all planning areas into various categories. The official maps of the County Land Use Element (LUE) show the precise locations where land use categories and combining designations are applied, and define regulations for land uses, densities and intensity of use.

3.1 REGIONAL SETTING

Located along the Central Coast of California, San Luis Obispo County is bounded by the Pacific Ocean to the west, Monterey County to the north, Kern County to the east, and Santa Barbara County to the south. The San Luis Obispo County region is moderately urbanized, but remains as a generally low density, rural and agricultural area of California that has grown as a major tourist destination. The region includes seven incorporated cities: Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo. The seven incorporated urban areas include approximately 57% of the county's total population (California Department of Finance, "City/County Population Estimates with Annual Percent Change," January 2006). Urban concentrations in the unincorporated portions of the county include Avila Beach, Cambria, Cayucos, Garden Farms, Heritage Ranch, Los Osos/Baywood Park, Nipomo, Oceano, San Simeon, Santa Margarita, ~~Shell Beach~~, Halcyon, San Miguel, Shandon, and Templeton. All of the urban areas within San Luis Obispo County are linked to Highways 1 and 101, which are the primary transportation corridors serving the region.

Population growth in the county increased 13.6% between the years 1990 and 2000. As of the year 2006, 263,242 residents live in San Luis Obispo County (California Department of Finance, "City/County Population Estimates with Annual Percent Change," January 2006). This growth has resulted in an increased demand for housing in the county. San Luis Obispo is the employment, entertainment, education, and shopping center of the region both geographically and economically. Commercial and residential development has increased in the North County and Nipomo, as slower rates of growth have occurred and costs have risen in the San Luis Obispo and North Coast regions. This has resulted in an increased need for affordable housing throughout the county.

3.2 COUNTY OF SAN LUIS OBISPO

San Luis Obispo County is divided into two major planning areas: 1) the coastal zone, established as a result of the California Coastal Act of 1976; and 2) the inland area. Each of these two large areas is further broken down into more manageable "planning areas" (refer to Figure 2-2). The following paragraphs describe the physical setting and land uses found within each planning area. Much of the information contained therein was adapted from applicable Area Plans, which are available for review at the County Department of Planning and Building.

Adelaida Planning Area

The Adelaida planning area occupies approximately 207,978 acres (325 square miles) and encompasses the central northwest portion of the county. The area's terrain descends from the rugged, mountainous western slope of the Santa Lucia Range to rolling farmlands in the eastern portion of the planning area. The primary land use in the area is agriculture, with steeper and more remote areas providing grazing capabilities. The Adelaida Area Plan (San Luis Obispo County, 1997) designates lands within the planning area by land use category. The area is predominantly agricultural land uses (approximately 73%) with rural lands and public facilities each accounting for 13% of the area's land use.

El Pomar-Estrella Planning Area

The El Pomar-Estrella planning area covers approximately 132,000 acres (206 square miles) of rolling hills east of the Salinas River and west of the Shandon-Carrizo planning area. The planning area is characterized by its rural landscape with agricultural operations consisting mainly of vineyards in flatter areas and livestock grazing on steeper slopes. Residential rural developments are also scattered throughout the planning area. The El Pomar-Estrella Area Plan (San Luis Obispo County, 2002) designates lands within the planning area by land use category. Agriculture is the predominant land use in the planning area (approximately 80.2%) with rural lands and residential rural making up approximately 10.4 and 9.0%, respectively.

Estero Planning Area

The Estero planning area occupies approximately 42,335 acres (66 square miles) of the central coastal area of the county from Point Estero on the north to Point Buchon on the south. The planning area occupies a narrow strip along the coast north of the City of Morro Bay and south of the unincorporated community of Los Osos. The planning area includes large portions of the Morro and Little Morro Creek watersheds on the north, a portion of the Irish Hills on the south, and a portion of Cuesta College on the east. The Estero planning area consists predominantly of agricultural land uses (approximately 74%) with extensive recreational, open space and residential uses. The Estero Area Plan (San Luis Obispo County, 2002) designates lands within the planning area by land use category.

Huasna-Lopez Planning Area

The Huasna-Lopez planning area occupies 103,673 acres (162 square miles) in the south central portion of the county. It is a predominantly agricultural (approximately 80%) and rural (approximately 17%) planning area that is bordered by the Los Padres National Forest to the north and east, Santa Barbara County to the south, and the range of hills (Newsom and Temattate Ridges) that separate the Huasna Valley from Nipomo Valley on the west. The Huasna-Lopez Area Plan (San Luis Obispo County, 1996) designates land uses within the planning area.

Las Pilitas Planning Area

The Las Pilitas planning area includes a total of approximately 65,553 acres (102 square miles), including much of the mountainous portions of the county east of the community of Santa Margarita. The planning area is primarily composed of agricultural and rural land uses (approximately 93%), and is adjacent to the Los Padres National Forest to the east, south and southeast. The Las Pilitas Area Plan (San Luis Obispo County, 1996) designates lands within the planning area by land use category.

Los Padres Planning Area

The Los Padres planning area encompasses approximately 217,593 acres (340 square miles). The entire planning area is rural with no urban or village areas and includes a large portion of the Santa Lucia and La Panza mountain ranges that traverse the center of the county from the northwest to the southeast. The planning area is adjacent to the Los Padres National Forest. The Los Padres Area Plan (San Luis Obispo County, 1996) designates lands within the planning area by land use category.

Nacimiento Planning Area

The Nacimiento planning area occupies approximately 97,665 acres (153 square miles) bounded by the Santa Lucia Mountains on the west, Camp Roberts on the east, Monterey County on the north, and the Adelaida planning area on the south. Lake Nacimiento is located in the center of the of the planning area and is surrounded by landscape ranging from gently sloping savannah woodlands and meadows in the northeast section of the planning area to the rugged chaparral-covered terrain of the Santa Lucia foothills in the west. The Nacimiento Area Plan (San Luis Obispo County, 1996) designates land use categories within the planning area, with open space, rural lands, and agriculture identified as the predominant land uses. Residential, recreation, and commercial uses each account for less than one percent of land use within the planning area.

North Coast Planning Area

The North Coast planning area includes approximately 167,216 acres (261 square miles) extending from the Monterey County line on the north to Point Estero on the south and inland to the main ridge of the San Lucia Mountains. The planning area includes the communities of Cambria and San Simeon as well as Hearst Ranch, which occupies almost half of the planning area. Rural lands occupy the majority of the planning area and are located outside of the Cambria urban reserve line and the San Simeon Acres village reserve line. The North Coast Land Use Element and Local Coastal Plan (San Luis Obispo County, 2001) designate land use categories within the planning area.

Salinas River Planning Area

The Salinas River planning area occupies approximately 90,823 acres (142 square miles) and includes the urban communities of Paso Robles, Atascadero, Templeton, San Miguel, Santa Margarita, and Garden Farms. The Salinas River Area Plan (San Luis Obispo County, 1996) designates land use categories within the planning area. This planning area contains predominantly agriculture and open space land uses (approximately 74%) with some rural, suburban, and single-family land uses (approximately 16%).

San Luis Bay Coastal Planning Area

The San Luis Bay Coastal planning area encompasses 59,469 acres (93 square miles) in the south central coastal portion of the county. The planning area extends from Point Buchon and Montana de Oro in the north to the Nipomo Mesa in the south and inland as far as Highway 227 and Orcutt Road northeast of Arroyo Grande. It includes the coastal zone portions of the Five Cities urban areas of Pismo Beach, Grover Beach, Arroyo Grande, Oceano and Halcyon, and the coastal zone portion of Avila Beach. The San Luis Bay Coastal Area Plan (San Luis Obispo County, 2001) designates lands within the planning area by land use category. This

planning area contains predominantly rural (approximately 38%) and agricultural (approximately 33%) land uses.

San Luis Bay Inland Planning Area

The San Luis Bay Inland planning area encompasses 61,018 acres (95 square miles) in the south central coastal portion of the county, extending from and including most of Montana de Oro on the north to the Nipomo Mesa on the south. It includes the non-coastal zone portions of the Five Cities urban areas of Pismo Beach, Grover Beach, Arroyo Grande, Oceano and Halcyon, and Avila Beach outside the coastal zone. The San Luis Bay Inland Area Plan (San Luis Obispo County, 2002) designates land use categories within the planning area, with rural (approximately 37%) and agriculture (approximately 32%) as the dominant land uses.

San Luis Obispo Planning Area

The San Luis Obispo planning area includes approximately 63,630 acres (99 square miles), including the City of San Luis Obispo and surrounding unincorporated agricultural and rural lands. The planning area extends to the Los Padres National Forest on the north and east, Cuesta College and Camp San Luis Obispo to the west, and the Irish Hills and Arroyo Grande fringe to the south. As with other planning areas in the county, the San Luis Obispo planning area primarily contains agricultural and rural lands (approximately 85%). The San Luis Obispo Area Plan (San Luis Obispo County, 1999) designates lands within the planning area by land use category.

Shandon-Carrizo Planning Area

The Shandon-Carrizo planning area, the largest of the county planning areas, encompasses approximately 842,411 acres (1,316 square miles) of sparsely populated agricultural and rural lands in the eastern portion of the county. This area, which includes the regions of Cholame and the Cholame Hills, the Temblor Range (where the San Andreas Fault is located), the La Panza Range, the Carrizo Plain, and the Cuyama Valley, consists of undulating terrain devoted almost exclusively to dry-land farming and rangeland. The urban area of Shandon and the villages of Whitley Gardens and California Valley are the only population centers within the planning area. The Shandon-Carrizo Area Plan (San Luis Obispo County, 1996) designates land uses within the planning area by land use category.

South County Coastal

The South County Coastal planning area includes approximately 98,910 acres (154 square miles), extending from the urban boundaries of the Five Cities area on the north, the coastal range on the east, the Santa Maria River on the south, and the Pismo Dunes on the west. The only portion of the planning area within the coastal zone is the land west of Highway 1. The South County Coastal Area Plan (San Luis Obispo County, 1988) designates land uses within the planning area.

South County Inland Planning Area

The South County Inland planning area includes approximately 82,000 acres (128 square miles) extending from the urban boundaries of the "Five Cities" area to the north, the coastal range to the east, the Santa Maria River to the south, and the coastal zone boundary along Highway 1 and the Southern Pacific Railroad to the west. The entire Nipomo Urban Area, the five village areas of Black Lake, Palo Mesa, Los Berros, Woodlands, and Callender-Garrett, and South

County rural areas are included within this planning area. The South County Inland Area Plan (San Luis Obispo County, 2003) designates land uses within the planning area outside of the coastal zone. As with much of the county, land uses within the South County Inland planning area are predominantly agricultural (approximately 59%).

3.3 CUMULATIVE PROJECTS SETTING

CEQA defines "cumulative impacts" as two or more individual events that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. This method of cumulative impact analysis allows an EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

Section 15130 of the State CEQA Guidelines indicates that cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness.

According to the Guidelines, the following elements are necessary for an adequate discussion of significant cumulative impacts:

- *A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or*

- *A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency.*

- *The discussion shall also include a summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available, and a reasonable analysis of the cumulative impacts of the relevant projects. The EIR shall examine reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project.*

Cumulative impacts are discussed within each of the specific impact analysis discussions in Section 4.0, *Environmental Impact Analysis*.

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section contains a discussion of the possible environmental effects of the proposed Affordable Housing Ordinances for the specific issue areas that were identified as having the potential to experience significant impacts.

"Significant effect" is defined by the State CEQA Guidelines §15382 as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

The assessment of each issue area begins with the setting. This is followed by the impact analysis. Within the impact analysis, the first subsection identifies the methodologies used and the "significance thresholds." Significance thresholds are those criteria adopted by the County or other agencies, which are universally recognized, or are developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text, with the discussion of the effect and its significance following. Each bolded impact listing also contains a statement of the significance determination for the environmental impact, as follows:

> *Class I. Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.*
>
> *Class II. Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the State CEQA Guidelines.*
>
> *Class III. Less than Significant: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.*
>
> *Class IV. Beneficial: An effect that would reduce existing environmental problems or hazards.*

Following each environmental impact discussion is a list of recommended mitigation measures (if required) and the residual effects or level of significance remaining after the implementation of the measures. In those cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other future development in the area. A discussion of effects found to be less than significant is found in Section 4.11 of the EIR.

Methodology for Assessing Impacts

This Environmental Impact Report uses two methodologies for assess the impacts of the proposed Affordable Housing Ordinances (the "Proposed Project"). It employs projections of housing units in rural and urban areas to the year 2025 for the proposed Project and for alternatives. It also includes some analysis of how build-out would change under the proposed Project and the alternatives.

However, the effects on "build-out" can be difficult to determine with any level of certainty. For example, in areas where water resources and infrastructure can be provided, current build-out estimates may be pushed out into the future by general plan amendments long before build-out is reached. In contrast, communities where resource limits may already have been reached build-out cannot be achieve in the foreseeable future because permits cannot be issued if water isn't available, whether the proposed Project is approved or not.

Therefore, projections of new housing units expected during the next 18 years are considered the most accurate method for assessing potential impacts of the proposed Project and the alternatives.

4.1 AGRICULTURAL RESOURCES

4.1.1 Setting

The location of prime soils and agricultural uses within and adjacent to parcels that could be affected by implementation of the proposed ordinances will be used in evaluating the proposed project's impacts to agricultural resources. The following is a discussion of the agricultural setting within the County.

a. Regional Agricultural Resources. California is the leading state in agricultural production in the United States and San Luis Obispo County consistently ranks within the top 20 counties of the State in overall agricultural productivity.

Agriculture makes a substantial contribution to the County's economy and accounts for approximately 80% of the privately-owned land in the county. In 2005, San Luis Obispo County agricultural production totaled $596,753,000. The top five crops by value in San Luis Obispo County in 2005 included: wine grapes ($194,373,000), cattle and calves ($53,071,000), broccoli ($50,062,000), vegetable transplants ($30,178,000), and strawberries ($29,367,000). The cattle industry has been one of the top value agricultural commodities in the county since 1928, when crop reports were first conducted. The County has become an increasingly important wine-making region, and the trend of the 1990s to convert ranchlands to vineyards continues.

b. Agricultural Soils. The National Resource Conservation Service (NRCS) surveys soils and assigns a soil capability classification that is used to determine whether the soil is a prime or non-prime agricultural soil. Capability Classes provide insight into the suitability of a soil for field crop uses based on factors that include texture, erosion, wetness, permeability, and fertility. By NRCS definition, Capability Class I and Class II soils qualify as prime soils, depending on irrigation. The California Department of Conservation (DOC) identifies and designates important farmlands throughout the State (2004). According to the United States Department of Agriculture (USDA), Prime Farmland is land best suited for producing food, feed, forage, fiber and oilseed crops and is also available for cropland, pastureland, rangeland, and forestland. It has the soil quality, growing season and moisture supply needed to produce sustained high yields of crops economically when treated and managed (including water management) according to modern farming methods. As of 2004, the total area of Prime Farmland located within San Luis Obispo County was 40,508 acres, approximately 3.1% of the total area inventoried (1,302,168 acres) countywide (California Farmland Conversion Report, FMMP, 2006).

c. Farmland Conversion. The conversion of prime agriculture lands to non-agricultural uses is a concern within the County and across the State. The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) tracks farmland conversion throughout California. According to the most recent FMMP survey for San Luis Obispo County, 1,928 acres of agricultural land were converted to non-agricultural uses between 2002 and 2004 (refer to Table 4.1-1). Non-agricultural uses include Urban and Built-up Land and Other Land. The Urban and Built-up Land category includes land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public

administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes. Other Land includes land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Table 4.1-1. County Farmland Conversion from 2002 to 2004

Land Use Category	Converted To (Acres)		
	Urban and Built-up Land	Other Land	Total Converted to Non-Ag Use
Prime Farmland	31	166	197
Farmland of Statewide Importance	13	48	61
Unique Farmland	53	149	202
Farmland of Local Importance	383	253	636
Important Farmland Subtotal	**480**	**616**	**1,096**
Grazing Land	187	645	832
Agricultural Land Subtotal	**667**	**1,261**	**1,928**

Source: California Farmland Conversion Report, FMMP, 2006

~~The majority of the farmland losses in Table 4.1-1 occurred due to conversions to low-density residential uses in rural areas.~~ As the County population continues to grow in the absence of affordable housing ordinances, it is likely that further increases in this type of farmland conversion will occur as more rural/agriculturally productive lands are converted to low density development.

Although acreage of agricultural land in San Luis Obispo County has declined, total agricultural production valuations from 1996 to 2005 have increased by over $271 million (refer to Table 4.1-2). Wine grapes continue to hold the top position for value in 2005 with a 47% increase in value over 2004 due to record yield levels of harvested grapes. However, Hass avocado production decreased 81% compared to 2004 due to record warm weather in 2004 which caused blossoms of the 2005 crop to drop off trees. Apple orchards in the Cuyama region were removed and replaced with carrots and other vegetable crops. This represents a 54% decrease in the total number of acres of apples countywide (all from San Luis Obispo County Department of Agriculture/Weights and Measures Annual Crop Report, 2005). Despite these changes, the total valuation of agricultural products produced in the County has continued to increase because of product demand and the industry's ability to adapt to new markets and technologies. This trend is expected to continue as the industry moves toward higher investment and return per acre of production.

Table 4.1-2. Comparison of Valuation of Major Groups During the Past Ten Years ($)

Year	Animal	Field	Nursery & Seed	Fruit & Nut	Vegetable	Total
1996	24,513,000	22,445,000	55,889,000	88,932,000	134,047,000	325,826,000
1997	29,223,000	18,056,000	65,486,000	120,912,000	148,129,000	381,806,000
1998	28,665,000	17,614,000	70,296,000	109,351,000	132,895,000	358,821,000
1999	36,031,000	16,296,000	85,353,000	122,452,000	135,393,000	395,523,000
2000	36,012,000	16,053,000	93,053,000	166,779,000	175,643,000	487,658,000
2001	46,517,000	17,025,000	90,908,000	182,415,000	152,531,000	489,396,000
2002	46,161,000	15,595,000	97,377,000	167,555,000	156,687,000	483,375,000
2003	49,181,000	15,161,500	91,476,000	189,144,000	168,423,000	513,385,500
2004	59,620,000	15,342,100	101,156,000	195,712,000	167,606,000	544,398,100
2005	58,264,000	17,775,000	101,942,000	243,602,000	175,190,000	596,753,000

Source: San Luis Obispo County Department of Agriculture Weights and Measures, 2005

d. Agricultural Preserves (Land Conservation Act). The County's agricultural preserve program was created to implement the California Land Conservation Act of 1965, also known as the Williamson Act. Passed by the California Legislature nearly 40 years ago, the program was designed to protect agricultural and open space lands from urban development. The preservation tool also serves as a tax relief program allowing local governments to enter into contracts with private landowners for the purpose of restricting specific land parcels to agricultural or related open space use. In turn, landowners are able to receive lower tax assessments based on agricultural or open-space uses rather than speculative value. The state has traditionally reimbursed participating counties with subvention funds for this foregone tax revenue from contracted properties.

Lands that enter into the County's agricultural preserve program are subject to zoning restrictions including parcel size restrictions ranging from 40 acres for prime land and 100 acres for nonprime land. A Williamson Act contract is a legal contract between a landowner and a land-regulating agency under the Williamson Act (i.e., the County). Under Williamson Act contract, the property owner agrees not to develop the property for a period of 10 to 20 years. The contract automatically renews each year for a new 10-year period unless the owner files a Notice of Non-renewal to indicate his or her intention to terminate the contract at the end of the current 10-year period. Williamson Act contracts may also be terminated by a public agency if the property under contract is being acquired for another purpose in the public's interest under eminent domain or other public acquisition procedures. Countywide lands under Williamson Act Contract are shown in Figure 4.1-1.

e. Regulatory Setting.

San Luis Obispo County Agriculture and Open Space Element. The Agriculture and Open Space Element of the San Luis Obispo County General Plan provides a background on agricultural and open space resources within the County. Through the goals, policies, implementation programs and measures provided within the document, the County's intent is "To promote and protect the agricultural industry of the County, to provide for continuing sound and healthy agriculture in the County, and to encourage a productive and profitable agricultural industry."

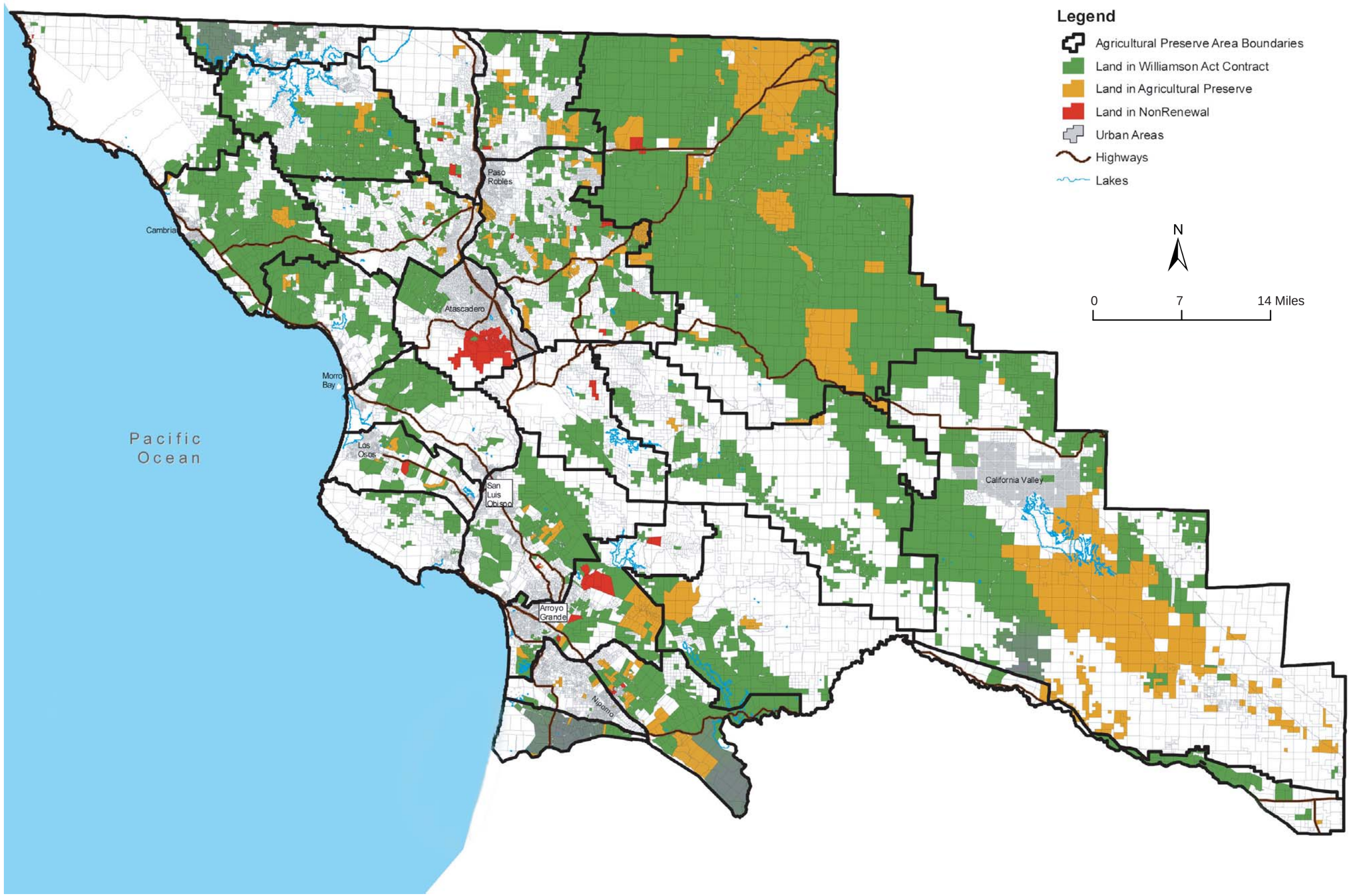
California Land Conservation Act of 1965. California Land Conservation Act of 1965, also known as the Williamson Act, encourages and enables local governments to enter into contracts with private landowners to restrict specific parcels of land to agricultural or related open space use (refer to Section 4.1.1.d). In return, landowners receive property tax assessments that are much lower than normal because they are based upon fanning uses rather than full market value. Local governments receive a subsidy for forgone property tax revenues from the state via the Open Space Subvention Act of 1971.

San Luis Obispo County "Right-to-Farm" Ordinance. The San Luis Obispo County "Right-to-Farm" Ordinance states that the use of real property for agricultural operations is a high priority and favored use. Ordinance No. 2561 (August, 1992), added Chapter 5.16 to Title 5 of the San Luis Obispo County Code relating to Agricultural Lands, Operations, and The Right To Farm. Paragraph 'b' of Section 5.16.020 (Findings and Policy) states:

> *Where non-agricultural land uses occur near agricultural areas, agricultural operations frequently become the subjects of nuisance complaints due to lack of information about such operations. As a result, agricultural operators may be forced to cease or curtail their operations. Such actions discourage investments in farm improvements to the detriment of agricultural uses and the viability of the County's agricultural industry as a whole.*

The right-to-farm ordinance advises purchasers of residential and other property types adjacent to existing agricultural operations of the inherent potential problems associated with the purchase of such property. Such concerns may include, but are not limited to, the noises, odors, dust, chemicals, smoke and hours of operation that may accompany agricultural operations.

Pre-existing agricultural uses are not a nuisance (Section 5.16030). California Civil Code Section 3479 defines a "nuisance" as anything which is injurious to health, is indecent or offensive to the senses, or is an obstruction to the use of property, so as to interfere with the comfortable enjoyment of life or property. San Luis Obispo County has determined that the use of real property for agricultural operations is a high priority and favored use to the County, and those inconveniences or discomforts arising from legally established agricultural activities or operations, as defined in the San Luis Obispo County Code, or State law, shall not be or become a nuisance. Therefore, proposed projects near agricultural lands will continue to be subject to those inconveniences or discomforts arising from adjacent and surrounding agricultural operations which, if conducted in a manner consistent with State law and County code, shall not be or become a nuisance.



Source: San Luis Obispo County

Agricultural Land Status

Figure 4.1-1

4.1.2 Impact Analysis

a. Methodology and Significance Thresholds. The focus of this analysis is to determine if any component of the project would result in the conversion of farmland to non-agricultural uses, agricultural compatibility impacts, or otherwise significantly impact the ability of the land to be farmed.

In accordance with Appendix G of the State CEQA Guidelines, impacts would be significant if the project would result in any of the following:

- *Convert Prime Farmland, Unique Farmland, 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 nonagricultural use;*
- *Conflict with existing zoning for agricultural use, or a Williamson Act contract; and/or*
- *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use*

Therefore, for the purposes of this analysis, any project activity resulting in an impedance of agricultural activities or potentially resulting in a substantial loss of agricultural productivity will be considered a potentially significant impact.

b. Project Impacts and Mitigation Measures.

Impact AG-1 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development and permanent conversion of agricultural areas to non-agricultural uses. Impacts related to agricultural conversion would be Class II, *significant but mitigable*.

Future development in accordance with the Affordable Housing Ordinances could permanently convert areas in agricultural production to non-agricultural uses, thereby reducing the amount of agriculturally productive land throughout the County. It should be noted, however, that because the proposed Affordable Housing Ordinances primarily affect parcels in Residential Multi-Family (RMF) and Residential Single-Family (RSF) land use categories, the majority of impacts will occur in already urbanized areas, or on land that is already designated for urban use. Although some of these lands are currently in agricultural production, it is reasonable to conclude that the potential for converting agricultural lands to non-agricultural uses could have occurred even without the implementation of the proposed ordinances, since these parcels would have been developed, albeit at a lower urban density. Nonetheless, some agricultural conversion could occur.

The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements and higher lot coverage within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and reduced setbacks and minimum parcel size for new development in both

Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur along urban fringe areas or in unincorporated infill areas of the County, which could result in agricultural conversion impacts. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential agricultural conversion impacts would not necessarily be greater than what could currently occur without Program HE 1.4.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Because Program HE 1.9 could apply to existing Agricultural (AG) parcels, agricultural conversion impacts could result. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. Furthermore, any new developed on Agricultural zoned land would be required to comply with existing County policies; minimizing the loss of prime agricultural soils. As a result, the magnitude of potential agricultural conversion impacts would not necessarily be greater than what could currently occur without Program HE 1.9.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential agricultural conversion impacts would not necessarily be greater than what could currently occur without Program HE 1.10.

As noted previously, the proposed Affordable Housing Ordinances primarily affect parcels in Residential Multi-Family (RMF) and Residential Single-Family (RSF) land use categories. As a result, the majority of impacts will occur in already urbanized areas or on land that is already designated for urban use. In addition, the area of potential development would not change as a result of the proposed ordinances. Therefore, the magnitude of potential agricultural conversion impacts would not necessarily be greater than what could currently occur without the proposed Affordable Housing Ordinances.

Although the proposed ordinances would not necessarily result in more agricultural conversion compared to current zoning, development of affected parcels in accordance with the ordinances could nonetheless convert agricultural land to non-agricultural uses. Therefore, impacts related to agricultural conversion are Class II, *significant but mitigable*.

Mitigation Measures. All development occurring on agriculturally zoned lands would be subject to the goals and policies of the Agriculture and Open Space Element, including Policy 24, which discourages the conversion of agricultural land. In addition to compliance with applicable policies and standards, the following mitigation measures are required.

AG-1(a) **Avoidance of Agricultural Areas.** As applicable, future applicants shall avoid prime agricultural soils.

AG-1(b) **Inclusionary Housing on Agricultural Parcels.** The inclusionary housing requirement in accordance with Program HE 1.9 shall be subject to the following restrictions:

- For projects on agricultural land or in areas containing prime agricultural soils, ~~affordable~~ residential units shall not be constructed on-site. Rather, the inclusionary requirement shall be met through off-site (non-agricultural) construction, payment of in-lieu fees, or the donation of non-agricultural land for the subsequent development of ~~affordable~~ housing.
- ~~Affordable h~~Housing shall only be allowed on-site provided there are no impacts to agricultural resources.

Significance after Mitigation. With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.

Impact AG-2 Future development in accordance with the Affordable Housing Ordinances would create conflicts between urban uses and existing and future on- and off-site agricultural uses. Potential land use conflicts are a Class II, *significant but mitigable,* impact.

Implementation of the proposed Affordable Housing Ordinances could place future residential uses adjacent to farming operations, thereby creating potential conflicts. In general, the types of agricultural land use conflicts that could occur are described below.

Impacts to Agricultural Uses. Residential development adjacent to farmland can have several negative impacts on continued on-site and adjacent agricultural production activities. Direct physical impacts resulting from trespassing may include vandalism to farm equipment and theft of crops. These can result in indirect economic impacts. Other indirect impacts to agriculture from nearby urban uses can affect the long-term viability of such operations. Increased regulations and liability insurance to protect the farmer from adjacent urban uses cost time and money. Some farmers sensitive to nearby public uses voluntarily limit their hours of operation and do not intensively use the portions of their property closest to urban uses, in effect establishing informal buffer zones on their own property. This has the effect of lowering the crop yield, and therefore the long-term economic viability, of agricultural operations.

Impacts to Residential Uses. Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. The County's right to farm ordinance provides, as a good neighbor policy, for disclosure to residents of the inherent potential problems associated with the purchase of

residential properties adjacent to agricultural uses [Sec 5.16.020]. In addition, the ordinance also provides for alternative dispute resolution [Sec 5.16.090].

The County Department of Agriculture/Measurement Standards maintains recommended standards for setbacks (buffers) and screening techniques between urban development and agricultural property. Buffers are used to address a range of compatibility issues that can either impact the agricultural operation (trespass, litter, vandalism, theft and general liability issues) or adjacent residents (dust, day and night-time noise, odor and heavy vehicle traffic). The Agricultural Commissioner has the authority to impose spray buffers and other restrictions to pest management practices due to development or other potential hazards near agricultural operations. However, some legal pesticides are restricted if residences are in close proximity. Therefore, the development of residences in close proximately to agricultural operations can limit certain legal pesticide applications. The County of San Luis Obispo has developed agricultural buffer polices and procedures that recommend buffer distance ranges for intensive and non-intensive agricultural uses from proposed residential uses. Intensive uses include vineyards and row crops and non-intensive uses include rangeland/pasture uses. The County requires vineyard and row crop buffers ranging between 200 to 600 feet, and rangeland buffers are recommended of 50-100 feet from residential uses.

The characteristics of each ordinance and potential land use conflicts are described below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements and higher lot coverage within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and reduced setbacks and minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 5,370 residents (based upon a population generation factor of 2.35 persons per unit). This increase in human activity could result in potential conflicts between urban and agricultural uses at the edge of agricultural lands, as discussed above.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units. These additional units would result in an associated population increase of approximately 11,870 residents (based upon a population generation factor of 2.35 persons per unit). Similar to Program HE 1.4, this increase in human activity at the edge of agricultural lands could result in potential conflicts between urban and agricultural uses, as discussed above.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the

potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 902 residents (based upon a population generation factor of 2.35 persons per unit). This increase in human activity at the edge of agricultural lands could result in potential conflicts between urban and agricultural uses, as discussed above.

Overall, all three Programs would result in 7,720 additional units and an associated population increase of approximately 18,142 residents. More units and the associated increase in human activity could therefore be located adjacent to agricultural operations in the County, resulting in potential conflicts between urban uses and existing and future on- and off-site agricultural uses. Impacts are potentially significant.

Mitigation Measures. As required by the County's Right-to-Farm Ordinance (Title 5 of the County Code), disclosure shall be provided to residents of the inherent potential problems associated with the purchase of residential properties adjacent to agricultural uses [Sec 5.16.020]. In addition, the ordinance provides for alternative dispute resolution should any controversy arise regarding any inconvenience or discomfort occasioned by agricultural operations or agricultural processing [Sec 5.16.090]. In accordance with the right to farm ordinance, the following mitigation is required:

AG-2(a) **Disclosure of Potential Nuisance.** In accordance with the County Right to Farm Ordinance (No. 2050), upon the transfer of real property, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make all prospective homeowners near agricultural uses aware that although potential impacts or discomforts between agricultural and non-agricultural uses may be lessened by proper maintenance, some level of incompatibility between the two uses would remain. This notification shall include disclosure of potential nuisances associated with on-site agricultural uses, including the frequency, type, and technique for pesticide spraying, frequency of noise-making bird control devices, dust, and any other agricultural practices that may present potential health and safety effects. Should crop maintenance practices change substantially (e.g., through the use of new agricultural chemicals or application techniques), notification shall be provided to existing and prospective project residents.

AG-2(b) **Agricultural Buffers.** Future development in accordance with the Affordable Housing Ordinances shall maintain agricultural buffers in accordance with County Department of Agriculture/Measurement Standards recommendations.

Significance after Mitigation. Compliance with County Right to Farm Ordinance (No. 2050), in addition to the required mitigation, would reduce impacts to a less than significant level.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

d. Cumulative Impacts. Cumulative development throughout the greater San Luis Obispo County area would gradually convert agricultural land to non-agricultural use. Future development associated with the proposed Affordable Housing Ordinances would incrementally contribute to this substantial change. The Affordable Housing Ordinances' contribution to a cumulative agricultural resources impact would be less than significant after the recommended mitigation for project specific impacts. In addition, individual development projects in the region would have the potential to create compatibility conflicts relating to the interface of historic agricultural uses and new urban development. Such conflicts would be addressed on a case-by-case basis, and assuming that conflicts can be resolved through the proper use of buffers and appropriate design, significant cumulative land use compatibility conflicts are not anticipated.

4.10 WATER RESOURCES

This section analyzes the potential water resource impacts associated with the proposed Affordable Housing Ordinances. The purpose of the analysis is to evaluate existing water supplies, based primarily on County Water Planning Areas (WPA), and comparing these to anticipated water demand generated by future development accommodated under the proposed ordinances.

4.10.1 Setting

a. Water Delivery Systems. County-operated water delivery systems encompass two key components: infrastructure, which consists of individual service lines and mains, pumps, lift stations; and storage facilities such as tanks and reservoirs; and the energy required to move large amounts of water over the many miles of pipelines that service the County. Water service utilities in unincorporated areas of the County are provided by county service areas (CSA), community service districts (CSD), or private water companies.

A county service area (CSA) is a special taxing area which bears a special assessment or service charge for particular types of extended services, including (but not limited to) water service. CSAs are managed by the Board of Supervisors. Under the Board's direction, CSAs may levy taxes, establish zones of benefit, incur bonded indebtedness and enter into contracts. There are seven CSAs in San Luis Obispo County. A community service district (CSD) is a local governing body authorized to provide a variety of public services, with the exception of land use planning. A CSD typically has an elected governing body with full financial and operational responsibilities. There are thirteen CSDs in San Luis Obispo County.

Water delivery systems and new service connections within a particular CSA or CSD fluctuate in much the same way as water supply. In abundant rainfall years, individual communities require less water to maintain commercial and residential landscaping, making more water available for new development. When rainfall is less plentiful, and water supply is less than existing demand, the water district must stop issuing new water connections, thus halting new development.

Water distribution infrastructure is divided into a complex network of connected and independent facilities dispersed amongst the County's twelve different Water Planning Areas (WPA). WPAs represent the geographic organization of the County. Water demand, agricultural water needs, sources of supply, and other information are organized by WPA. Prior to the 2001 Water Master Plan Update, countywide water management plans have been organized by County Planning Area, a designation which does not coincide with watershed or groundwater basin boundaries. The following WPAs are intended foremost to recognize important hydrogeologic units throughout the County (refer to Figure 4.10-1 for WPA locations). The following discussion is based on the most recent County published data available.

<u>WPA 1 – North Coast.</u> Water Planning Area 1 (WPA 1) is situated in the northwest corner of the County and includes the communities of San Simeon and Cambria. The northern boundary of WPA 1 is the San Luis Obispo/Monterey County line. The Santa Lucia Range provides the WPA boundary along the northeast side, while the watershed divide between

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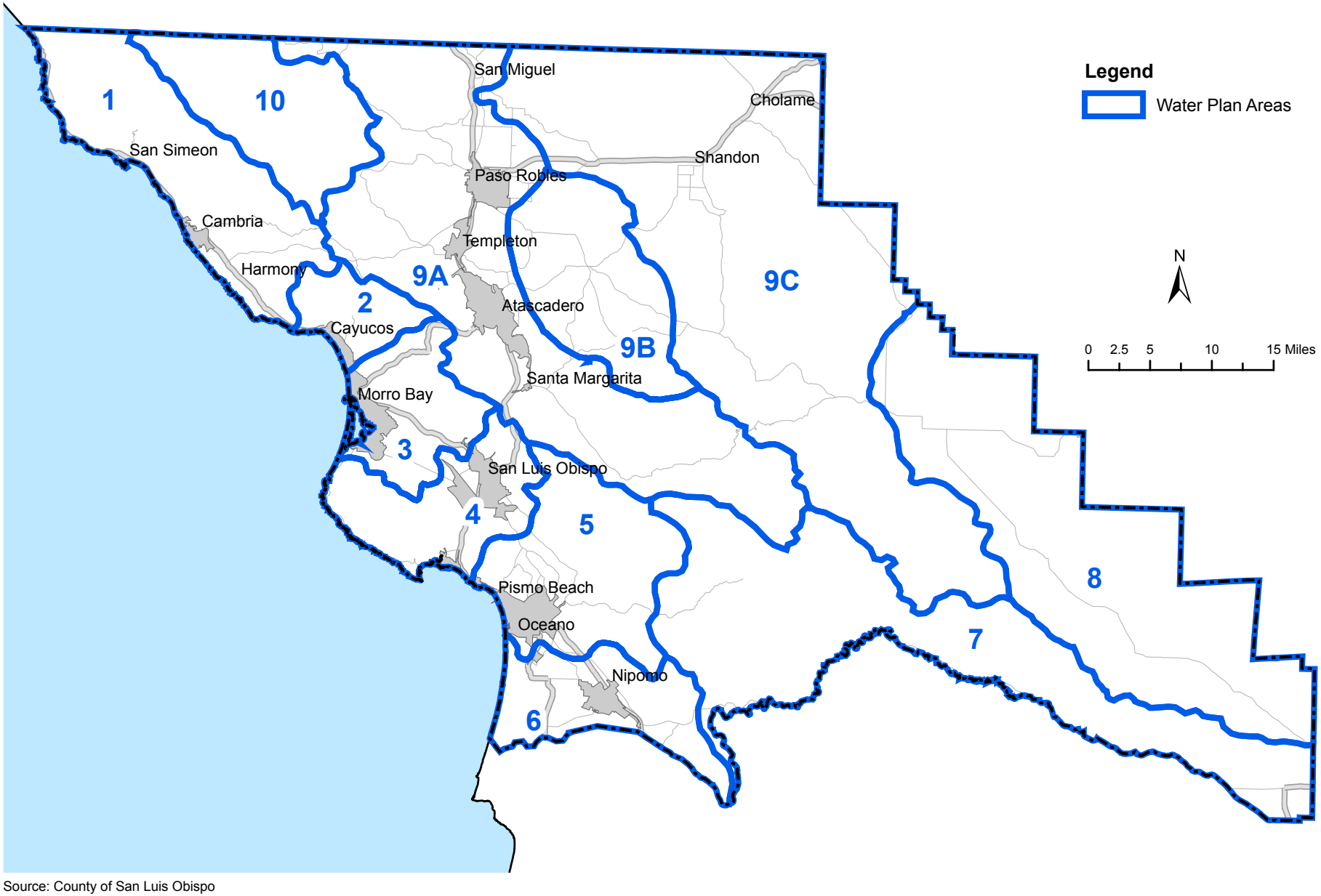

Source: County of San Luis Obispo

Water Planning Areas

Figure 4.10-1

Villa Creek (WPA 1) and Cayucos Creek (WPA 2) forms the boundary to the south. Other creeks within this WPA include: San Carpoforo, Arroyo Hondo, Arroyo de los Chinos, Arroyo de la Cruz, Burnett, Oak Knoll, Arroyo Laguna, Little Pico, North Fork Pico, South Fork Pico, San Simeon, Steiner, Santa Rosa, and Perry. Water purveyors include Cambria CSD, San Simeon Acres CSD, and the 7X Youth Ranch.

WPA 2 – Cayucos. Water Planning Area 2 (WPA 2) includes coastal watersheds from Cayucos Creek to Toro Creek. The unincorporated community of Cayucos has three water purveyors, which provide services to the local urban area: Morro Rock Mutual Water Company, Paso Robles Beach Water Company, and County Service Area #10 [together, the Cayucos Area Water Organization (CAWO)].

WPA 3 – Los Osos/Morro Bay. Water Planning Area 3 (WPA 3) encompasses Morro Bay and those portions of the community of Los Osos that are within the Chorro Creek watershed. WPA 3 extends along State Route 1 (Cuesta College, Camp San Luis Obispo, Dairy Creek Golf Course, and the California Men's Colony). Three water purveyors serve the Los Osos area: County Service Area #9, Southern California Water Company and S&T Mutual Water Company.

WPA 4 – San Luis Obispo/Avila. Water Planning Area 4 (WPA 4) includes San Luis Obispo Creek watershed as well as the area from Avila Beach to Montana De Oro State Park. WPA 4 extends into Edna Valley up to the Pismo Creek watershed divide. Purveyors include the City of San Luis Obispo and Avila Beach CSD.

WPA 5 – Five Cities. Water Planning Area 5 (WPA 5) includes the Five Cities area from Pismo Creek to Arroyo Grande Creek watersheds. WPA 5 also encompasses Lopez Lake watershed. Purveyors include: the City of Arroyo Grande; the City of Grover Beach; the City of Pismo Beach; Oceano CSD; and the Southern California Water Company. Private purveyors include the following:

- *Ball Tagawa Growers*
- *Biddle Regional County Park*
- *Blue Sky Water Assn.*
- *Branch Elementary School*
- *Deer Valley*
- *Fowler Mobile Home Estates*
- *Grande Mobile Home Manor*
- *Lopez Recreational Area*
- *Mesa Dunes MH Estates*
- *Mutual Water Assn*
- *Newsom Spring MWC*
- *Nunes Water Supply*
- *Oak Park Manor*
- *Sweet Springs Mobile Park*
- *Talley Farms Labor Housing*
- *Terra De Oro Water Co.*
- *Varian Ranch MWC*
- *Vista De Las Flores Wtr Co*
- *Woodland Park*
- *Circle II (Tract 1323)*

WPA 6 – Nipomo Mesa. Water Planning Area 6 (WPA 6) includes that portion of San Luis Obispo County that lies within the Santa Maria River watershed. Purveyors include the Nipomo CSD and the Southern California Water Company. Private water purveyors include the following:

- *Arroyo Grande Mushroom Farm*
- *Black Lake Canyon Water Supply*
- *Callender Water Assn*
- *Country Hills Estates*

- *Greenheart Farms*
- *Heritage Lane MWC*
- *Hetrick Water Co.*
- *Ken Mar Gardens*
- *La Mesa Water Co*
- *Rancho Nipomo Water Co.*
- *Guadalupe Cooling*
- *Clearwater Nursery*
- *Cuyama Lane Water Co*
- *Dana Elementary School*
- *La Colonia Water Assn*
- *Laguna Negra (Tract 610)*
- *Mesa Mutual Water Co*
- *Rim Rock Water Co*
- *Santa Maria Speedway*
- *Speeding, Inc.*
- *True Water Supply*

WPA 7 – Cuyama. Water Planning Area 7 (WPA 7) encompasses the portion of San Luis Obispo County that lies within the Cuyama River watershed (i.e. Twitchell Reservoir).

WPA 8 – California Valley. Water Planning Area 8 (WPA 8) consists of the Carrizo Plain area of the County. Purveyors include the California Valley CSD, the CDF-Simmler Fire Station, California Valley Water, and the Carrisa Plains Elementary School.

WPA 9A – Salinas. Water Planning Area 9A (WPA 9A) generally consists of the Salinas River watershed along the U.S. Highway 101 corridor from Santa Margarita Lake north to San Miguel. Purveyors include the city of Paso Robles and the following:

- *Templeton Community Service District*
- *Garden Farms County Water District*
- *County Waterworks District No. 1, San Miguel*
- *County Waterworks District No. 8, Santa Margarita*
- *Atascadero Mutual Water Company*
- *McNamara Water Supply*
- *Durand Water Co*
- *Adelaide Estates MWC*
- *Almira Water Assn*
- *Town Creek Water Supply*
- *McNamara Water Supply*
- *Via Condias Water Supply*
- *Atascadero Lake*
- *Babe Ruth Trailer Park*
- *Los Robles M.H. Estates*
- *Mustang Mobile Village*
- *Rancho Colina M.H. Park*
- *Resthaven M.H. Park*
- *Rinconada Trailer Park*
- *Santa Margarita Lake Campground*
- *Cal-Shasta Club, Inc.*
- *Christmas Cove Co.*
- *Hazard Water Supply*
- *Atascadero State Hosp. Water*
- *Bee Rock Store Water Supply*
- *Bow Valley Aquiland Wtr. Supply*
- *Camp Wantala Water Supply*
- *El Paso de Robles School*
- *Ritchie's Water Supply*
- *Moe Water Supply*
- *The Hillhouse Water Supply*
- *Pete Johnson Chevrolet*
- *Pleasant Valley Elementary School*
- *Port-a-Port West*
- *Pozo Saloon*
- *San Paseo Truck Stop*
- *Santa Lucia School*
- *Shan-Val Hills Vineyard*
- *Wine World Estates*
- *Mustang Springs MWC*

WPA 9B – Creston. Water Planning Area 9B (WPA 9B) encompasses the portion of the Paso Robles groundwater basin that also coincides with the Huerhuero Creek watershed. The northwestern boundary is generally the boundary between urban land uses of Paso Robles and

the agricultural uses surrounding Creston. The southern boundary follows the watershed boundary of the Huerhuero Creek. Purveyors include the Black Mountain RV Resort.

WPA 9C – Shandon. Water Planning Area 9C (WPA 9C) encompasses the watershed bounded by the La Panza Range to the southwest and includes the Estrella Creek watershed to the north. Purveyors include County Service Area No. 16 and the following purveyors:

- *Green River MWC*
- *Phillips Elementary School*
- *Shandon Rest Stop*
- *Hearst Corp-Cholame Store*

WPA 10 – Nacimiento. Water Planning Area 10(WPA 10) consists of the portion of the County that drains into Lake Nacimiento. Purveyors include Heritage Ranch CSD and the Nacimiento Water Company.

Table 4.10-1 summarizes the existing water resource supply and projected demands for a 20-year planning horizon for each water planning area in the region. The information in the table was sources from the December 2005 San Luis Obispo County Integrated Regional Water Management Plan.

Table 4.10-1 Existing Water Supply and Projected Demand

Water Planning Areas	County Planning Areas	Quantity of Water Resources (af-yr)[1]				Demand[2]	Balance [Deficiency]	Level of Severity (LOS)[3]
		Surface	Groundwater	Reclaimed	Imported			
WPA #1: North Coast	North Coast Planning Area	4,737	5,664	0	0	U = 2,770 A = 540 R = 790	6,300	SPL = III SYS = III
WPA #2: Cayucos	Estero Area Plan	2,224	1,191	0	0	U = 750 A = 850 R = 680	1,170	SPL = II SYS = II
WPA #3: Los Osos/ Morro Bay	Estero Area Plan	5,262	3,700	275	1,313	U = 6,930 A = 7,490 R = 780	[6,240]	SPL = III SYS = III
WPA #4: SLO/Avila	San Luis Bay – Coastal Area Plan, San Luis Obispo Inland Area Plan,	8,073	5,900	0	100	U = 14,490 A = 6,060 R = 1,100	[7,680]	none
WPA #5: Five Cities	San Luis Bay – Coastal Area Plan, San Luis Obispo Bay Inland Area Plan, Huasna – Lopez Inland Area plan	10,657	9,320	0	1990	U = 11,990 A = 16,230 R = 3,940	[12,160]	none
WPA #6: Nipomo Mesa	South County Coastal/Inland Area Plans	0	41,300	0	0	U = 5,030 A = 31,770 R = 5,940	[1,440]	groundwater basin SPL = III
WPA #7: Cuyama	Los Padres Inland Area Plan	0	8,00	0	0	U = 0 A = 20,520 R = 490	[13,010]	Groundwater basin = III
WPA #8: California Valley	Shandon-Carrizo Area Plan	0	600	0	0	U = 0 A = 210 R = 1,090	[700]	none
WPA #9a: Salinas	Salinas River Area Plan Las Pilitas Area Plan,	3,693	48,000	0	0	U = 41,120 A = 31,820 R = 7,440	[28,690]	Garden farms SPL = II, San Miguel & Templeton SYS = II, Santa Margarita SYS = III
WPA #9b: Creston	El-Pomar/Estrella Planning Area	263		0	0	U = 0 A = 5,750 R = 6,230	36,280	none
WPA #9c: Shandon	Shandon/Carrizo Inland Planning Areas	138		0	0	U = 0 A = 27,190 R = 1,070	19,880	none
WPA #10: Nacimiento	Nacimiento, Adelaida Inland Planning Area	1,200	0	0	0	U = 0 A = 0 R = 3,020	[1,820]	none

Notes:
[1] Estimated urban water demands are based on General Plan buildout projections, which is beyond the 20 year time frame required by Integrated Regional Water Management guidelines.
[2] Estimate rounded to nearest 10 ac-ft
[3] San Luis Obispo 2005 Annual Resources Summary Report LOS Recommendation for water supply (SPL) and water system (SYS). Ratings are applies to County Planning Areas. LOS I = projected water demand over the next nine years equals or exceeds the estimated dependable supply, LOS II = projected water demand over the next seven years equals or exceeds the estimated dependable supply, LOS III = the existing water demand equals or exceeds the dependable supply

Source: San Luis Obispo County Integrated Regional Water Management Plan, December 2005.

b. Water Supply. The following discussion of County water supply has been adapted from the San Luis Obispo County Water Master Plan (2005). County water supply is divided among three main sectors: groundwater, surface impoundments, and allotments of State water wielded through the State Water Project.

WPA 1 – North Coast (North Coast Planning Area). Groundwater basins in WPA 1 include the San Carpoforo, Arroyo de la Cruz, Pico, San Simeon, Santa Rosa, and Villa basins. Estimates of groundwater availability indicate an annual yield of approximately 5,664 acre-feet (AFY) (Water Master Plan, 2005). In addition to groundwater supplies from several coastal basins, WPA 1 benefits from stream flows with an estimated 4,737 AFY in appropriated stream flows. Approximately one-third of the appropriated flows are along the San Carpoforo Creek, half from San Simeon Creek, and the remainder from Santa Rosa Creek. Cambria CSD and the Hearst Corporation hold significant water rights in WPA 1.

WPA 2 – Cayucos (Portions of Estero and Adelaina Planning Areas). Three separate purveyors supply domestic water to the community of Cayucos: Morro Rock Mutual Water Company, Paso Robles Beach Water Company, and County Service Area #10. These purveyors share a common source of supply (Whale Rock Reservoir) and operate a common water treatment plant (Water Master Plan, 2005). In addition, WPA 2 includes the San Geronimo, Cayucos, Old, and Toro Basins. These basins are used principally for local domestic and agricultural purposes. Old Basin is the small alluvial deposit downstream of Whale Rock Dam which is also used by Cayucos water purveyors. Estimates of groundwater availability indicate a yield of approximately 1,191 acre-feet with a surface water supply of 2,224 acre-feet (Water Master Plan, 2005). It should be noted that this estimate comes from data published in 1958.

WPA 3 – Los Osos/Morro Bay (Portions of Estero Planning Area). Three groundwater basins (Morro, Chorro, and Los Osos) provide water to municipal, agricultural, recreational, institutional and local domestic users within WPA 3. While these three basins have been grouped together within this planning area, the three basins are very different in terms of their management issues, including seawater intrusion, high nitrate concentrations, and imported water recharge (Water Master Plan, 2005). Estimates of groundwater availability indicate an annual yield of approximately 3,700 AFY (Water Master Plan, 2005). Surface supplies to WPA 3 include water from Whale Rock Reservoir, seawater desalination, State Water supplies, and stream flow. Non-groundwater supply is estimated at approximately 5,262 AFY (Water Master Plan, 2005).

WPA 4 – San Luis Obispo/Avila (San Luis Obispo, San Luis Bay Coastal, and San Luis Bay Inland Planning Areas). The primary groundwater basin that provides water to WPA 4 is the San Luis Obispo Creek groundwater basin. Estimates of groundwater availability indicate an annual sustained yield of approximately 5,900 acre-feet (Water Master Plan, 2005). Surface supplies to WPA 4 include water from Salinas and Whale Rock Reservoirs (principally supplying the City of San Luis Obispo), Lopez Reservoir (to Avila Beach) plus State Water supplies (to Avila CSD, Avila Valley MWC, and others). A seawater desalination plant is operated at the Diablo Canyon Nuclear Power Plant to satisfy high quality process water needs at the plant. Non-groundwater supply is estimated at approximately 8,073 AFY (Water Master Plan, 2005).

WPA 5 – Five Cities (Portions of San Luis Bay Inland, Huasna/Lopez, and South County Inland Planning Areas). The Five Cities (Arroyo Grande, Pismo Beach, Shell Beach, Oceano, and Grover Beach) are all on groundwater wells and the Lopez system. The systems share common service area boundaries that do facilitate emergency interconnections; several system interties are in place today.

WPA 5 includes the Pismo Creek-Edna Valley Basin and the Arroyo Grande Plain and Tri-Cities Mesa portion of the Santa Maria Valley Basin. Management issues in these areas include the impact of Lopez Dam modifications, increasing demands on water resources, wastewater reuse, and localized high levels of nitrate concentrations. Sea water intrusion is a potential impact which could result from excessive pumping and inadequate recharge. Combined, these basins provide an estimated 9,320 to 10,320 AFY to the water planning area (Water Master Plan, 2005). Surface supplies to WPA 5 include water from Lopez Reservoir, State Water supplies, and stream flow. Non-groundwater supply is estimated at approximately 10,657 AFY (Water Master Plan, 2005).

WPA 6 – Nipomo Mesa (Portions of South County Coastal and South County Inland Planning Areas). WPA 6 includes the Nipomo Mesa and Oso Flaco portions of the Santa Maria Basin, which are within San Luis Obispo County. The water management issues in these areas include available yield for future development, the potential for increased groundwater recharge and water quality issues related to agricultural return flow and domestic wastewater return flow. The Nipomo Mesa and Oso Flaco portions of the Santa Maria Basin provide an estimated 41,300 AFY to the water planning area (Water Master Plan, 2005). Non-groundwater supplies consist of some reclaimed water being used for irrigation purposes. However, surface water yield for domestic purposes is assumed to be 0 AFY (Water Master Plan, 2005).

WPA 7 – Cuyama (Portions of Shandon-Carrizo, Los Padres, and Huasna/Lopez Area Plans). Water service to the Cuyama area is provided by small isolated water systems that lack interties. Within WPA 7, the Cuyama groundwater basin is in an overdraft condition (Water Master Plan, 2005). The basin provides an estimated safe yield of approximately 8,000 AFY to the water planning area (Water Master Plan, 2005). Surface water yield is assumed to be 0 AFY (Water Master Plan, 2005).

WPA 8 – California Valley (Portions of Shandon-Carrizo Planning Area). Water service to the California Valley area is provided by small isolated water systems that lack interties. Water is supplied to the California Valley through groundwater extraction from the Carrizo Plain basin. Estimates of groundwater availability indicate a safe seasonal yield of approximately 600 acre-feet (Water Master Plan, 2005). However, this estimate comes from data published in 1958. In addition, it should be noted that much of the Carrizo Plain basin has not been studied in detail, and true perennial yield values are not known. Surface water yield is assumed to be 0 AFY (Water Master Plan, 2005).

WPA 9A – Salinas (Portions of Salinas River, Los Padres, Las Pilitas, El Pomar-Estrella, Adelaida and Nacimiento Area Plans). The three largest communities in WPA 9A (Paso Robles, Atascadero, and Templeton) operate separate water distribution systems. Templeton CSD and Paso Robles have a system intertie at Highway 46 and Theater Drive. The distance between Templeton and Atascadero's systems is approximately 1.5 miles. Similarly, Santa Margarita's water system does not adjoin any other community systems, though the Salinas Pipeline (which

delivers water to City of San Luis Obispo and Cal Poly) traverses the Santa Margarita service area. San Miguel does not adjoin any other community water system.

Water is supplied to WPA 9A through groundwater extraction from the Paso Robles, Pozo and Cholame basins. Estimates of groundwater availability indicate a yield of approximately 48,000 AFY (Water Master Plan, 2005). Groundwater supplies are augmented by an estimated 3,693 AFY of appropriated stream flows. Releases from Salinas Reservoir benefit groundwater basin recharge and help maintain a "live stream" flow in the Salinas River.

WPA 9B – Creston (Portions of El-Pomar/Estrealla, Los Padres, Las Pilitas, and Shandon-Carrizo Area Plans). Water service to the Creston area is provided by small, isolated water systems that lack interties. Similar to WPA 9A, water is supplied to WPA 9A through groundwater extraction from the Paso Robles, Pozo and Cholame basins. Agricultural water uses are predominant. Estimates of groundwater availability indicate a yield of approximately 48,000 AFY (Water Master Plan, 2005). Groundwater supplies are augmented by an estimated 263 AFY of appropriated flows along Huerhuero Creek.

WPA 9C – Shandon (Portions of Shandon/Carrizo, El Pomar-Estrella, and Los Padres Area Plans). Water service to the Shandon area is provided by small, isolated water systems that lack interties. Similar to WPA 9A and 9B, water is supplied to WPA 9C through groundwater extraction from the Paso Robles, Pozo and Cholame basins. Agricultural water uses are predominant. Estimates of groundwater availability indicate a yield of approximately 48,000 AFY (Water Master Plan, 2005). Groundwater supplies are augmented by a 100 AFY entitlement in the State Water Project and 38 AFY of appropriated flows along the San Juan Creek and Estrella River systems.

WPA 10 – Nacimiento (Portions of Nacimiento and Adelaida Area Plans). No source of groundwater supply in WPA 10 has been identified (Water Master Plan, 2005). However, approximately 1,200 AFY of San Luis Obispo County Flood Control and Water Conservation District's entitlement at Lake Nacimiento benefits users in WPA 10 (Water Master Plan, 2005).

c. Water Demand. The following discussion of County water demand has been adapted from the San Luis Obispo County Water Master Plan (2005). Existing demand can be separated into three main types of demand: urban, agricultural, and rural.

WPA 1 – North Coast (North Coast Planning Area). The total existing and future demands for WPA 1 are listed in Table 4.10-2. As discussed in Section 4.10.1(b) above, existing supplies total 10,401 AFY, resulting in a water surplus of approximately 8,831 AFY. A surplus of approximately 8,021 AFY is expected in 2020, while a surplus of 6,301 AFY is expected at buildout (Water Master Plan, 2005).

Table 4.10-2. WPA 1 Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	700	1,230	2,770
Agricultural	430	360	540
Rural	440	790	790
Total	**1,570**	**2,380**	**4,100**

Source: Water Master Plan, 2005.

WPA 2 – Cayucos (Portions of Estero and Adelaina Planning Areas). The total existing and future demands for WPA 2 are listed in Table 4.10-3. An increase in irrigation efficiency accounts for the reduction in projected agricultural demand. As discussed in Section 4.10.1(b) above, existing supplies total 3,415 AFY, resulting in a water surplus of approximately 1,685 AFY. A surplus of approximately 1,625 AFY is expected in 2020, while a surplus of approximately 1,165 is expected at buildout (Water Master Plan, 2005).

Table 4.10-3. WPA 2 Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	470	580	750
Agricultural	740	530	820
Rural	520	680	680
Total	**1,730**	**1,790**	**2,250**

Source: Water Master Plan, 2005.

WPA 3 – Los Osos/Morro Bay (Portions of Estero Planning Area). The total existing and future demands for WPA 3 are listed in Table 4.10-4. As discussed in Section 4.10.1(b) above, existing supplies total 8,962 AFY, resulting in a water deficit of approximately 2,238 AFY. However, according to the Water Master Plan (2005), the deficit appears to be overstated because the Dairy Creek Reclamation project is not yet included in the supply totals. Nonetheless, a deficit of approximately 2,278 AFY is expected in 2020, while a deficit of approximately 6,238 is expected at buildout (Water Master Plan, 2005).

Table 4.10-4 WPA 3. Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	3,700	5,170	6,930
Agricultural	6,880	5,290	7,490
Rural	620	780	780
Total	**11,200**	**11,240**	**15,200**

Source: Water Master Plan, 2005.

WPA 4 – San Luis Obispo/Avila (San Luis Obispo, San Luis Bay Coastal, and San Luis Bay Inland Planning Areas). The total existing and future demands for WPA 4 are listed in Table 4.10-5. As discussed in Section 4.10.1(b) above, existing supplies total 13,973 AFY, resulting in a water deficit of approximately 237 AFY. A deficit of approximately 4,407 AFY is expected in 2020, while a deficit of approximately 7,677 AFY is expected at buildout (Water Master Plan, 2005). According to the Water Master Plan (2005), the City of San Luis Obispo is considering options for future supply, including Nacimiento water, Salinas Dam water and water reuse. The City experienced severe shortages during drought.

Table 4.10-5. WPA 4 Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	8,470	13,260	14,490
Agricultural	4,970	4,020	6,060
Rural	770	1,100	1,100
Total	**14,210**	**18,380**	**21,650**

Source: Water Master Plan, 2005.

WPA 5 – Five Cities (Portions of San Luis Bay Inland, Huasna/Lopez, and South County Inland Planning Areas). The total existing and future demands for WPA 5 are listed in Table 4.10-6. Anticipated changes in cropping acreage in the Five Cities WPA include an increase in vegetable, vineyard, and deciduous crops, coupled with declining irrigated pasture. The combined effect of these anticipated changes contributes to a fairly steady agricultural water demand.

As discussed in Section 4.10.1(b) above, existing supplies total 19,997 AFY, resulting in a water deficit of approximately 4,563 AFY. A deficit of approximately 6,373 AFY is expected in 2020, while a deficit if approximately 12,163 AFY is expected at buildout (Water Master Plan, 2005). According to the Water Master Plan (2005), Edna Valley is experiencing rapid development of vineyards with some additional residential activity. As a result, competition for limited ground water resources will intensify. South County cities have relatively large urban demand and some are projecting considerable growth, especially Pismo and Arroyo. Lopez Lake is currently under study for new yield estimates and the dam is slated for seismic improvements.

Table 4.10-6. WPA 5 Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	7,040	10,200	11,990
Agricultural	14,460	12,230	16,230
Rural	3,060	3,940	3,940
Total	**24,560**	**26,370**	**32,160**

Source: Water Master Plan, 2005.

WPA 6 – Nipomo Mesa (Portions of South County Coastal and South County Inland Planning Areas). The total existing and future demands for WPA 6 are listed in Table 4.10-7. Anticipated future changes in cropping acreage in the Nipomo Mesa WPA include an increase in nursery and vegetable crops, coupled with declining citrus crops. The combined effect of these anticipated changes contributes to a fairly steady agricultural water demand (Water Master Plan, 2005). As discussed in Section 4.10.1(b) above, existing supplies total 41,300 AFY, resulting in a water surplus of approximately 6,090 AFY. A surplus of approximately 6,470 AFY is expected in 2020, while a deficit of approximately 1,370 AFY is expected at buildout (Water Master Plan, 2005).

Table 4.10-7. WPA 6 Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	2,820	5,030	5,030
Agricultural	28,590	23,860	31,700
Rural	3,800	5,940	5,940
Total	**35,210**	**34,830**	**42,670**

Source: Water Master Plan, 2005.

WPA 7 – Cuyama (Portions of Shandon-Carrizo, Los Padres, and Huasna/Lopez Area Plans). The total existing and future demands for WPA 7 are listed in Table 4.10-8. Anticipated changes in the future cropping acreage in the Cuyama WPA include an increase in vegetable and deciduous crops. Changing crop patterns combined with changes in irrigation efficiency contributes to a fairly steady agricultural water demand (Water Master Plan, 2005). As

discussed in Section 4.10.1(b) above, existing supplies total 8,000 AFY, resulting in a water deficit of approximately 11,310 AFY. A deficit of approximately 9,310 AFY is expected in 2020, while a deficit of approximately 12,980 AFY is expected at buildout (Water Master Plan, 2005).

Table 4.10-8. WPA 7 Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	0	0	0
Agricultural	18,890	16,820	20,490
Rural	420	490	490
Total	**19,310**	**17,310**	**20,980**

Source: Water Master Plan, 2005.

WPA 8 – California Valley (Portions of Shandon-Carrizo Planning Area). The total existing and future demands for WPA 8 are listed in Table 4.10-9. As discussed in Section 4.10.1(b) above, existing supplies total 600 AFY, resulting in a water deficit of approximately 330 AFY. A deficit of approximately 660 AFY is expected in 2020, while a deficit of approximately 700 AFY is expected at buildout (Water Master Plan, 2005).

Table 4.10-9. WPA 8 Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	0	0	0
Agricultural	200	170	210
Rural	730	1,090	1,090
Total	**930**	**1,260**	**1,300**

Source: Water Master Plan, 2005.

WPA 9A – Salinas (Portions of Salinas River, Los Padres, Las Pilitas, El Pomar-Estrella, Adelaida and Nacimiento Area Plans). The total existing and future demands for WPA 9A are listed in Table 4.10-10. As discussed in Section 4.10.1(b) above, existing supplies total 51,693 AFY, resulting in a water surplus of approximately 4,613 AFY. However, a deficit of approximately 4,317 AFY is expected in 2020 and a deficit of approximately 28,897 AFY is expected at buildout (Water Master Plan, 2005).

Table 4.10-10. WPA 9A Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	14,450	25,830	41,120
Agricultural	27,180	22,740	31,820
Rural	5,450	7,440	7,440
Total	**47,080**	**56,010**	**80,380**

Source: Water Master Plan, 2005.

WPA 9B – Creston (Portions of El-Pomar/Estrealla, Los Padres, Las Pilitas, and Shandon-Carrizo Area Plans). The total existing and future demands for WPA 9B are listed in Table 4.10-11. As discussed in Section 4.10.1(b) above, existing supplies total 48,263 AFY, resulting in a water surplus of approximately 40,163 AFY. A surplus of approximately 38,223

AFY is expected in 2020, while a surplus of approximately 36,283 AFY is expected at buildout (Water Master Plan, 2005).

Table 4.10-11. WPA 9B Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	0	0	0
Agricultural	4,120	3,810	5,750
Rural	3,980	6,230	6,230
Total	**8,100**	**10,040**	**11,980**

Source: Water Master Plan, 2005.

WPA 9C – Shandon (Portions of Shandon/Carrizo, El Pomar-Estrella, and Los Padres Area Plans). The total existing and future demands for WPA 9C are listed in Table 4.10-12. As discussed in Section 4.10.1(b) above, existing supplies total 48,138 AFY, resulting in a water surplus of approximately 27,058 AFY. A surplus of approximately 25,178 AFY is expected in 2020, while a surplus of approximately 19,878 is expected at buildout (Water Master Plan, 2005).

Table 4.10-12. WPA 9C Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	0	0	0
Agricultural	20,360	21,890	27,190
Rural	720	1,070	1,070
Total	**21,080**	**22,960**	**28,260**

Source: Water Master Plan, 2005.

WPA 10 – Nacimiento (Portions of Nacimiento and Adelaida Area Plans). The total existing and future demands for WPA 10 are listed in Table 4.10-13. As discussed in Section 4.10.1(b) above, existing supplies total 1,200 AFY, resulting in a water deficit of approximately 370 AFY. A deficit of approximately 1,820 AFY is expected in 2020 and at buildout (Water Master Plan, 2005).

Table 4.10-13. WPA 10 Demand by Category

Category of Demand	Existing Demand (AFY)	2020 Demand (AFY)	Buildout Demand (AFY)
Urban	0	0	0
Agricultural	0	0	0
Rural	1,570	3,020	3,020
Total	**1,570**	**3,020**	**3,020**

Source: Water Master Plan, 2005.

4.10.2 Impact Analysis

a. Methodology and Significant Thresholds. In accordance with Appendix G of the St*ate CEQA Guidelines*, impacts would be significant if development in accordance with the Affordable Housing Ordinances (AHO) would result in any of the following:

- *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);*
- *Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;*
- *Fail to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed; or*

Since the Affordable Housing Ordinances do not involve any immediate physical changes or projects, the above guidance is useful only in general terms. The County Resource Management System (RMS) tracks water supply and delivery systems throughout the County, and provides a more specific set of criteria in its evaluation process. The RMS defines the two highest levels of severity for water supply as follows:

- *Level of Severity II: When projected water demand over the next seven years equals or exceeds the estimated dependable supply.*
- *Level of Severity III: When the existing water demand equals or exceeds the dependable supply.*

For water delivery systems, the levels of severity are similar:

- *Level of Severity II: When the water delivery system is projected to reach design capacity within the next five years.*
- *Level of Severity III: When the water delivery system reaches its design capacity.*

For the purpose of the countywide evaluation in this EIR, significant water supply and infrastructure impacts would occur if the demands placed on an area from the increased building allocations proposed by the Affordable Housing Ordinances would exceed the availability of water supply or the capacity of the local serving agency to deliver water.

b. Project Impacts and Mitigation Measures.

Impact WR-1 The proposed Affordable Housing Ordinances would modify the current development standards, leading to increased population and associated water demand. In addition, projects may locate residences in areas of the County where demand for available water is currently at or over capacity. This would be a Class II, *significant but mitigable,* impact.

Projects in accordance with the proposed Affordable Housing Ordinances (AHO) would increase water demands from groundwater, surface impoundments, and State water sources. Several County planning areas do not have sufficient water resources to meet their planned buildout population, thus, any increase in water demand in these areas would result in a potentially significant impact. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. The overall effect of Program HE 1.4 would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 5,370 residents (based upon a population generation factor of 2.35 persons per unit). Using an average water use factor of 164 gallons per capita per day (gpcd) (Table 3, Urban Demand Chapter of the County Master Water Plan 2001, average community use), development encouraged by Program HE 1.4 would be anticipated to demand 880,680 gallons per day (gpd), or approximately 986.5 acre-feet per year (AFY).

Program HE 1.9: Require Development of Affordable Housing. The overall effect of Program HE 1.9 would be an estimated 5,051 additional bonus units. These additional units would result in an associated population increase of approximately 11,870 residents (based upon a population generation factor of 2.35 persons per unit). Using an average water use factor of 164 gallons per capita per day (gpcd) (Table 3, Urban Demand Chapter of the County Master Water Plan 2001, average community use), development encouraged by Program HE 1.9 would be anticipated to demand 1,946,680 gallons per day (gpd), or approximately 2,180 acre-feet per year (AFY).

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. The overall effect of Program HE 1.10 would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 902 residents (based upon a population generation factor of 2.35 persons per unit). Using an average water use factor of 164 gallons per capita per day (gpcd) (Table 3, Urban Demand Chapter of the County Master Water Plan 2001, average community use), development encouraged by Program HE 1.10 would be anticipated to demand 147,928 gallons per day (gpd), or approximately 165.7 acre-feet per year (AFY).

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Buildout consistent with the General Plan, as encouraged by the proposed ordinances, would permit an additional 7,720 units and an associated water demand of approximately 3,332.7 AFY. Since there are no specific plans for individual development projects in accordance with the proposed Affordable Housing Ordinances at this time, it is not possible to determine the distribution of development. A majority of the water planning areas (WPA) do not have sufficient water allotments to meet buildout demands. Should development occur in areas where sufficient water supply may not be available, impacts could be significant. According to the County 2005 Annual Resource Summary Report (RSR), the follow water planning areas are rated as having no better than a RSR Level of Severity II (indicating that the projected water demand over the next seven years equals or exceeds the estimated dependable supply): WPA #1, WPA #2, WPA #3, WPA #6, WPA #7, and portions of WPA #9.

Mitigation Measures. As required by Title 18 of the San Luis Obispo County Code, future applicants shall pay applicable public facilities fees, including connection fees, which cover the system improvements that are needed to accommodate the additional requested service. These fees will help fund necessary infrastructure improvements to water collection/delivery networks for future projects that would occur under the Affordable Housing Ordinances. In addition, the following mitigation measure is required to ensure that impacts would be reduced to the extent possible:

WR-1(a) **Proof of Water Supply.** Future applicants for projects subject to the Affordable Housing Ordinances shall provide proof of an adequate, safe and continuous supply of water to the proposed project.

WR-1(b) **Water Conservation Measures.** Future applicants subject to the Affordable Housing Ordinances shall implement water conservation measures, including, but not limited to:

- Use of low-flush (1.6-gallon per flush) toilets shall be required in all new construction;
- Installation of low flow (2 gpm) shower heads shall be required on all new residential units;
- Drought tolerant plants shall be used in landscaping;
- Landscaping shall use drip irrigation where feasible;
- Plant material shall be grouped by water needs;
- Extensive mulching (2-inch minimum depth) shall be used in landscaped areas, where feasible, to improve the water holding capacity of the soil by reducing evaporation and compaction; and/or
- Permeable surfaces such as turf block or intermittent permeable surfaces such as French drains shall be used for parking areas and driveways, where feasible and practical.

Significance after Mitigation. Implementation of the above measures would reduce potential impacts to a less than significant level.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

d~~e~~. Cumulative Impacts. Cumulative water resource impacts associated with future additional development from the Affordable Housing Ordinances would incrementally increase domestic water supply demand. However, with the incorporation of mitigation measures listed above, water resource related impacts from future development in the County would be reduced. Therefore, the Affordable Housing Ordinances is not expected to have significant cumulative impacts on County water resources, since project-specific mitigation would reduce potential impacts to a less than significant level.

4.11 EFFECTS FOUND NOT TO BE SIGNIFICANT

Based on the initial review process for the proposed Affordable Housing Ordinances, the County of San Luis Obispo determined that there was no substantial evidence that the ordinances would cause or otherwise result in significant environmental effects in the resource areas discussed below. As indicated in the State CEQA Guidelines, no further environmental review of these issues is necessary for the reasons summarized in the following discussion. The substantiation for determining that these issues would result in no impact or a less-than-significant impact is described in further detail in Appendix A, NOP, pursuant to § 15128 of the State CEQA Guidelines.

Aesthetics

Would the project have a substantial adverse effect on a scenic vista?

San Luis Obispo County contains diverse visual landscapes, including views of urban centers as well as agricultural and open space lands. The natural and pastoral landscapes along the major roadways in the County provide a high quality visual experience for local residents and tourists. State Route (SR) 1 from the San Luis Obispo City limits north to the Monterey County line is the only officially designated State scenic route in the county. However, several routes in the County are eligible for designation as scenic routes, including:

- SR 1 from SR 227 south of Oceano to U.S. 101 near Pismo Beach
- SR 33 from SR 150 to SR 166 in Cuyama Valley
- SR 41 from SR 1 near Morro Bay to U.S. 101 near Atascadero
- SR 41 from SR 46 near Cholame to SR 33
- SR 46 from SR 1 near Cambria to U.S. 101 near Paso Robles
- SR 46 from SR 101 near Paso Robles to SR 41 near Cholame
- U.S. 101 from Santa Barbara County line north to SR 46 near Paso Robles

Expansive views are available from various points along these routes. Although not formally designated as scenic highways, nearly all state highways in the county can be characterized as traversing scenic areas, whether in urban centers or crossing rural landscapes.

The County of San Luis Obispo General Plan identifies areas adjacent to (i.e., within 100 feet of) several roadway corridors (i.e., U.S. 101, SR 1, SR 227, Los Osos Valley Road, Orcutt Road) as Highway Corridor Design Areas. These areas are close enough to the viewing public to reveal individual trees, rock outcrops, creeks, hillsides and historic structures such as farm houses and barns. The Highway Corridor Design Standards, which involve special permit requirements for residential structures, access roads, accessory structures and certain agricultural structures within the design area, are intended to protect views of scenic backdrops and background vistas, and foreground views from scenic roads and highways.

The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development that could adversely affect scenic vistas throughout the county. However, future development in accordance with the proposed ordinances would be required to comply with Highway Corridor Design Standards and other applicable policies

contained in the General Plan Agriculture and Open Space Element. In addition, individual projects would require individual environmental review and mitigation, as necessary. Impacts are therefore less than significant.

Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Refer to *scenic vista* discussion above. The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development that could damage scenic resources within a State scenic highway. However, future development in accordance with the proposed ordinances would be required to comply with Highway Corridor Design Standards and other applicable policies contained in the General Plan Agriculture and Open Space Element. In addition, individual projects would require individual environmental review and mitigation, as necessary. Impacts are therefore less than significant.

Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

As discussed above, San Luis Obispo County contains diverse visual landscapes. Whether located in urban or rural areas, intensified development permitted by the proposed Affordable Housing Ordinances would alter the existing physical appearance of county landscapes. However, future development must comply with existing development regulations that require monitoring and mitigation of grading and tree removal. In addition, individual projects would require individual environmental review and mitigation, as necessary. Impacts are therefore less than significant.

Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Site illumination provides safety for vehicular and pedestrian movement, and increases security. It can also serve to interpret the plan arrangement by giving emphasis to focal points, gathering places, landscaping, and building entrances. Well-conceived lighting gives clarity and unity to the overall development area. At the same time, the introduction of new lighting into an unlit area would extend the light glow of an urban area further into rural areas, proportionally affecting the urban light glow in the nighttime sky.

The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development and associated permanent sources of light and glare. However, any future development would be subject to County policies requiring minimization of light and glare. In addition, individual projects would require individual environmental review and mitigation, as necessary. Pursuant to compliance with applicable County policies, impacts would be less than significant.

Air Quality

Would the project create objectionable odors affecting a substantial number of people?

The proposed project consists of three sets of Affordable Housing Ordinances that implement three respective programs from the San Luis Obispo County General Plan Housing Element. Overall, the three Programs would permit an additional 7,720 housing units. These units would not be considered odor-generating uses. Therefore, less than significant impacts related to odor would result.

Biological Resources

Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Future development in accordance with the proposed Affordable Housing Ordinances would not be expected to interfere with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. In addition, individual projects would be required to comply with applicable policies provisions in such plans. Less than significant impacts would result.

Hazards and Hazardous Materials

Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified residential development in unincorporated urban areas. This development would not be expected to involve the storage or transport of substantial quantities of hazardous materials, or contain any hazardous design features. The use, transport, or storage of hazardous quantities of such materials would require compliance with several local, State, and Federal laws and programs that would ensure public safety. Impacts would be less than significant.

Would the project 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?

Because future development in accordance with the proposed Affordable Housing Ordinances would not be expected to involve the storage or transport of substantial quantities of hazardous materials, the ordinances would not create reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment. Less than significant impacts would result.

Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?

Although future residential development in accordance with the proposed Affordable Housing Ordinances could occur within ¼ mile of a school, individual projects would not involve hazardous emissions or handling of hazardous materials. Impacts would be less than significant.

Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development in unincorporated urban areas that could traverse areas of soil, groundwater, or other contamination included on a list of hazardous materials sites. Because the proposed Affordable Housing Ordinances primarily affect Residential Multi-Family (RMF) and Residential Single-Family (RSF) land use categories, the majority of development will occur in already urbanized areas, and could be located near commercial and/or industrial uses that may have historically released contaminants. In addition, some projects could occur in agricultural areas, where soils could contain residual quantities of presently-banned agricultural chemicals. However, future development in accordance with the proposed ordinances would be required to comply with applicable local, State and Federal requirements regarding site assessment, soils and groundwater evaluation, and remediation in areas where soil or groundwater contamination is known or suspected to occur. Site assessments that result in the need for soil excavation would be required to include: an assessment of air impacts and health impacts associated with excavation activities; identification of any applicable local standards that may be exceeded by the excavation activities, including dust levels and noise; transportation impacts from the removal or remedial activities; and risk of upset practices should an accident occur at the site. Compliance with these requirements would ensure less than significant impacts.

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 for people residing or working in the project area?

As discussed above, the majority of development will occur in already urbanized areas. As a result, development could be located within two miles of Paso Robles, San Luis Obispo, or Oceano Airport, or in the vicinity of a private airstrip. However, future projects in accordance with the proposed Affordable Housing Ordinances would maintain a low vertical profile and would not be expected to result in a safety hazard. Less than significant impacts would result.

For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Refer to *public use airport* discussion above. The majority of projects would be located in unincorporated urban areas where private airstrips are unlikely to be located. However, some future projects in accordance with the proposed Affordable Housing Ordinances could be located near a private airstrip. Projects would maintain a low vertical profile and would not be expected to result in a safety hazard. As a result, impacts would be less than significant.

Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Future development in accordance with the proposed Affordable Housing Ordinances would not be expected to interfere with any emergency response plan or evacuation plan. In addition, individual projects would be required to comply with applicable policies contained in the General Plan Safety Element. Less than significant impacts would result.

Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Because the proposed Affordable Housing Ordinances primarily affect parcels Residential Multi-Family (RMF) and Residential Single-Family (RSF) land use categories, the majority of development will occur in already urbanized areas that would not be characterized by wildland fires. In addition, all future development in accordance with the Affordable Housing Ordinances would be required to comply with applicable policies contained in the General Plan Safety Element and would be subject to individual environmental review and mitigation, as necessary. Impacts would be less than significant.

Land Use and Planning

Would the project physically divide an established community?

The proposed Affordable Housing Ordinances primarily affect parcels in the Residential Multi-Family (RMF) and Residential Single-Family (RSF) land use categories. Therefore, the majority of development will occur in already urbanized areas and in areas already planned for residential development. As a result, residential development in accordance with the proposed ordinances would not divide existing residential communities. Impacts would be less than significant.

Mineral Resources

Would the project 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 proposed Affordable Housing Ordinances primarily affect Residential Multi-Family (RMF) and Residential Single-Family (RSF) land use categories. Therefore, the majority of development will occur in already urbanized areas and would therefore not affect known mineral resources. No impacts would result.

Would the project 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?

The proposed Affordable Housing Ordinances primarily affect Residential Multi-Family (RMF) and Residential Single-Family (RSF) land use categories. Therefore, the majority of development will occur in already urbanized areas and would therefore not affect the

availability of a locally important mineral resource recovery site. No impacts would result.

Population and Housing

Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The proposed Affordable Housing Ordinances generally increase densities in unincorporated urban areas of the County. Although development may occur in areas where lower density development currently exists, thereby displacing existing housing, the overall effect would be an increase in housing units on the site in question. As a result, the ordinances would not necessitate the construction of replacement housing elsewhere. Impacts would be less than significant.

Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

As discussed above, development in accordance with the proposed Affordable Housing Ordinances could occur in areas where lower density development currently exists, thereby displacing existing residents. However, because the end result would be an increase in housing units on the site in question, the ordinances would not necessitate the construction of replacement housing elsewhere. Impacts would be less than significant.

Transportation/Traffic

Could the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The proposed project consists of three sets of Affordable Housing Ordinances that implement three respective programs from the San Luis Obispo County General Plan Housing Element. Overall, the three Programs would permit an additional 7,720 housing units located in unincorporated urban areas of the County. The proposed ordinances would not result in any changes to air traffic patterns.

Could the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development in unincorporated urban areas. Future development in accordance with these ordinances would not be expected to increase hazards due to a design feature or incompatible use. In addition, future development would be required to comply with Titles 13 (Roads and Bridges, Streets and Sidewalks) and 15 (Vehicles and Traffic) of the San Luis Obispo County Code. In addition, individual projects would require individual environmental review and mitigation, as necessary. Impacts are therefore less than significant.

Could the project result in inadequate emergency access?

The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development in unincorporated urban areas. Future development in accordance with these ordinances would not be expected to result in inadequate emergency access. In addition, future development would be required to comply with Titles 13 (Roads and Bridges, Streets and Sidewalks) and 15 (Vehicles and Traffic) of the San Luis Obispo County Code, as well as policies and programs in the General Plan Safety Element. In addition, individual projects would require individual environmental review and mitigation, as necessary. Impacts are therefore less than significant.

Could the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The proposed Affordable Housing Ordinances would not be expected to conflict with any adopted policies, plans or programs supporting alternative transportation. No impacts would result.

4.2 AIR QUALITY

4.2.1 Setting

San Luis Obispo County encompasses 3,316 square miles with varied vegetation, topography and climate. From a geographical and meteorological standpoint, the County can be divided into three general regions: the Coastal Plateau, the Upper Salinas River Valley, and the East County Plain. Air quality in each of these regions is characteristically different, although the physical features that divide them provide only limited barriers to the transport of pollutants between regions.

About 75 percent of the County's population and a corresponding portion of the commercial and industrial facilities are located within the Coastal Plateau. Because of higher population density and closer spacing of urban areas, emissions of air pollutants per unit area are generally higher in this region than in other regions of the County.

The Upper Salinas River Valley, located in the northern one-third of the County, houses roughly 25 percent of the County's population. Historically, this region has experienced the highest ozone and particulate levels in the County. Transport of ozone precursors from the Coastal Plateau and from the San Joaquin Valley may contribute to this condition.

The East County Plain is the largest region by land area. However, less than one percent of the County population resides there. Dry land farming and unpaved roads in this region contribute to County totals for particulate emissions, but these emissions rarely affect other regions of the County.

a. Local and Regional Meteorology. San Luis Obispo County is part of the South Central Coast Air Basin, which also includes Santa Barbara and Ventura Counties. The climate of the San Luis Obispo area is strongly influenced by its proximity to the Pacific Ocean. Airflow around the County plays an important role in the movement and dispersion of pollutants. The speed and direction of local winds are controlled by the location and strength of the Pacific high pressure system and other global weather patterns, topographical factors, and circulation patterns that result from temperature differences between the land and the sea.

In spring and summer months, when the Pacific High attains its greatest strength, onshore winds from the northwest generally prevail during the day. At night, as the sea breeze dies, weak drainage winds flow down the coastal mountains and valleys to form a light, easterly land breeze. In the fall, onshore surface winds decline and the marine layer grows shallow, allowing an occasional reversal to a weak offshore flow. This, along with the diurnal alteration of land-sea breeze circulation, can sometimes produce a "sloshing" effect. Under these conditions, pollutants may accumulate over the ocean for a period of one or more days and are subsequently carried back onshore with the return of the sea breeze. Strong inversions can form at this time, trapping pollutants near the surface.

This effect is intensified when the Pacific High weakens or moves inland to the east. This may produce a "Santa Ana" condition in which air, often pollutant-laden, is transported into the County from the east and southeast. This can occur over a period of several days until the high-pressure system returns to its normal location, breaking the pattern. The breakup of this

condition may result in relatively stagnant conditions and a buildup of pollutants offshore. The onset of the typical daytime sea breeze can bring these pollutants back onshore, where they combine with local emissions to cause high pollutant concentrations. Not all occurrences of the "post Santa Ana" condition lead to high ambient pollutant levels, but it does play an important role in the air pollution meteorology of the County.

b. Atmospheric Stability and Dispersion. Air pollutant concentrations are primarily determined by the amount of pollutant emissions in an area and the degree to which these pollutants are dispersed in the atmosphere. The stability of the atmosphere is one of the key factors affecting pollutant dispersion. Atmospheric stability regulates the amount of vertical and horizontal air exchange, or mixing, that can occur within a given air basin. Restricted mixing and low wind speeds are generally associated with a high degree of stability in the atmosphere. These conditions are characteristic of temperature inversions. The height of the inversion determines the size of the mixing volume trapped below.

Two types of temperature inversions are created in San Luis Obispo County: subsidence and radiation. Both types of inversions limit the dispersal of air pollutants within the regional airshed. The more stable the air (low wind speeds, uniform temperatures), the lower the amount of pollutant dispersion. The strength of these inversions makes them difficult to disrupt. Consequently, they can persist for one or more days, causing air stagnation and the buildup of pollutants. Highest or worst-case ozone levels are often associated with the presence of this type of inversion.

c. Air Pollution Regulation. Both the federal and state governments have established ambient air quality standards for the protection of public health. The U.S. Environmental Protection Agency (EPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (CARB) is the state equivalent in the California Environmental Protection Agency. Local control in air quality management is provided by the CARB through regional-level Air Pollution Control Districts (APCDs). The CARB has established air quality standards and is responsible for the control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. The CARB has established 14 air basins statewide.

The U.S. EPA has set primary and secondary ambient air quality standards for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulates (PM_{10}) and lead. In addition, the State of California has established health-based ambient air quality standards for these and other pollutants, which are more stringent than the federal standards. Table 4.2-1 shows the federal and state primary standards for the major pollutants. On July 18, 1997, the U.S. EPA announced changes to the National Ambient Air Quality Standards for ozone and particulate matter. The federal ozone standard was lowered to 0.08 parts per million (ppm) and the averaging period was changed from one-hour to an eight-hour running average. A new particulate matter standard for 2.5 micron particulates ($PM_{2.5}$) was created in addition to the standard for 10 micron particulates (PM_{10}).

Table 4.2-1 Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Ozone	1-Hour	---	0.09 PPM
	8-Hour	0.08 PPM	0.070 PPM
Carbon Monoxide	8-Hour	9.0 PPM	9.0 PPM
	1-Hour	35.0 PPM	20.0 PPM
Nitrogen Dioxide	Annual	0.053 PPM	---
	1-Hour	---	0.25 PPM
Sulfur Dioxide	Annual	0.030 PPM	---
	24-Hour	0.14 PPM	0.04 PPM
	1-Hour	---	0.25 PPM
PM_{10}	Annual	50 µg/m^3	20 µg/m^3
	24-Hour	150 µg/m^3	50 µg/m^3
$PM_{2.5}$	Annual	15 ug/m^3	12 ug/m^3
	24-Hour	65 ug/m^3	*
Lead	30-Day Average	---	1.5 µg/m^3
	3-Month Average	1.5 µg/m^3	---

** No separate State standard*
ppm = parts per million
µg/m^3 = micrograms per cubic meter
Source: ARB, May 17, 2006

The local air quality management agency is required to monitor air pollutant levels to assure that air quality standards are met, and if they are not met, to develop strategies to meet these standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in "attainment" or as in "nonattainment." The County of San Luis Obispo is under the jurisdiction of the County of San Luis Obispo APCD. Federal air quality standards within the jurisdiction have been attained, while the County is in non-attainment for the state standards for PM_{10}. In addition, the San Luis Obispo Air Basin is in attainment for the state and federal carbon monoxide standards.

d. Current Ambient Air Quality. The County's air quality is measured by a network of nine ambient air quality monitoring stations: Atascadero (Lewis Avenue), Carrizo Plains, Grover City (Lesage Drive), Morro Bay, Nipomo Regional Park, Nipomo (Guadalupe Road), Paso Robles (Santa Fe Avenue), and San Luis Obispo (Marsh Street and 3320 South Higuera Street). At these monitoring stations, information is collected 24 hours per day, seven days per week, on the ambient levels of pollutants, including ozone (O_3), particulate matter (PM_{10}), nitrogen oxides (NO_x), sulfur oxides (SO_x), and carbon monoxide (CO). Station locations are depicted in Figure 4.2-1.

Air quality monitoring is rigorously controlled by Federal and State quality assurance and control procedures to ensure data validity. Gaseous pollutant levels are measured continuously and averaged each hour, 24 hours a day. Particulate pollutants are generally sampled by fitter techniques for averaging periods of three to 24 hours. PM_{10} (inhalable particulate matter 10 microns or less in size) and $PM_{2.5}$ (inhalable particulate matter 2.5 microns or less in size) are sampled for 24 hours every sixth day on the same schedule nationwide. In addition, PM_{10} is sampled continuously at the Atascadero monitoring station using a tapered element oscillating microbalance sampler.

On a regional basis, ozone is the pollutant of greatest concern in the County, particularly within the coastal plateau. Ozone is a secondary pollutant, formed in the atmosphere by complex

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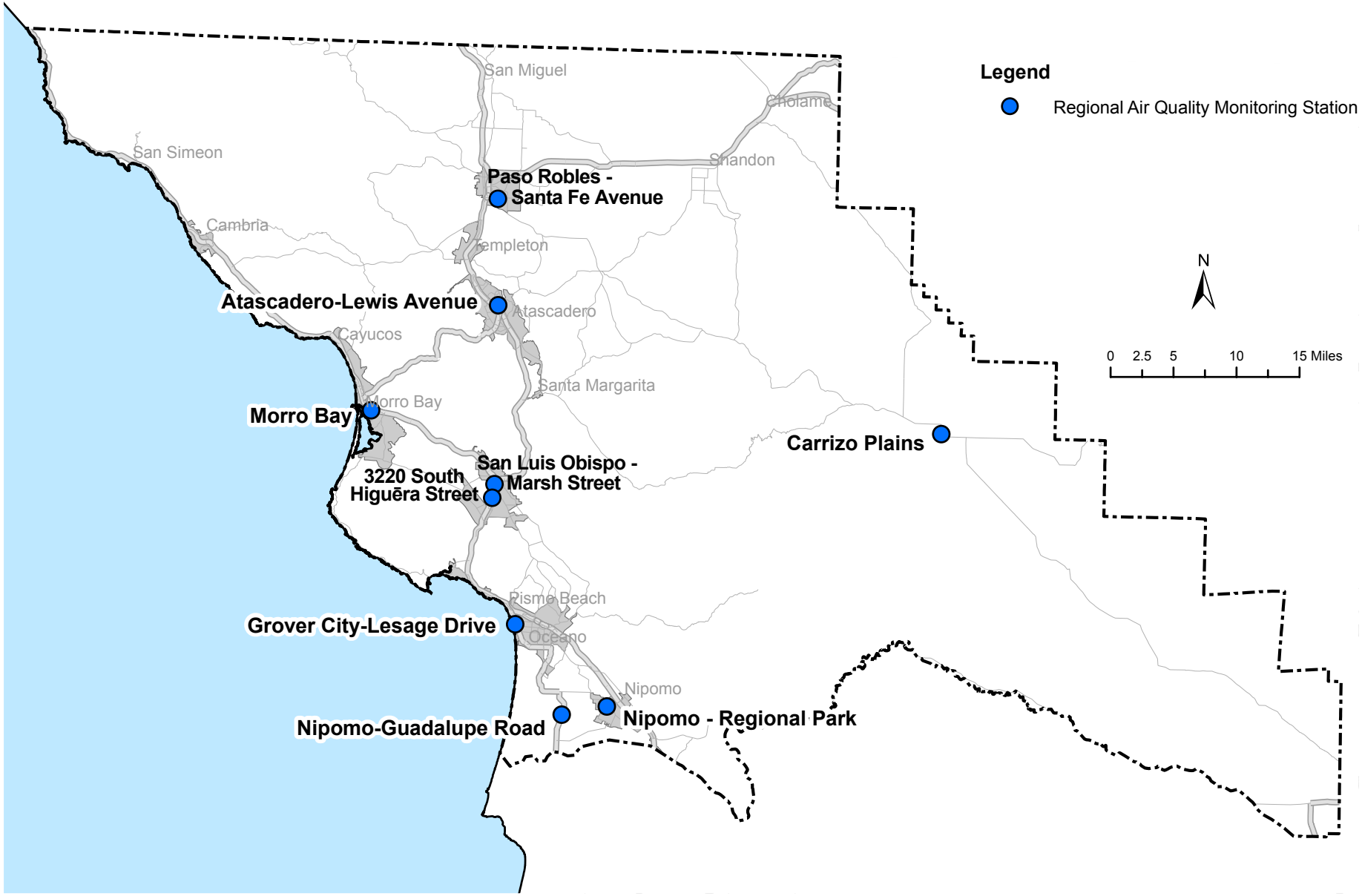


Source: San Luis Obispo County, Air Pollution Control District

San Luis Obispo County
Ambient Air Monitoring Stations

Figure 4.2-1

photochemical reactions involving precursor pollutants and sunlight. The amount of ozone formed is dependant upon both the ambient concentration of chemical precursors and the intensity and duration of sunlight. Consequently, ambient ozone concentration tends to vary seasonally with the weather. Reactive Organic Gases (ROG), also called Reactive Hydrocarbons (RHC), and Nitrogen Oxides (NO_x) are the primary precursors to ozone formation. NO_x emissions result primarily from the combustion of fossil fuels; ROG emissions are also generated by fossil fuel combustion and through the evaporation of petroleum products. Emissions of ROG and NO_x are fairly equally divided between mobile and stationary sources, with the Duke Morro Bay power plant being the largest, single stationary source of NO_x emissions in the County. Automobiles and electrical generation produce the majority of NO_x emissions.

Local concentrations of inert (non-reactive) pollutants such as Carbon Monoxide (CO) ozone, and PM_{10} are primarily influenced by nearby sources of emissions, and thus, vary considerably between monitoring stations. SO_2 emissions are mainly concentrated around areas where large quantities of fossil fuels are either burned in electrical production or petroleum products are refined. SO_2 levels on the Nipomo Mesa and the Duke energy facility in Morro Bay are a good example of this.

4.2.2. Impact Analysis

a. Methodology and Significance Thresholds. This analysis of air quality issues follows the guidance and methodologies recommended in the APCD's *CEQA Air Quality Handbook* (April, 2003) for program-level analyses. According to the APCD, a program-level environmental review does not require a quantitative air emissions analysis at the project scale. Rather, a qualitative analysis of the air quality impacts was conducted, based upon criteria such as prevention of urban sprawl and reduced dependence on automobiles. A finding of significant impacts can be determined qualitatively by comparing consistency of the project with the Transportation and Land Use Planning Strategies outlined in the District's Clean Air Plan. In addition, short-term construction impacts were analyzed at the program level.

Short-Term Construction Impacts. Table 4.2-2 below shows the approximate level of construction activity that would result in a potentially significant impact for each pollutant of concern:

Table 4.2-2. Level of Construction Activity Requiring Mitigation

Pollutant of Concern	Thresholds		Amount of Material Moved	
	Tons/Qtr	Lbs/Day	Cu. Yds/Qtr	Cu. Yds/Day
ROG	2.5	185	247,000	9,100
	6.0	185	593,000	9,100
NO_x	2.5	185	53,500	2,000
	6.0	185	129,000	2,000
PM10	2.5		Any project with a grading area greater than 4.0 acres of continuously worked area will exceed the 2.5 ton PM10 quarterly threshold. Combustion emissions should also be calculated based upon the amount of cut and fill expected.	

All calculations assume working conditions of 8 hours per day, 5 days per week, for a total of 65 days per quarter.
Source: San Luis Obispo County APCD, CEQA Air Quality Handbook, April 2003.

As of the 2005 San Luis Obispo Air Pollution Control District's Annual Report, the County is still in nonattainment for PM_{10}. Thus, construction mitigation measures are required for all projects involving earthmoving activities regardless of size or duration. In order for a district to be in attainment, the State standards for any criteria pollutant must not be exceeded for three consecutive years. Countywide, exceedances of the state 24 hour PM_{10} standard of 50 ug/m3 occurred only once out of 61 different sample days. The exceedance of the state PM_{10} standard was recorded at the contractor-operated MESA2 station which ended operation on April 30, 2005.

Consistency with the District's Clean Air Plan (CAP). Projects and programs requiring an analysis of consistency with the Clean Air Plan include: General Plan Updates and Amendments, Specific Plans, Area Plans, large residential developments and large commercial/industrial developments. Therefore, the proposed Affordable Housing Ordinances are evaluated for impacts related to CAP consistency. The consistency analysis must evaluate the following questions:

- *Are the population projections used in the plan or project equal to or less than those used in the most recent CAP for the same area?*
- *Is rate of increase in vehicle trips and miles traveled less than or equal to the rate of population growth for the same area?*
- *Have all applicable land use and transportation control measures from the CAP been included in the plan or project to the maximum extent feasible?*

If the answer to all of the above questions is yes, then the proposed project or plan is consistent with the CAP. If the answer to any one of the questions is no, then the emissions reductions projected in the CAP may not be achieved, which could delay or preclude attainment of the state ozone standard. This would be inconsistent with the Clean Air Plan.

Pursuant to the State CEQA Guidelines, air quality impacts would be significant if they would:

- *Conflict with or obstruct implementation of the applicable air quality plan;*
- *Violate any air quality standard or contribute substantially to an existing or projected air quality violation;*
- *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 (including releasing emissions which exceed quantitative thresholds for ozone precursors);*
- *Expose sensitive receptors to substantial pollutant concentrations; and/or*
- *Create objectionable odors affecting a substantial number of people.*

b. Project Impacts and Mitigation Measures.

Impact AQ-1 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development within urban areas and associated construction and construction-related emissions. These emissions may result in short-term adverse impacts to local air quality. However, such emissions would be temporary and would be mitigated on a specific development basis. Construction air

quality impacts are therefore considered Class II, *significant but mitigable*.

The proposed Affordable Housing Ordinances would modify the current development standards within urban areas, leading to intensified development and associated construction. Construction activity would cause temporary, short-term emissions of various air pollutants. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirement in the RMF land use category, and reduced setback and minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. While the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, short-term air quality impacts resulting from grading and excavation would not necessarily be greater than what could currently occur without Program HE 1.4. However, intensified development and associated construction equipment operation would nonetheless result in temporary air quality impacts. Impacts are potentially significant.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, short-term air quality impacts resulting from grading and excavation would not necessarily be greater than what could currently occur without Program HE 1.9. However, intensified development and associated construction equipment operation would nonetheless result in temporary air quality impacts. Impacts are potentially significant.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. While the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, short-term air quality impacts resulting from grading and excavation would not necessarily be greater than what could currently occur without Program HE 1.10. However, intensified development and associated construction equipment operation would nonetheless result in temporary air quality impacts. Impacts are potentially significant.

Construction of additional units would cause temporary, short-term emissions of various air pollutants. Although emissions from grading and excavation would not necessarily be greater than what could currently occur without the Affordable Housing Ordinances, impacts would nevertheless be potentially significant. NO_x and CO would be emitted by the operation of construction equipment, while fugitive dust (PM_{10}) would be emitted by activities that disturb the soil, such as grading and excavation, road construction and building construction. Information regarding specific development projects, soil types, and the locations of receptors would be needed in order to quantify the level of impact associated with construction activity.

Taken individually, construction activities are not generally considered to have significant air quality impacts because of their short-term and temporary nature. However, given the amount of development that the Affordable Housing Ordinances would accommodate, it is reasonable to conclude that some major construction activity could be occurring at any given time over the life of the Programs. Impacts could also be complicated by the fact that multiple construction projects could occur simultaneously in any portion of the County. Therefore, construction-related impacts associated with the proposed Affordable Housing Ordinances are potentially significant.

In addition, because San Luis Obispo County violates the state standards for PM_{10}, any amount of dust generated from construction activities is potentially significant and mitigation measures are required.

Mitigation Measures. The following mitigation measures are recommended to minimize emissions and to reduce the amount of dust that drifts onto adjacent properties:

AQ-1(a) **Application of Best Available Control Technology for Construction Equipment (CBACT)**. The following measures shall be implemented for all projects under the Affordable Housing Ordinances to reduce combustion emissions from construction equipment:

- All construction equipment and portable engines shall be properly maintained and tuned according to manufacturer's specifications;
- All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB motor vehicle diesel fuel;
- The applicant shall install a diesel oxidation catalyst on each of the two pieces of equipment projected to generate the greatest emissions. Installations must be prepared according to manufacturer's specifications;
- The applicant shall use gasoline or alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG) or electric in place of diesel powered equipment, where feasible; and
- The applicant shall maximize to the extent feasible, the use of diesel construction equipment meeting the California Air Resources Board's 1996 certification standard for off-road heavy-duty diesel engines.

AQ-1(b) **Dust Control**. The following measures shall be implemented to reduce PM_{10} emissions during construction:

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (nonpotable) water should be used whenever possible;
- All dirt-stock-pile areas shall be sprayed daily as needed;
- Permanent dust control measures shall be identified in the approved project revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible; and
- Construction personnel shall wear protective face masks while grading and excavating soils that contain serpentine soil.

AQ-1(c) **Cover Stockpiled Soils**. If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin.

AQ-1(d) **Dust Control Monitor.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

AQ-1(e) **Active Grading Areas.** Prior to commencement of site improvements, a Construction Management Plan shall be submitted for county approval that shows how the project will not exceed continuous working of more than four acres at any given time. The Dust Control Monitor shall verify in the field during tract improvements that the Construction Management Plan is being followed.

Significance after Mitigation. With implementation of the above mitigation measures, construction-related air quality impacts would be reduced to a less than significant level.

Impact AQ-2 **Population growth that could occur under the Affordable Housing Ordinances is consistent with population assumptions in the San Luis Obispo County General Plan. However, the Affordable Housing Ordinances would not necessarily implement applicable Transportation Control Measures. Therefore, the Affordable Housing Ordinances is potentially inconsistent with the 2001 Clean Air Plan (CAP). This is a Class II, *significant but mitigable,* impact.**

As described in *Section* 4.2.2(a) above, the Affordable Housing Ordinances could be considered consistent with the 2001 CAP if: (1) the population projections used in the project are equal to or less than those used in the CAP; (2) the rate of increase in vehicle trips and mile traveled is less than or equal to the rate of population growth for the same area; and (3) all applicable land use and transportation control measures from the CAP have been included in the project to the maximum extent feasible. The consistency of the Affordable Housing Ordinances with each of these thresholds is discussed in the paragraphs below.

Population Projection Consistency. The 2001 CAP population statistics and projections for the County of San Luis Obispo are based on the San Luis Obispo County Planning Department and San Luis Obispo Council of Governments population estimates for January 1, 1999 and growth projections. The CAP estimates the number of San Luis Obispo County residents to reach 305,854 by 2015. Although the current CAP does not project countywide population growth beyond 2015, the APCD has historically relied on data from the San Luis Obispo Council of Governments (SLOCOG) to update and extend population forecasts. SLOCOG projects the County of San Luis Obispo to have a 2025 population between 314,567 and 352,496 (SLOCOG, 2006). It should be noted that SLOCOG's projections are based on the buildout potential of the County's General Plan and each city within the County. Thus, any action that would introduce a greater buildout potential than is currently anticipated under either the County General Plan or any city's General Plan may result in an inconsistency with the CAP. The proposed Affordable Housing Ordinances would result in development in unincorporated urban areas of the County. Consistency with the CAP population growth will therefore be compared against the County General Plan. While the proposed Affordable Housing

Ordinances would generate an estimated 18,142 residences, the additional residential units and associated population allowed under the proposed ordinances would help achieve the General Plan buildout, not exceed it. Without the implementation of these ordinances, the General Plan's buildout population will not be achieved. Therefore, the proposed AHO would be potentially consistent with this CAP consistency criterion.

Vehicle Trip Rate of Increase and Miles Traveled. SLOCOG projects a population growth rate of approximately 21 to 27% between 2000 and 2030. The development of 7,720 dwelling units allowed under the proposed Affordable Housing Ordinances could generate approximately 51,184 trips per day, which would be distributed on roads throughout the County. This increase in trips would represent a relatively small percentage of total trips on roadways in the County. Projects in accordance with the proposed Ordinances would not provide a land use that would be considered a destination for substantial vehicles. Therefore, the Affordable Housing Ordinances would not be expected to substantially increase trip lengths or vehicle miles traveled in the vicinity. Additionally, future development under the proposed ordinances will occur in urban areas where residents will likely work and recreate, thereby reducing the amount of vehicle miles traveled. The ordinances are thus potentially consistent with this CAP consistency criterion.

Implementation of Transportation Control Measures (TCMs). The following TCMs would apply to the proposed Affordable Housing Ordinances: T-3 (Bicycling and Bikeway Enhancements); and T-8 (Telecommuting, Teleconferencing, and Telelearning). The Affordable Housing Ordinances do not propose any features that would implement these policies. However, the Affordable Housing Ordinances would implement CAP Land Use Control Measure L-1, which contains the following policies:

- Cities and unincorporated communities should be developed at higher densities that reduce trips and travel distances and encourage the use of alternative forms of transportation.
- Urban growth should occur within the urban reserve lines of cities and unincorporated communities. Rural areas of the county should be maintained as open space, agricultural lands and very low density residential development (20 acre or larger parcel size).
- Local planning agencies should encourage transit use by planning neighborhoods and commercial centers at densities to allow for convenient access to and use of local and regional transit systems.

As described in Section 2.0, *Project Description*, all of the proposed Affordable Housing Ordinances would allow for greater densities within residential zones, thereby reducing trips and travel distances when compared to the increasing rural development that has been occurring in the County as a result of high urban housing prices. In addition, all of the identified parcels under Program HE 1.10 are located within existing urban reserve lines, thereby maintaining rural areas of the county as open space. The proposed Affordable Housing Ordinances are therefore consistent with CAP Land Use Control Measure L-1. However, the ordinances would not necessarily implement applicable Transportation Control Measures. Therefore, while the Affordable Housing Ordinances are consistent with the CAP in regard to concentrating development within urban areas, it may be necessary to implement TCMs within individual projects to ensure consistency with this provision of the CAP.

As described in the County's Resource Management System, the County will implement applicable transportation and land use planning strategies recommended in the CAP through incorporation of these strategies in the County General Plan, focusing on the land use and circulation elements for each of the County planning areas.

Mitigation Measures. The following mitigation measures are recommended to increase consistency with the CAP:

AQ-2(a) **Bicycling and Bikeway Enhancements.** Applicants shall work with County Public Works Department to incorporate bicycle and bikeway enhancements as feasible.

AQ-2(b) **Telecommuting.** To the extent feasible, new homes shall be constructed with internal wiring/cabling that allows telecommuting, teleconferencing, and telelearning to occur simultaneously in at least three locations in each home. This control measure seeks to reduce emissions by promoting telecommuting for any employee whose job can accommodate working from home.

AQ-2(c) **Local Priority.** To the extent feasible, people who work and/or reside closest to the potential affordable housing units that could be built pursuant to the proposed ordinances should receive priority to purchase the units. One approach could include a lottery for an option of purchasing an affordable unit. Another approach could include preferential marketing to local buyers (within the County), prior to opening up availability of proposed affordable housing to non-local buyers.

Significance after Mitigation. With the implementation of the above mitigation measures, impacts to the CAP TCM would be reduced to less than significant levels.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

d~~e~~. Cumulative Impacts. In San Luis Obispo County, impact thresholds have been established to assess a project's effect on the regional air quality. A project that does not exceed San Luis Obispo County Air Pollution Control District (SLOCAPCD) thresholds and is consistent with the 2001 Clean Air Plan is considered to have a less than significant cumulative impact on the airshed. Conversely, a project that exceeds the SLOCAPCD significance thresholds or is found to be inconsistent with the CAP is considered to result in significant cumulative impacts. With the incorporation of mitigation measures, the Affordable Housing Ordinances would be consistent with the 2001 CAP. Therefore, the Affordable Housing Ordinances is considered to be potentially consistent with long-term regional air quality planning efforts.

4.3 BIOLOGICAL RESOURCES

4.3.1 Setting

a. Biological Characterization of San Luis Obispo County. Because of physiographic diversity (including coastal areas, mountains, and arid interior), San Luis Obispo County is biologically diverse. The County includes multiple sensitive plant and wildlife species, as well as a wide range of natural communities.

The California Natural Diversity Database (CNDDB, 2006) was searched in order to determine the diversity of special status species within each planning area that could be affected by development under the proposed ordinances. The United States Fish and Wildlife Service (USFWS) unofficial sensitive plant and animal lists (USFWS March 2006) and the California Department of Fish and Game (CDFG) sensitive plant and animal lists (CDFG 2006) were also reviewed. These databases/lists contain records of reported occurrences of sensitive resources including: 1) federal- and state-listed endangered or threatened species; 2) federal and state species of special concern; 3) rare and/or endangered plants as specified by the California Native Plant Society (CNPS Lists IA, IB, and 2); and 4) sensitive vegetation communities. The California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants of California (Tibor 2001) was also reviewed to provide information on rare plants that were expected to occur in the area. Vegetation/habitat types were classified based on CDFG Preliminary Descriptions of the Terrestrial Natural Communities of California (R. Holland 1986).

b. Habitat Types within San Luis Obispo County. The County is comprised of multiple different natural communities. The term "natural community" is generally intended to refer to plant and wildlife associates in specific habitat types. Some natural communities are considered rare or sensitive by the regulatory agencies. Table 4.3-1 lists each natural community that has the potential or is known to occur in each planning area within the County. Natural Communities classified as "rare" are habitats that are either known or believed to be of high priority by the CDFG. Refer to Figure 4.3-1 for all natural communities within the County.

Table 4.3-1 Natural Communities/Habitat Types and Potential/Known Occurrences within San Luis Obispo County Planning Areas

Natural Communities/Habitat Types	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Agricultural Land[2]	●	●	●	●	●	●		●	●	●	●	●	●	●	●
Alvord Oak Woodland	●						●						●		
Beaches and Coastal Dunes[2]			●					●		●				●	
Big Sagebrush Scrub													●		
Black Oak Forest	●												●		
Blue Brush Chaparral											●				
Blue Oak Woodlands	●	●		●	●	●	●		●				●		●
Buck Brush Chaparral	●	●	●	●	●	●	●	●	●			●	●		●
Ceanothus megacarpus Chaparral												●			
Central (Lucian) Coastal Scrub			●	●				●		●	●	●		●	●
Central Coast Arroyo Willow Riparian			●												
Central Coast Cottonwood-Sycamore Riparian	●	●					●		●						
Central Coast Live Oak Riparian Forest							●	●							
Central Dune Scrub[1]			●											●	
Chamise Chaparral	●	●		●	●	●	●	●	●	●	●	●	●		
Central Foredunes[1]														●	
Central Maritime Chaparral[1]			●					●		●	●				
Coast Live Oak Forest	●	●	●	●	●	●	●	●	●	●	●	●			●
Coast Live Oak Woodlands	●			●		●		●	●	●	●	●			●
Coast Range Ponderosa Pine Forest							●	●							
Coastal and Valley Freshwater Marsh[1]			●									●		●	
Coastal Brackish Marsh[1]			●												
Coulter Pine Forest	●					●	●						●		
Diablan Sage Scrub		●		●	●	●			●			●	●		●

Table 4.3-1 Natural Communities/Habitat Types and Potential/Known Occurrences within San Luis Obispo County Planning Areas

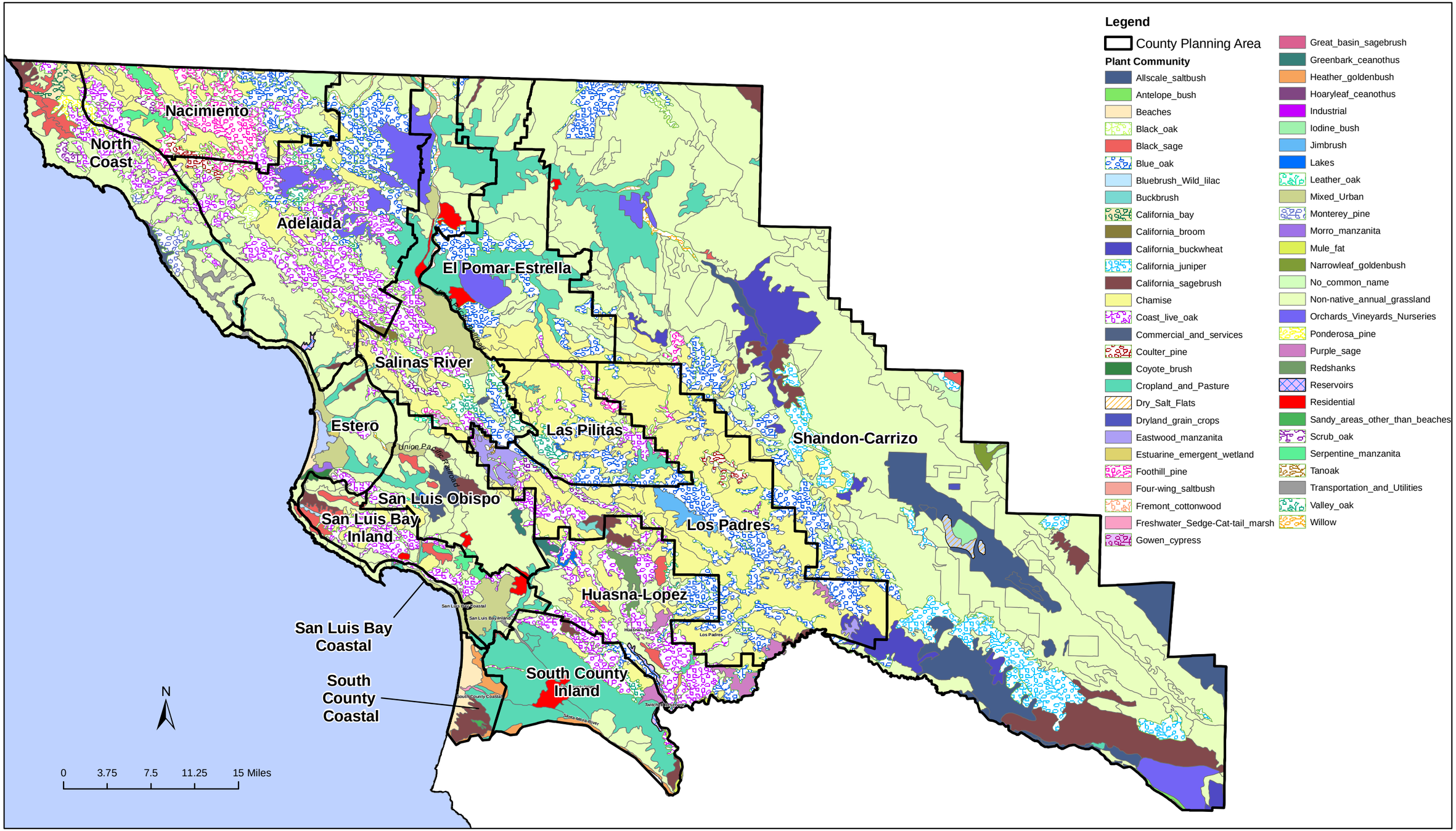
Natural Communities/Habitat Types	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Dry Salt Flat[2]													●		
Dryland Grain Crops[2]													●		
Foothill Pine-Oak Woodlands	●	●		●	●	●	●	●	●				●		
Great Valley Cottonwood Riparian Forest													●		
Interior Coast Range Saltbrush Scrub													●		
Juniper-Oak Cismontane Woodland													●		
Leather Oak Chaparral							●		●			●			
Mixed Evergreen Forest	●					●	●	●	●			●			
Mixed Serpentine Chaparral	●						●	●	●		●	●			
Mojavean Pinyon and Juniper Woodlands													●		
Monterey Pine Forest[1]								●							
Mule Fat Scrub				●										●	●
Non-Native Grassland	●	●		●	●	●	●	●	●	●	●	●	●		●
Northern Coastal Salt Marsh[1]			●												
Northern Claypan Vernal Pool[1]													●		
Northern Interior Cypress Forest[1]									●						
Open Foothill Pine Forest	●	●			●	●	●						●		
Orchard or Vineyard[2]	●	●							●				●		
Permanently-flooded Lacustrine Habitat	●		●	●	●		●					●			●
Red Shank Chaparral	●														
Sandy Area Other than Beaches[2]		●							●					●	
Semi-Desert Chaparral				●		●							●		
Serpentine Bunchgrass[1]												●			
Serpentine Foothill Pine-Chaparral Woodlands									●						

Table 4.3-1 Natural Communities/Habitat Types and Potential/Known Occurrences within San Luis Obispo County Planning Areas

Natural Communities/Habitat Types	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Upper Sonoran Subshrub Scrub													●		
Urban or Built-up Land[2]	●	●	●					●	●	●	●	●	●		●
Valley Needlegrass Grassland[1]			●												
Valley Oak Woodland[1]	●				●				●						
Valley Saltbush Scrub													●		
Valley Sink Scrub[1]													●		
Venturan Coastal Sage Scrub	●		●	●		●						●	●		●

Source:
CNDDB (database queried on December 11, 2006)

Notes:
[1] CNDDB Communities
[2] Habitat Type Provided by the County and not included in Holland 1986



Source: San Luis Obispo County, USFWS 1998, and Rincon Consultants, Inc., 2007.

San Luis Obispo County Natural Communities

Figure 4.3-1

c. Special-Status Species. For the purpose of this report, special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (ESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the California Department of Fish and Game (CDFG) under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFG; and the CDFG *Special Vascular Plants, Bryophytes, and Lichens List* (September 2004). This latter document includes the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*, *Sixth Edition* (Tibor, 2001) as updated online. Those plants contained on CNPS lists 1B and 2 are considered special status species in this EIR.

It should be noted that this mapping is primarily based on CNDDB species accounts that are submitted to the state by qualified individuals (e.g., biologists). Such accounts are typically generated where development is proposed. Therefore, areas that have little development and few accounts may have a greater diversity than what is indicated.

Special-Status Plants. Based on information obtained by the review of existing literature and a search of the CNDDB, a total of 113 special-status plant species were identified as having the potential to occur within the County (refer to Figure 4.3-2 for a generalized map showing sensitive plant and animal species locations). Table 4.3-2 lists each sensitive plant species that has the potential to occur or is known to occur within the County, including the name and legal status of these species organized by planning area.

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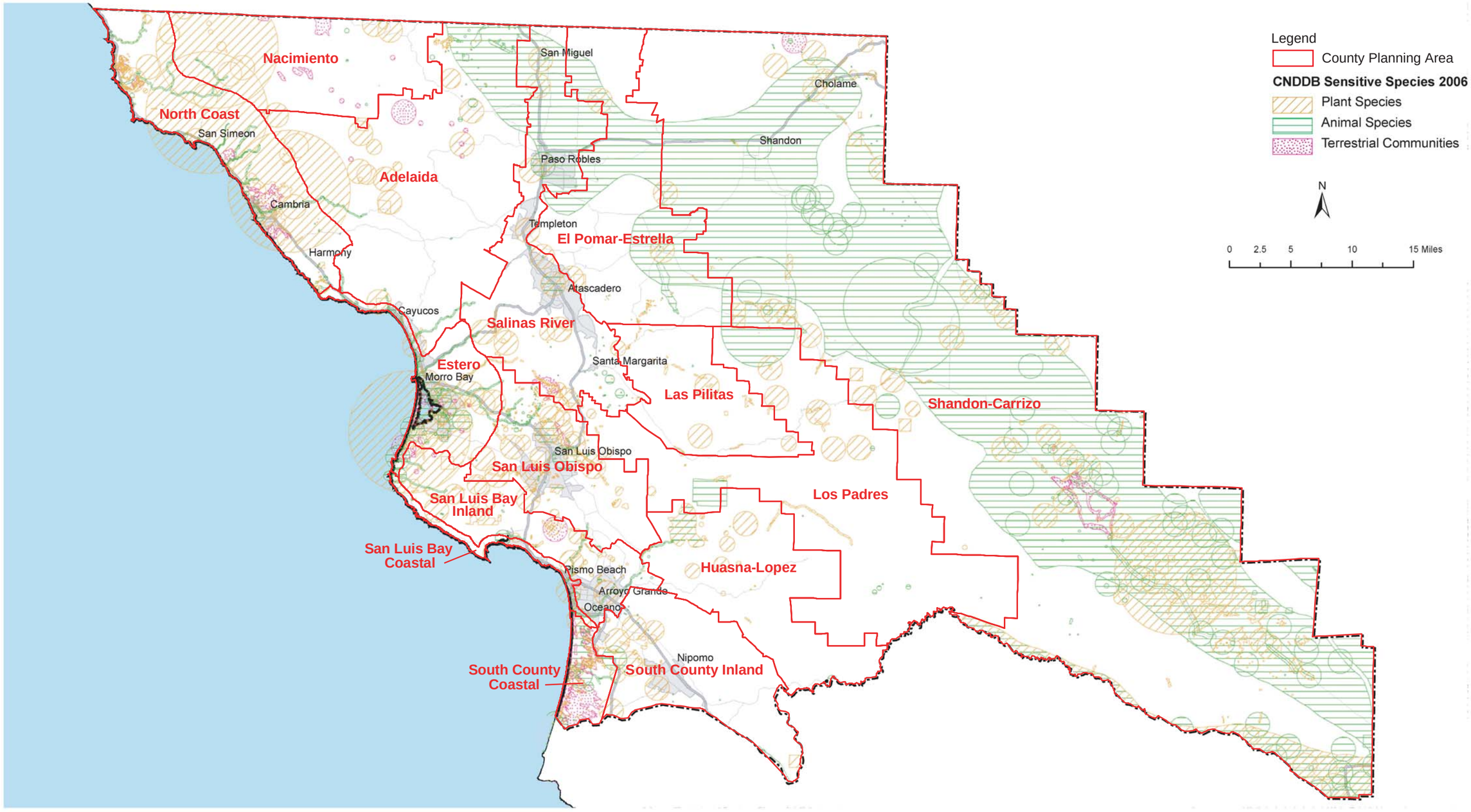

Source: San Luis Obispo County, CNDDB 2006

Potential/Known Locations of Sensitive Species

Figure 4.3-2

Table 4.3-2 Sensitive Plant Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CNPS/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Abies bracteata	bristlecone fir	none/none/1B.3/S2.3							●	●							
Agrostis hooveri	Hoover's bent grass	none/none/1B.2/S2.2					●	●				●	●				●
Allium hickmanii	Hickman's onion	none/none/1B.2/S2.2								●							
Allium howellii var. clokeyi	Mt. Pinos onion	none/none/1B.3/S2.3						●							●		
Arctostaphylos cruzensis	Arroyo de la Cruz manzanita	none/none/1B.2/S2.2	●		●				●	●		●	●	●			
Arctostaphylos hookeri ssp. hearstiorum	Hearst's manzanita	none/E/1B.2/S1.2								●							
Arctostaphylos luciana	Santa Lucia manzanita	none/none/1B.2/S2.2	●		●			●			●			●			
Arctostaphylos montereyensis	Monterey manzanita	none/none/1B.2/S2.1							●								
Arctostaphylos morroensis	Morro manzanita	T/none/1B.1/S2.2			●								●	●			
Arctostaphylos osoensis	Oso manzanita	none/none/1B.2/S1.2			●												
Arctostaphylos pechoensis	Pecho manzanita	none/none/1B.2/S2.2	●		●			●				●	●	●			
Arctostaphylos pilosula	Santa Margarita manzanita	none/none/1B.2/S2.2	●			●	●	●	●		●		●	●			
Arctostaphylos rudis	sand mesa manzanita	none/none/1B.2/S2.2															●
Arctostaphylos tomentosa ssp. daciticola	dacite manzanita	none/none/1B.1/S1.1			●												
Arctostaphylos wellsii	Wells's manzanita	none/none/1B.1/S2.1				●					●	●	●	●			●
Arenaria paludicola	marsh sandwort	E/E/1B.1/S1.1			●							●	●			●	●
Aristocapsa insignis	Indian Valley spineflower	none/none/1B.2/S2.2						●							●		
Astragalus didymocarpus var. milesianus	Miles's milk-vetch	none/none/1B.2/S2.2	●	●	●	●					●			●			●

Table 4.3-2 Sensitive Plant Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CNPS/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Atriplex cordulata	heartscale	none/none/1B.2/S2.2													●		
Atriplex joaquiniana	San Joaquin spearscale	none/none/1B.2/S2.1			●												
Atriplex serenana var. davidsonii	Davidson's saltscale	none/none/1B.2/S2														●	●
Atriplex vallicola	Lost Hills crownscale	none/none/1B.2/S1.1													●		
Baccharis plummerae ssp. glabrata	San Simeon baccharis	none/none/1B.2/S1.2	●							●							
Blepharizonia plumosa	big tarplant	none/none/1B.1/S1.1													●		
Bloomeria humilis	dwarf goldenstar	none/R/1B.2/S1.1								●							
Calochortus clavatus var. recurvifolius	Arroyo de la Cruz mariposa lily	none/none/1B.2/S1.2								●				●			
Calochortus obispoensis	San Luis mariposa lily	none/none/1B.2/S2.1			●					●	●		●				
Calochortus palmeri var. palmeri	Palmer's mariposa lily	none/none/1B.2/S2.1				●		●									
Calochortus simulans	San Luis Obispo mariposa lily	none/none/1B.3/S2.3		●			●	●			●		●	●	●		
Calochortus weedii var. vestus	late-flowered mariposa lily	none/none/1B.2/S2.2						●							●		
Calycadenia villosa	dwarf calycadenia	none/none/1B.1/S2.1	●	●				●	●						●		
Calystegia subacaulis ssp. episcopalis	Cambria morning-glory	none/none/1B.2/S1.2			●						●		●	●			
Camissonia hardhamiae	Hardham's evening-primrose	none/none/1B.2/S1.2		●			●				●				●		
Carex obispoensis	San Luis Obispo sedge	none/none/1B.2/S2.2	●		●		●	●	●		●			●			
Castilleja densiflora ssp. obispoensis	Obispo Indian paintbrush	none/none/1B.2/S2.2	●		●						●	●	●	●			
Caulanthus californicus	California jewel-flower	E/E/1B.1/S1.1													●		

Table 4.3-2 Sensitive Plant Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CNPS/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Caulanthus coulteri var. lemmonii	Lemmon's jewelflower	none/none/1B.2/S2.2	●					●	●						●		
Ceanothus hearstiorum	Hearst's ceanothus	none/R/1B.2/S1.2								●							
Ceanothus maritimus	maritime ceanothus	none/R/1B.2/S2.2								●							
Centromadia parryi ssp. congdonii	Congdon's tarplant	none/none/1B.2/S3.2			●									●			
Chlorogalum pomeridianum var. minus	dwarf soaproot	none/none/1B.2/S1.2									●			●			
Chlorogalum purpureum var. reductum	Camatta Canyon amole	T/R/1B.1/S1.1						●							●		
Chorizanthe breweri	Brewer's spineflower	none/none/1B.3/S2.2			●					●	●		●	●			
Chorizanthe pungens var. pungens	Monterey spineflower	T/none/1B.2/S2.2								●							
Chorizanthe rectispina	straight-awned spineflower	none/none/1B.3/S1.2	●	●			●	●			●		●		●		
Cirsium fontinale var. obispoense	Chorro Creek bog thistle	E/E/1B.2/S1.2	●					●		●	●			●			
Cirsium loncholepis	La Graciosa thistle	E/T/1B.1/S2.2										●	●	●		●	
Cirsium occidentale var. compactum	compact cobwebby thistle	none/none/1B.2/S2.1			●					●							
Cirsium rhothophilum	Surf thistle	none/T/1B.2/S2.2											●			●	
Clarkia speciosa ssp. immaculata	Pismo clarkia	E/R/1B.1/S1.1											●	●			●
Cordylanthus maritimus ssp. maritimus	salt marsh bird's-beak	E/E/1B.2/S2.1			●												
Deinandra halliana	Hall's tarplant	none/none/1B.1/S1.1											●		●		
Deinandra increscens ssp. foliosa	leafy tarplant	none/none/1B.2/S2.2				●	●	●		●				●			
Delphinium parryi ssp. blochmaniae	dune larkspur	none/none/1B.2/S2.2						●						●		●	●

Table 4.3-2 Sensitive Plant Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CNPS/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Delphinium recurvatum	recurved larkspur	none/none/1B.2/S2.2													●		
Delphinium umbraculorum	umbrella larkspur	none/none/1B.3/S2,S3.3	●			●		●									
Dithyrea maritima	beach spectaclepod	none/T/1B.1/S2.1			●							●	●			●	
Dudleya abramsii ssp. bettinae	San Luis Obispo serpentine dudleya	none/none/1B.2/S1.2	●		●									●			
Dudleya abramsii ssp. murina	San Luis Obispo dudleya	none/none/1B.3/S2.3			●								●	●			
Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	none/none/1B.1/S2.1	●		●					●				●			
Entosthodon kochii	Koch's cord-moss	none/none/1B.3/S1.3	●														
Eriastrum luteum	yellow-flowered eriastrum	none/none/1B.2/S2.2	●	●			●	●	●		●				●		
Erigeron blochmaniae	Blochman's leafy daisy	none/none/1B.2/S2.2			●							●	●			●	●
Eriodictyon altissimum	Indian Knob mountainbalm	E/E/1B.1/S2.2			●								●				
Eriogonum temblorense	Temblor buckwheat	none/none/1B.2/S2.2													●		
Erodium macrophyllum	round-leaved filaree	none/none/2.1/S2.1		●				●			●				●		
Eryngium aristulatum var. hooveri	Hoover's button-celery	none/none/1B.1/S2.1								●				●			
Eschscholzia rhombipetala	diamond-petaled California poppy	none/none/1B.1/S1.1													●		
Fritillaria ojaiensis	Ojai fritillary	none/none/1B.2/S1.2						●									
Fritillaria viridea	San Benito fritillary	none/none/1B.2/S3.2			●						●			●			
Galium hardhamiae	Hardham's bedstraw	none/none/1B.3/S2.3	●						●								
Horkelia cuneata ssp. puberula	mesa horkelia	none/none/1B.1/S2.1		●						●	●	●	●	●			
Horkelia cuneata ssp. sericea	Kellogg's horkelia	none/none/1B.1/S1.1									●					●	●

Table 4.3-2 Sensitive Plant Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CNPS/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	none/none/1B.1/S2.1			●					●					●		
Lasthenia macrantha ssp. macrantha	perennial goldfields	none/none/1B.2/S2.2															
Layia heterotricha	pale-yellow layia	none/none/1B.1/S1.1							●								
Layia jonesii	Jones's layia	none/none/1B.2/S1.1	●		●							●	●	●	●		
Layia munzii	Munz's tidy-tips	none/none/1B.2/S1.1													●		
Lepidium jaredii ssp. album	Panoche pepper-grass	none/none/1B.2/S1.2													●		
Lepidium jaredii ssp. jaredii	Jared's pepper-grass	none/none/1B.2/S1.2		●							●				●		
Lupinus ludovicianus	San Luis Obispo County lupine	none/none/1B.2/S2.2				●	●				●		●				
Lupinus nipomensis	Nipomo Mesa lupine	E/E/1B.1/S1.1														●	●
Madia radiate	showy madia	none/none/1B.1/S2.1						●							●		
Malacothamnus davidsonii	Davidson's bush mallow	none/none/1B.2/S1.1							●								
Malacothamnus palmeri var. involucratus	Carmel Valley bush mallow	none/none/1B.2/S2.2	●								●						
Malacothamnus palmeri var. palmeri	Santa Lucia bush mallow	none/none/1B.2/S2.2	●							●	●						
Malacothrix saxatilis var. arachnoidea	Carmel Valley malacothrix	none/none/1B.2/S2.2	●														
Microseris paludosa	marsh microseris	none/none/1B.2/S2.2								●							
Monardella crispa	crisp monardella	none/none/1B.2/S2.2			●							●				●	●
Monardella frutescens	San Luis Obispo monardella	none/none/1B.2/S2.2										●	●			●	
Monardella palmeri	Palmer's monardella	none/none/1B.2/S2.2			●		●		●	●	●			●			
Monolopia congdonii	San Joaquin woollythreads	E/none/1B.2/S3.2													●		

Table 4.3-2 Sensitive Plant Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CNPS/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Nasturtium gambelii	Gambel's water cress	E/T/1B.1/S1.1														●	●
Navarretia nigelliformis ssp. radians	shining navarretia	none/none/1B.2/S1.1	●	●							●				●		
Navarretia prostrata	prostrate navarretia	none/none/1B.1/S2.1	●														
Pedicularis dudleyi	Dudley's lousewort	none/R/1B.2/S2.2								●							
Pinus radiate	Monterey pine	none/none/1B.1/S1.1								●							
Plagiobothrys uncinatus	hooked popcorn-flower	none/none/1B.2/S2.2	●						●								
Poa diaboli	Diablo Canyon blue grass	none/none/1B.2/S1.2										●	●				
Sanicula maritima	adobe sanicle	none/R/1B.1/S2.2			●					●				●			
Scrophularia atrata	black-flowered figwort	none/none/1B.2/S2.2										●	●				
Senecio aphanactis	rayless ragwort	none/none/2.2/S1.2		●				●						●	●		
Sidalcea hickmanii ssp. anomala	Cuesta Pass checkerbloom	none/R/1B.2/S1.2									●			●			
Sidalcea hickmanii ssp. Parishii	Parish's checkerbloom	C/R/1B.2/S1.2						●									
Streptanthus albidus ssp. peramoenus	most beautiful jewel-flower	none/none/1B.2/S2.2	●		●					●			●	●			
Stylocline masonii	Mason's neststraw	none/none/1B.1/S1.1													●		
Suaeda californica	California seablite	E/none/1B.1/S1.1			●												
Sulcaria isidiifera	splitting yarn lichen	none/none/none/S1.1			●												
Symphyotrichum defoliatum	San Bernardino aster	none/none/1B.2/S3.2		●								●	●		●	●	●
Trifolium depauperatum var. hydrophilum	saline clover	none/none1B.2/S2.2												●			
Triteleia ixioides ssp. Cookie	Cook's triteleia	none/none/1B.3/S2.3	●						●	●							

Table 4.3-2 Sensitive Plant Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CNPS/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Tropidocarpum capparideum	caper-fruited tropidocarpum	none/none/1B.1/S1.1									●						
Viola aurea	golden violet	none/none/2.2/S2,S3													●		

Source:
CNDDB (database queried on December 11, 2006)

Notes:
Federal: **T** = threatened, **E** = endangered, **C** = candidate
State: **T** = threatened, **E** = endangered, **R** = rare

California Native Plant Society (CNPS):
List **1B** = rare, threatened, endangered, in California and elsewhere.
List **2** = rare, threatened, or endangered in California, but more common elsewhere.
.1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 – Fairly endangered in California (20-80% occurrences threatened)
.3 – Not very endangered in California (<20% of occurrences threatened or no current threats known)
California Department of Fish and Game (CDFG):
S1 = Less than 6 viable Eos or less than 1,000 individuals or less than 2,000 acres;
S1.1 = very threatened,
S1.2 = threatened,
S1.3 = not very threatened or no current threats known.
S2 = 6-20 Eos or 1,000-3,000 individuals or 2,000-10,000 acres;
S2.1 = very threatened,
S2.2 = threatened,
S2.3 = not very threatened or no current threats known.
S3 = 21-80 Eos or 3,000-10,000 individuals or 10,000-50,000 acres
S3.1 = very threatened,
S3.2 = threatened,
S3.3 = not very threatened or no current threats known.

Special-Status Wildlife. The CNDDB recognizes 53 wildlife species within the County. Based on information obtained by the review of existing literature, a search of the CNDDB, and analysis of the habitat types present, a total of 53 special-status animal species were identified as potentially occurring within the County (Figure 4.3-2). Table 4.3-3 provides a listing of each sensitive wildlife species that has the potential to occur or is known to occur within the County, including the name and legal status of these species organized by planning area.

d. Wildlife Movement Corridors. Wildlife movement corridors occur between different plant communities and between similar plant communities that are non-contiguous. As new development is proposed, retaining these corridors will allow species to travel between different habitats and provide for physical and genetic exchange between animal populations. Migration corridors provide critical linkages between what has or may become larger "islands" of intact native vegetation. Drainage courses, such as the Salinas River, and adjacent upland habitat typically function as migration corridors providing water and cover for animals.

Functioning Migration corridors occur at various scales. The Salinas River, for example, is a large scale corridor that has an obvious tree and shrub lined corridor. Smaller scale functioning corridors exist as intermittent drainage channels and small patches of narrow vegetation. Both small and large scale corridors are important to protect and enhance.

e. Regulatory Setting. Regulatory authority over biological resources is shared by Federal, State, and local authorities under a variety of statutes and guidelines. Primary authority for general biological resources lies within the land use control and planning authority of local jurisdictions, in this instance, the County of San Luis Obispo. The CDFG is a trustee agency for biological resources throughout the state under CEQA and also has direct jurisdiction under the California Fish and Game Code (CFGC). Under the State and Federal Endangered Species Acts, the CDFG and the USFWS also have direct regulatory authority over species formally listed as Threatened or Endangered. Section 3503 of the CFGC prohibits the take, possession, or needless destruction of birds, their nests, or eggs. Additionally, Section 3503.5 of the CFGC protects birds of prey, their nests and eggs against take, possession, or destruction. Potential nesting and roosting sites for birds-of-prey and other migratory birds are also protected by the Migratory Bird Treaty Act (MBTA). Abiding by the CFGC and the MBTA usually means avoiding removal of trees with active nests or disturbance of the nests until such time as the adults and young are no longer reliant on the nest site. The provision also includes any disturbance that causes a nest to fail and/or a loss of reproductive effort.

USFWS Permitting Process. Pursuant to the Federal Endangered Species Act (FESA), a permit from USFWS is required for take of a Federally listed species through either the FESA Section 7 or Section 10 process.

Clean Water Act. Wetlands are protected on a Federal, state, and local level. Wetland and riparian communities may be subject to Corps jurisdiction as waters of the U.S. pursuant to Section 404 of the federal Clean Water Act. Protection for wetlands and riparian habitat is also afforded through the CFGC and the state Clean Water Act (Porter-Cologne Act), the latter administered by the RWQCB. Corps permits for discharges of dredged or fill material into wetlands and waters also requires a CWA Section 401 water quality certification from the RWQCB. Any activity that would remove or otherwise alter wetland and riparian habitat types is closely scrutinized by the regulatory agencies through the CEQA review process and then later through the CDFG and Corps permitting processes.

Table 4.3-3 Sensitive Animal Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Accipiter cooperii	Cooper's hawk	none/none/SC			●		●	●	●		●	●	●		●	●	
Accipiter striatus	sharp-shinned hawk	none/none/SC															●
Agelaius tricolor	tricolored blackbird	none/none/SC												●	●		
Ambystoma californiense	California tiger salamander	T/none/SC				●		●						●	●		
Ammospermophilus nelsoni	Nelson's antelope squirrel	none/T/none													●		
Anniella pulchra pulchra	silvery legless lizard	none/none/SC			●			●			●				●		
Antrozous pallidus	pallid bat	none/none/SC	●		●					●	●			●	●		
Asio otus	long-eared owl	none/none/SC													●		
Athene cunicularia	burrowing owl	none/none/SC	●											●	●	●	
Branchinecta longiantenna	longhorn fairy shrimp	E/none/none													●		
Branchinecta lynchi	vernal pool fairy shrimp	T/none/none	●	●				●			●			●	●		
Buteo regalis	ferruginous hawk	none/none/SC								●	●			●			
Charadrius alexandrinus nivosus	western snowy plover	T/none/SC			●							●				●	
Charadrius montanus	mountain plover	none/none/SC													●		
Coccyzus americanus occidentalis	western yellow-billed cuckoo	C/E/none												●			
Coelus globosus	globose dune beetle	none/none/none			●												
Corynorhinus townsendii	Townsend's big-eared bat	none/none/SC									●						
Cypseloides niger	black swift	none/none/SC								●							
Danaus plexippus	monarch butterfly	TP/none/none	●		●					●		●	●	●		●	●
Dipodomys heermanni morroensis	Morro Bay kangaroo rat	E/E/none			●												
Dipodomys ingens	giant kangaroo rat	E/E/none													●		
Dipodomys nitratoides nitratoides	Tipton kangaroo rat	E/E/none													●		

Table 4.3-3 Sensitive Animal Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Emys (=Clemmys) marmorata pallida	southwestern pond turtle	none/none/SC	●											●			
Eremophila alpestris actia	California horned lark	none/none/SC												●			
Eucyclogobius newberryi	tidewater goby	E/none/SC	●		●					●		●	●			●	
Eumops perotis californicus	western mastiff bat	none/none/SC												●			
Euphilotes enoptes smithi	Smith's blue butterfly	E/none/none								●							
Gambelia sila	blunt-nosed leopard lizard	E/E/none													●		
Gila orcuttii	arroyo chub	none/none/SC														●	
Gymnogyps californianus	California condor	E/E/none				●		●							●		
Haliaeetus leucocephalus	bald eagle	T/E/none	●						●								
Helminthoglypta walkeriana	Morro shoulderband (=banded dune) snail	E/none/none			●								●				
Laterallus jamaicensis coturniculus	California black rail	none/T/none			●												
Masticophis flagellum ruddocki	San Joaquin whipsnake	none/none/SC													●		
Neotoma lepida intermedia	San Diego desert woodrat	none/none/SC			●							●	●				
Neotoma macrotis luciana	Monterey dusky-footed woodrat	none/none/SC	●														
Nyctinomops macrotis	big free -tailed bat	none/none/SC			●												
Oncorhynchus mykiss irideus	steelhead - south/central California coast esu	T/none/none	●		●	●			●	●	●	●	●	●		●	
Onychomys torridus tularensis	Tulare grasshopper mouse	none/none/SC													●		
Perognathus inornatus psammophilus	Salinas pocket mouse	none/none/SC	●								●						
Phrynosoma coronatum (frontale population)	Coast (California) horned lizard	none/none/SC			●								●	●	●		

Table 4.3-3 Sensitive Animal Species Potential/Known Occurrences Within San Luis Obispo County

Scientific Name	Common Name	Federal/State/CDFG	Adelaida	El Pomar-Estrella	Estero	Huasna-Lopez	Las Pilitas	Los Padres	Nacimiento	North Coast	Salinas River	San Luis Bay Coastal	San Luis Bay Inland	San Luis Obispo	Shandon-Carrizo	South County Coastal	South County Inland
Progne subis	purple martin	none/none/SC									●						
Rallus longirostris obsoletus	California clapper rail	E/E/none			●												
Rana aurora draytonii	California red-legged frog	T/none/SC	●		●	●		●		●	●	●	●	●	●	●	●
Rana boylii	foothill yellow-legged frog	none/none/SC								●							
Spea (=Scaphiopus) hammondii	western spadefoot	none/none/SC	●				●	●			●				●		●
Sterna antillarum browni	California least tern	E/E/none														●	
Taricha torosa torosa	Coast Range newt	none/none/SC	●			●				●	●						
Taxidea taxus	American badger	none/none/SC	●	●		●		●			●		●	●	●		●
Thamnophis hammondii	two-striped garter snake	none/none/SC	●			●		●		●							
Trimerotropis occulens	Lompoc grasshopper	none/none/none									●						
Tryonia imitator	mimic tryonia (=California brackishwater snail)	none/none/none			●							●				●	
Vulpes macrotis mutica	San Joaquin kit fox	E/T/none	●	●				●			●				●		

Source:
CNDDB (database queried on December 11, 2006)

Notes:
Federal: **C** = candidate, **T** = threatened, **E** = endangered
State: **T** = threatened, **E** = endangered
California Department of Fish and Game (CDFG): **SC** = Species of Concern

4.3.2. Impact Analysis

a. Methodology and Significance Thresholds. This impact assessment focuses on identifying potential project-related impacts associated with implementation of the Affordable Housing Ordinances which focused additional development to certain areas, and is based on details presented within the project description (refer to Section 2.0). Where potential project-related impacts to sensitive resources have been identified, measures for avoiding or minimizing adverse effects to these resources have been recommended.

Impacts to biological resources within the study area have been evaluated by determining the sensitivity, significance, or rarity of each resource that will be adversely affected by the proposed project, and thresholds of significance have been applied to determine if the impact constitutes a significant impact. The significance threshold may be different for each habitat or species and is based on the resource's rarity or sensitivity and the level of impact that would result from the proposed project.

According to the State CEQA Guidelines it is assumed that the proposed project would result in a significant impact if it would:

- *Have a substantial adverse impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (§670.2 or 670.5) or in Title 50, Code of Federal Regulations (§17.11 or 17.12);*
- *Have a substantial adverse impact, 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;*
- *Have a substantial adverse impact 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;*
- *Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means;*
- *Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites;*
- *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or*
- *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.*

b. Project Impacts and Mitigation Measures.

Impact B-1 **Future development in accordance with the Affordable Housing Ordinances could permanently remove sensitive habitat areas. Impacts of many individual projects can likely be mitigated to a less than significant level. However, because the feasibility of mitigation cannot be determined at this time, the cumulative effect of implementation of the Affordable Housing Ordinances is a Class I, *significant and unavoidable impact*.**

Future development under the Proposed Affordable Housing Ordinances could impact sensitive habitat areas of the County. Sensitive habitats are those that are protected or otherwise considered sensitive because of declining acreage by the County, CDFG, RWQCB, and the Corps under CEQA, CWA, and CDFG code. These include CDFG designated plant communities of special concern, wetland and riparian habitats, and waters of the U.S. and State. In addition, sensitive habitats occupied by federally-listed species are also protected by the USFWS under FESA. These habitat types are included in the California Natural Diversity Database (CNDDB) as rare plant communities, because their distribution in the state of California has been greatly reduced. Please refer to B-2 for the discussion of impacts to special-status species that occur or have potential to occur.

While development is anticipated to primarily occur as urban infill, on existing vacant lots, the nature of the proposed ordinances would allow more development on the same land area than was envisioned in the General Plan. This increase in development may impact creek corridors, wetlands, and oak woodland habitat, and or other sensitive habitat listed in table 4.3-1 above. The increase in density would also result in greater population of people that could result in potential impacts to habitat due to human activities that could result in direct or indirect disturbance of habitat areas.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirement in the RMF land use category, and a reduced setback and minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County, which could result in sensitive habitat area impacts. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential sensitive habitat impacts would not necessarily be greater than what could currently occur without Program HE 1.4. Nonetheless, potential sensitive habitat impacts are a potentially significant impact.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential sensitive habitat impacts would not necessarily be greater than what could currently occur without Program HE 1.9. Nonetheless, potential sensitive habitat impacts are a potentially significant impact.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a

minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential sensitive habitat impact would not necessarily be greater than what could currently occur without Program HE 1.10. Nonetheless, potential sensitive habitat impacts are a potentially significant impact.

The Affordable Housing Ordinances would not necessarily create significant impacts to biological resources, the introduction of more human activity into potentially sensitive areas would increase the possibility for conflicts with sensitive plant and wildlife species. In addition, projects in coastal zones, include the rural portions of the North Coast, Estero, Salinas River, Shandon-Carrizo, and San Luis Obispo Planning Areas, could result in impacts on natural and man-made adapted habitats that support sensitive biological resources. The significance of potential impacts would need to be addressed on a case-by-case basis through site-specific studies as individual projects are developed.

Mitigation Measures. For all projects with potential impacts, the County should investigate the applicability of various federal, state, and local permit requirements and obtain all required permits prior to construction. In accordance with agency requirements, in the event that wetland or other jurisdictional habitat loss is~~n~~ not avoidable, mitigation should be in-kind and on-site with no net destruction of habitat value. It should be noted that, for the purpose of this analysis, sensitive habitats are defined by those listed in Table 4.3-1, unless otherwise augmented by other federal, state, or local agencies. Additional mitigation beyond compliance with the requirements of existing regulations pertaining to biological resources is described below:

B-1(a) **Sensitive Habitat Survey and Restoration Plan.** Prior to approval of any Land Use permits, project applicants within potentially sensitive areas as determined by the County (refer to Table 4.3-1 for a list of sensitive habitats) shall contract with a County approved biologist to survey for sensitive habitats as defined by the County or appropriate state or federal regulatory agencies. If sensitive habitats are found onsite, the applicant shall contract with a County approved biologist to ~~shall~~ develop a Sensitive Habitat Restoration Plan that provides specific measures to enhance and maintain the remaining on-site occurrences of sensitive habitats. The Plan could include:

1. Provide an up-to-date inventory of on-site sensitive habitat(s);
2. Define attainable and measurable goals and objectives to achieve through implementation of the Plan;
3. Provide site selection and justification;
4. Detail restoration work plan including methodologies, restoration schedule, plant materials (seed), and implementation strategies.

5. Provide a detailed maintenance plan to include weeding and or spot spraying to keep non-native plant species from further reducing the extent of this habitat type on the property over time. This approach would also have the residual benefit of providing wildland fire protection. Enhancement and maintenance options shall employ recent techniques and effective strategies for increasing the overall area of the sensitive habitats on-site and shall include but not be limited to reseeding or stock container planting disturbed areas with an appropriate native plant palette;
6. Define performance standards. Either in a County approved mitigation site within the proposed rezone site or in a County approved off site area, the total restored area should include 2:1 (Sensitive habitat restored: Sensitive habitat impacted) with at least 50% cover of native shrubs. Acreage may vary depending on the location of the mitigation site and restoration effort. The County may require additional acreage for off site mitigation; and,
7. Provide a monitoring plan to include methods and analysis of results. Also, include goal success or failure and an adaptive management plan and suggestions for failed restoration efforts.

~~Other sensitive habitats including riparian, wetland, and native oak trees are discussed below in B-1(c, d, and e).~~

B-1(b) **Wetland Delineation.** Prior to approval of any Land Use permits, project applicants whose land is in potentially sensitive areas as determined by the County shall contract with a County approved biologist to conduct a formal wetland delineation utilizing methodologies accepted by the Corps and CDFG as defined by the County or appropriate state or federal regulatory agencies. The biologist shall determine the location and extent of jurisdictional waters of the U.S. and State on the sites.

A Mitigation Plan shall be developed for areas of disturbance to riparian habitat and other potential wetland areas. The plan shall be prepared by a qualified biologist who is familiar with current Corps and CDFG restoration and mitigation techniques. County required compensatory mitigation shall occur on-site using regionally collected native plant material at a minimum ratio of 2:1 (habitat created to habitat impacted). The resource agencies may require a higher mitigation ratio as a result of the permitting processes.

The plan could include the following components:

1. Description of the rezone/impact site (i.e., location, responsible parties, jurisdictional areas to be filled/impacted by habitat type);

2. Goal(s) of the compensatory mitigation project (type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved, specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved (any lost wetland habitat shall be replaced on-site using regionally collected native plant material at a minimum ratio of 2:1);
3. Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site);
4. Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan);
5. Maintenance activities during the monitoring period (activities, responsible parties, schedule);
6. Monitoring plan for the compensatory mitigation-site (performance standards, target functions and values, target hydrological regime, target jurisdictional and non-jurisdictional acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports);
7. Completion of compensatory mitigation (notification of completion, agency confirmation); and
8. Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).
9. Identification of potential pollutant sources, that may affect the quality of the discharges to stormwater;
10. The proposed design and placement of structural and non-structural BMPs to address identified pollutants.
11. A proposed inspection and maintenance program; and
12. A method of ensuring maintenance of all BMPs over the life of the project.

Significance after Mitigation. Compliance with existing construction regulations and the above listed mitigation measures would reduce impacts on sensitive habitats to the extent possible. However, because the feasibility of mitigation at specific sites cannot be determined at this time, the cumulative effect of implementation of the Affordable Housing Ordinances is still potentially significant and unavoidable**.**

Impact B-2 **Future development in accordance with the Affordable Housing Ordinances would potentially affect special status species. Impacts of many individual projects can likely be mitigated to a less than significant level. However, because the feasibility of mitigation at specific sites cannot be determined at this time, the cumulative effect of implementation of the Affordable Housing Ordinances is Class I, *significant and unavoidable*.**

Construction and occupation of some residential sites under the Affordable Housing Ordinances (AHO) could have adverse impacts on any of the many special status species within

San Luis Obispo County. As described above in tables 4.3-2 and 4.3-3, there are over 166 recognized sensitive plant and wildlife species within the County. The future development of the additional 7,720 residences beyond what was anticipated under the General Plan would potentially affect one of the special status species listed above.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and reduced setbacks and minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County, which could result in special status species impacts. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential special status species impacts would not necessarily be greater than what could currently occur without Program HE 1.4. Nonetheless, potential special status species impacts are a potentially significant impact.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential special status species impacts would not necessarily be greater than what could currently occur without Program HE 1.9. Nonetheless, potential special status species impacts are a potentially significant impact.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential special status specie impacts would not necessarily be greater than what could currently occur without Program HE 1.10. Nonetheless, potential special status specie impacts are a potentially significant impact.

<u>Mitigation Measure</u>. In addition to B-1 Mitigation Measures, the following mitigation measures would reduce impacts to the extent possible.

B-2(a) **Seasonally-Timed Rare Plant Surveys.** For individual projects as determined by the County, a County approved botanist shall conduct seasonally timed directed floral surveys per the requirements of the County or appropriate state or federal regulatory agencies. The floral surveys shall be based on the target list of plant species identified in Table 4.3-2 to be completed during the appropriate season to determine the presence or absence of these species. Up to three separate survey visits may be required to capture the flowering period of all target species. The location and extent of any rare plant occurrences observed on a site should be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs. If special-status plant species are identified, the approved botanist shall submit written proof that the county and CDFG have been contacted. If federally-listed plant species are identified, then the USFWS must also be contacted.

B-2(b) **Special-Status Plant Buffer:** If State or Federally listed plant species are found as a result of Mitigation Measure B-2(a), site development plans shall be modified to avoid such occurrences with a minimum buffer of 50 feet. The applicant shall establish conservation easements for such preserved areas, prior to issuance of the first grading permit. The proposed project shall be amended at that time to place these areas formally into open space.

B-2(c) **Special-Status Plant Species Mitigation Plan:** If total avoidance of the special status species occurrences (if any) is economically or technologically infeasible, a mitigation program shall be developed by a qualified botanist under contract with the applicant in consultation with CDFG as appropriate. A research study to determine the best mitigation approach for each particular species to be salvaged may be required to adequately prepare the plan for species that have not been subject to mitigation requirements previously. The special-status plant species mitigation program may include the following:

a. The overall goal and measurable objectives of a no-net loss of special status species in the mitigation and monitoring plan;
b. Specific areas proposed for re-vegetation and their size. Potential sites for mitigation would be any suitable site within proposed open space, depending on the species, that is appropriately buffered from development.
c. Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the special-status plant species. (i.e., annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of special-status plant species preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed and/or topsoil collection, propagation, and reintroduction of special-status plant species into specified receiver sites);

d. Success criteria based on the goals and measurable objectives to ensure a viable population(s) on the project site in perpetuity;
e. An education program to inform the public of the presence of special-status plant species and sensitive biological resources on-site, and to provide methods that residents can employ to reduce impacts to these species/resources in protected open space areas;
f. Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and
g. Funding mechanism.

B-2(d) **Special-Status Plant Monitoring.** If monitoring is necessary, then monitoring shall occur annually and shall last at least five years to ensure successful establishment of all re-introduced or salvaged plants and no-net-loss of the species habitat. In the case of annual plants it is difficult to determine if there has been a net loss or gain of a viable population in a five year period. Therefore, an important component of the mitigation and monitoring plan shall be adaptive management. The adaptive management program shall address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs. The plan shall include follow up surveys for five years and then every five years in perpetuity or until a qualified botanist can demonstrate that the target special-status species has not experienced a net loss. It shall also include remedial measures to address negative impacts to the special-status plant species and their habitats (i.e., removal of weeds, additional seeding/planting efforts) if the species or its habitat are suffering a net loss at the time of the follow up surveys.

B-2(e) **Wildlife Surveys and Mitigation.** For individual projects within sensitive areas as determined by the County, a wildlife survey shall be conducted by a qualified biologist for proposed development areas that may contain sensitive wildlife as defined by the County or appropriate state or federal regulatory agencies. Such surveys would be required prior to potential development. Appropriate mitigation measures shall be identified by a qualified biologist, and may include one or more of the following measures, as applicable:

1. <u>Pet Brochure</u>. Applicants of residential projects adjacent to open space or other habitat areas shall be required to prepare a brochure that informs prospective homebuyers about the impacts associated with non-native animals, especially cats and dogs, and other non-native animals, to sensitive habitat areas. The brochure shall also describe measures homeowners can take to minimize impacts of pets on wildlife. Similarly, the brochure shall inform potential homebuyers of the potential for coyotes or other wildlife to prey on domestic animals in areas where appropriate.

2. Night Lighting Standards**.** Night lighting of public areas near sensitive habitats shall be kept to the minimum necessary for safety purposes:

    - Exterior lighting within 100 feet of open space habitat shall be shielded and aimed as needed to avoid spillover into habitat areas. Decorative lighting shall be low intensity.
    - Use of floodlights on residential/commercial lots shall be shielded and aimed as needed to avoid spillover into habitat areas including open space, vineyard, and agricultural areas.

3. Wildlife Habitat Buffer. Wherever site development is proposed adjacent to wildlife habitat an appropriate buffer of native vegetation shall remain or be established between the habitat area and the proposed development.

B-2(f) **Pesticide Compliance.** Use of pesticides shall be in compliance with all local, state and federal regulations. This is necessary to prevent primary or secondary poisoning of special status species. A landscape management plan is to be developed that will identify operational procedures to be employed to maintain a healthy landscape with minimum application of fertilizers and pesticides.

Design and implement an approved Integrated Pest Management Plan (IPMP) for the proposed project. This would minimize the risk to aquatic habitat from improper pesticide and fertilizer use. The plan will also contain a water quality monitoring program for construction and operation of the project. Once a landscape architect is selected, the IPMP plan will be prepared and provided to the USFWS for review and comment.

B-2(g) **Bird Pre-Construction Survey.** In order to avoid impacts to nesting raptors and other avian species, which could result in take that is prohibited under CDFG Code 3503 and 3503.5 and the federal Migratory Bird Treaty Act, construction activities for projects within areas that include trees or other sites that could include bird nests should be conducted outside of the peak breeding season (August 15 to March 15). If construction in such areas is to be initiated between March 15 and August 15, a pre-construction survey should be conducted for nesting avian species (including raptors) within 300 feet of proposed construction activities. If nesting raptors (or any other nesting birds) are identified during pre-construction surveys, an appropriate buffer; to be determined by a County-approved biologist in coordination with the California Department of Fish and Game, should be imposed within which no construction activities or disturbance should take place. If nests are identified, work may only proceed prior to August 15 if a County-approved biologist conducts periodic nest checks and confirms that the nest is no longer active (i.e. the young have fledged) and work re-

initiation has been specifically authorized by the appropriate regulatory agency.

B-2(h) **Minimize Road Widths.** Roadway widths adjacent to open space/agricultural areas shall be reduced to the minimum width possible, while maintaining Fire Department Requirements for emergency access, with slower speed limits introduced.

B-2(i) **Permits and Agreements.** In the event that State listed species would be impacted as a result of development, developers shall submit signed copies of an incidental take permit and enacting agreements from the CDFG regarding those species as necessary under Section 2081 of the California Fish and Game Code prior to the initiation of grading or construction activities. If a species that is listed under the federal Endangered Species Act is identified, developers seeking entitlements shall provide proof of compliance with the federal Endangered Species Act, inclusive as necessary of signed copies of incidental take permit and associated enacting agreements.

Significance after Mitigation. Compliance with the above listed mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case-by-case basis, would likely reduce impacts to a less than significant level for many of the individual projects under the Affordable Housing Ordinances. However, because the actual magnitude of impacts and feasibility of mitigation for individual projects cannot be determined at this time, the cumulative special status species effect of future development under the proposed Affordable Housing Ordinances is potentially significant and unavoidable.

Impact B-3 **Future development in accordance with the Affordable Housing Ordinances could permanently affect wildlife movement corridors. Impacts of many individual projects can likely be mitigated to a less than significant level. However, because the feasibility of mitigation cannot be determined at this time, the cumulative effect of implementation of the Affordable Housing Ordinances is Class I, *significant and unavoidable*.**

Future development under the proposed Affordable Housing Ordinances could remove areas that are considered wildlife movement corridors. While development is anticipated to primarily occur as urban infill, on existing vacant lots, the nature of the proposed ordinances would allow more development on the same land area than was envisioned in the General Plan. This increase in development may impact previously undisturbed wildlife movement corridors. The increase in density would also result in greater population of people that could result in potential habitat disturbance due to their recreation activities.

Wildlife movement corridors and habitat linkages are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and nesting areas, breeding and refuge areas, or they may be regional in nature. Some habitat linkages may

serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. A group of habitat linkages in an area can form a wildlife corridor network. Habitat linkages are generally areas by which larger, separate areas of similar habitat values are connected physically. The habitats within the link do not necessarily need to be the same as the habitats that are being linked, they merely need to contain sufficient cover and forage to allow temporary inhabitation by ground-dwelling species.

Typically habitat linkages are contiguous strips of natural areas, though dense plantings of landscape vegetation can serve for certain urban-tolerant species. Depending on the species intended to utilize a corridor, specific physical resources (such as rock outcroppings, vernal pools, oak trees) need to be located within the habitat link at certain intervals to allow slower-moving species to traverse the link. For highly mobile or avian species, habitat linkages may be discontinuous patches of suitable resources, spaced sufficiently close to permit travel along a route in a short period of time.

Because the proposed ordinances will allow a greater density of development with smaller setbacks and greater development footprint areas, wildlife movement corridor fringes and entire corridors may be impacted by the increased development.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirement in the RMF land use category, and reduced setbacks and minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. T However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County, which could result in wildlife movement corridor impacts. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential wildlife movement corridor impacts would not necessarily be greater than what could currently occur without Program HE 1.4. Nonetheless, potential wildlife movement corridor impacts are a potentially significant impact.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of wildlife movement corridor impacts would not necessarily be greater than what could currently occur without Program HE 1.9. Nonetheless, potential wildlife movement corridor impacts are a potentially significant impact.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a

minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential wildlife movement corridor impacts would not necessarily be greater than what could currently occur without Program HE 1.10. Nonetheless, potential wildlife movement corridor impacts are a potentially significant impact.

Mitigation Measures. In addition to B-1 and B-2 Mitigation Measures, the following mitigation measures would reduce impacts to the extent feasible:

B-3(a) **Migration Corridors**. Prior to approval of any Land Use permits, applicants of projects subject to the proposed ordinances shall, as determined to be appropriate by County staff, contract with a County approved biologist to survey for migration corridors. If migration corridors are found onsite or adjacent to the project site, the migration corridors shall be designed to accommodate wildlife passage.

Significance after Mitigation. Compliance with the above listed mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case-by-case basis, would likely reduce impacts to a less than significant level for many of the individual projects under the Affordable Housing Ordinances. However, because the actual magnitude of impacts and feasibility of mitigation for individual projects cannot be determined at this time, the cumulative effect on wildlife movement corridors of future development under the proposed Affordable Housing Ordinances is potentially significant and unavoidable.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

d~~c~~. Cumulative Impacts. Significance criteria for cumulative impacts to biological resources are based upon:

- *The cumulative contribution of other approved and proposed projects to fragmentation of open space in the project vicinity;*
- *The loss of sensitive habitats and species;*
- *Contribution of the project to urban expansion into natural areas; and*
- *Isolation of open space within the proposed project by future projects in the vicinity.*

Implementation of the proposed project would contribute to the cumulative loss of sensitive habitats and species within the County of San Luis Obispo. The identified impacts include the alteration of sensitive habitat areas, the potential loss of special-status plant and wildlife species and the disruption of wildlife movement corridors. As discussed in Section 4.3.2(b) above,

compliance with required mitigation measures and existing regulations, in combination with careful site planning and development of specific mitigation measures on a case-by-case basis, would likely reduce impacts to a less than significant level for many of the individual projects under the Affordable Housing Ordinances. However, because the actual magnitude of impacts and feasibility of mitigation for individual projects cannot be determined at this time, the cumulative effect of future development under the proposed Affordable Housing Ordinances is potentially significant and unavoidable. Therefore, cumulative impacts would be considered Class I, *significant and unavoidable.*

4.4 CULTURAL RESOURCES

4.4.1 Setting

Cultural resources include prehistoric resources, historic resources, Native American resources, and paleontological resources. Prehistoric resources represent the remains of human occupation prior to European settlement. Historic resources represent remains after European settlement and may be part of a "built environment," including human-made structures used for habitation, work, recreation, education and religious worship, and may also be represented by houses, factories, office buildings, schools, churches, museums, hospitals, bridges and other structural remains. Native American resources include ethnographic elements pertaining to Native American issues and values. The following describes the County's existing regional ethnography, and historical, archaeological and paleontological resources.

a. Regional Ethnography and Ethnohistory. San Luis Obispo County is within the territory historically occupied by the Chumash (Gibson, 1990; Greenwood, 1978; Kroeber, 1953), with some overlap in the northern part of the County by the Salinan people. The archaeological record indicates that sedentary populations occupied the coastal regions of California more than 9,000 years ago. Native American society began to disintegrate soon after Spanish contact in 1769, primarily due to the introduction of epidemic European diseases and the consequent high mortality rate.

Several chronological frameworks have been developed for the Chumash region including Rogers (1929), Wallace (1955), Harrison (1964), Warren (1968), and King (1981). King has divided the prehistory of the Chumash region into three periods: Early (8000 to 3350 B.P.), Middle (3350 to 800 B.P.), and Late (800 to 150 B.P.). King's chronology is based on stylistic changes in beads and ornaments from burial assemblages. The artifact types, which indicate temporal affiliation, are seldom found in quantity outside of cemeteries, limiting the usefulness of the chronology for dating components at other kinds of sites. However, the chronology can be tied to absolute dates through radiocarbon methods. Dates for the beginning and end of each of King's periods are based on radiocarbon dates from burial assemblages (King, 1981).

King's Early Period (8,000 to 3,350 B.P.) begins with the peak of a warm, dry climatic period known as the Altithermal. The Chumash used large flake and core tools, milling stones, and hand stones during this time. Mortars and pestles, which indicate the pounding of acorns, were used after the peak of the Altithermal (Glassow, Wilcoxon, and Erlandson, 1988: 8). Evidence for the pursuit of sea mammals and broadening of diet is likely related to a population increase associated with the easing of Altithermal conditions (Glassow, Wilcoxon, and Erlandson, 1988). Evidence useful for reconstructing settlement patterns during the Early Period is extremely limited. Based on these limited data, King (1981) suggests that Early Period sites varied from locations along the Santa Barbara Channel on the crests of hills away from the ocean and knolls adjacent to sloughs. All Early Period sites investigated appear to be base camps, although temporary camps also likely existed.

During the Middle Period (3350 to 800 B.P.), increasing sedentism and emphasis on marine resources are indicated by the appearance of coastal villages occupied during a large part of the year. Circular shell fishhooks were added to the bone gorges and compound hooks used during

the Early Period (Tartaglia, 1976). The plank canoe, which made ocean fishing and travel safer and more efficient, came into use about 1500 B.P. (Arnold, 1987: 7). Use of the plank canoe also promoted trade and exchange between the mainland and the islands. Contracting-stemmed and corner-notched dart points, used with spear throwers, indicate hunting of land animals. Increasing status differentiation is seen in differences in the amounts of beads and other ornaments associated with burials (Martz, 1987).

Full cultural development of the Chumash, one of the most economically and socially complex hunter-gatherer groups in North America (Arnold, 1987), occurred during the Late Period (800 to 150 B.P., or approximately AD 1200 to 1850). Marine fishing and trading constituted the principal economic pursuits. Differentiation in social status developed to a point at which village chiefs inherited their rank and probably controlled trade and redistribution. Only certain high-ranking lineages built and operated plank canoes. Trade and redistribution of goods from different environmental zones was facilitated by the use of shell bead "money," made almost exclusively on the Channel Islands where a specialized industry of producing microdrills (used to make shell beads) from local chert emerged (Arnold, 1987: 247). Coastal Chumash villages featured circular houses made of willow poles and thatch, with a hearth located in the center of the floor. Each village also contained a sweathouse, sacred council area, dance floor, and cemetery (Rogers, 1929).

During the Late Period, terrestrial animals were hunted with the bow and arrow (in addition to snares and traps), indicated by smaller projectile points weighing less than 3.5 grams (Fenenga, 1953). Acorns continued as a valuable food source, processed with stone mortars and pestles. As a storable food, acorns played an important role in increasing sedentism and developing social complexity (Johnson and Earle, 1987). Fashioned by specialists, shell ornaments and beads were used to reinforce status differences as well as provide a standard of exchange.

When the mission period began in 1769, the Chumash occupied coastal areas from Malibu Canyon to Morro Bay and inland areas as far as the western edge of the southern San Joaquin Valley (Grant, l978a). The overall Chumash ethnolinguistic group included several dialectical subdivisions corresponding to territories around missions established by the Spanish, who assigned names to these groups. These subdivisions included the Ventureño near Mission San Buenaventura, the Barbareño near Mission Santa Barbara, the Ynezeño near Mission Santa Ynez, the Purismeño near Mission La Purísima, and the Obispeño near Mission San Luis Obispo. These missions were founded between 1772 and 1804. The Cuyama, Emigdiano, and Castaic Chumash lived further inland where no missions were built. Similarly, the Island Chumash inhabited the mission-less northern Channel Islands.

Prehistoric marriage patterns and post mission settlement patterns have also identified Salinan and Yokut people living in the northern portions of San Luis Obispo County (Gibson, 1998). The southern end of Cholame Valley is within the territory historically occupied by the Southern, or Migueleño, Salinan (as cited in Rivers, 2000). Their homeland extended north-south from slightly above present-day Bradley to just north of Paso Robles. Migeuleño territory lay in present-day Monterey and San Luis Obispo counties and included the western boundary of Kern County (as cited in Rivers, 2000).

The Chumash and Salinan way of life was forever altered with Spanish colonization. As the Spanish compelled many Chumash to live within the mission compounds, they were transformed from hunters and gatherers into agricultural laborers and exposed to European diseases to which they had no resistance. As a result of sickness and poor treatment, large numbers of Chumash perished under the Spanish regime. By the end of the Mission Period in 1834, the Chumash and Salinan population had been decimated by disease and low birth rates. The native population at Mission San Luis Obispo, for example, plummeted from 919 individuals in 1803 to just 170 by 1838 (Greenwood, 1978: 521). Population loss as a result of disease and economic deprivation continued into the next century.

b. Historic Resources. The earliest Spanish explorers of the central California coastline included Juan Rodriguez Cabrillo in 1542, Pedro de Unamuno in 1587, Sebastian Rodriguez Cermeño in 1595, Sebastián Vizcaíno in 1602, and Gaspar de Portolá in 1769. Mission San Luis Obispo de Tolosa was founded by the Spanish in 1772, damaged by earthquake in 1830, and secularized by Mexico in 1834. The Potrero de San Luis Obispo and Cañada de los Osos land grants were made by Mexican Governor Alvarado in 1842, with the Pecho y Islay grant first given by Governor Micheltorena in 1843 and again by Governor Pio Pico in 1845 (Avina, 1932: 70).

With the coming of the American Period, San Luis Obispo County was established as one of the original counties into which the new state of California was divided in 1850, but the present boundaries were not finalized until the Historical Survey Commission recommended more detailed codification of County boundary laws in 1919 (Coy, 1973: 233-237). First noted as a Spanish-Mexican pueblo in 1845 (Angel, 1883: 129), the City of San Luis Obispo was formally laid out in 1850 (Bright, 1998: 134; Gudde, 1998: 340). A stage line between San Francisco and San Diego included regular stops in San Luis Obispo from the 1850s through the early 1880s (Newmark, 1984: 153, 496).

The National Register of Historic Places lists 34 historically-recognized locations within San Luis Obispo County (refer to Table 4.4-1). National Register properties are distinguished by having been documented and evaluated according to uniform standards.

Table 4.4-1. National Register of Historic Places in SLO County

Resource Name	Address	City	Listed
Administration Building, Atascadero Colony	6500 Palma Avenue	Atascadero	1977
Angel, Myron, House	714 Buchon Street	San Luis Obispo	1982
Archeological Site 4 SLO 834	Address Restricted	Atascadero	1982
Archeological Site 4SLO187	Address Restricted	San Simeon	1980
Arroyo Grande IOOF Hall	128 Bridge Street	Arroyo Grande	1991
Atascadero Printery	6351 Olmeda	Atascadero	2004
Bank of Italy	1245 Park Street	Paso Robles	1998
Brewster-Dutra House	1803 Vine Street	Paso Robles	1982
Caledonia Adobe	0.5 miles south of 10th Street	San Miguel	1971
Caliente Mountain Aircraft Lookout Tower	Northwest of New Cuyama	New Cuyama	1975
Call--Booth House	1315 Vine Street	Paso Robles	1988
Carrizo Plain Rock Art Discontiguous District	Address Restricted	California Valley	2001
Corral de Piedra	South of San Luis Obispo on Price Canyon Road	San Luis Obispo	1978

Table 4.4-1. National Register of Historic Places in SLO County

Resource Name	Address	City	Listed
Dana Adobe	South end of Oak Glen Avenue	Nipomo	1971
Eight Mile House	Off U.S. 101 on Stagecoach Road	Santa Margarita	1995
Guthrie House	Burton and Center Streets	Cambria	1980
Hearst San Simeon Estate	3 miles northeast of San Simeon	San Simeon	1972
Jack, Robert, House	536 Marsh Street	San Luis Obispo	1992
Lincoln School	9000 Chimney Rock Road	Paso Robles	2001
Mission San Miguel	U.S. 101	San Miguel	1971
Old Santa Rosa Catholic Church and Cemetery	Main Street	Cambria	1982
Pacific Coast Railway Company Grain Warehouse	65 Higuera Street	San Luis Obispo	1988
Piedras Blancas Light Station	Highway 1 on Point Piedras Blancas	San Simeon	1991
Port San Luis Site	Address Restricted	San Luis Obispo	1978
Powerhouse, The	Jct. of South Perimeter Road and Cuesta Avenue	San Luis Obispo	1993
Price, John, House	Highland Drive off Price Canyon Road	Pismo Beach	1988
Rancheria Del Buchon	Address Restricted	Edna	1978
Rancho Canada de los Osos y Pecho y Islay	Address Restricted	San Luis Obispo	1975
Robles, Paso, Carnegie Library	City Park, 800 12th Street	Paso Robles	1998
San Luis Obispo Carnegie Library	696 Monterey Street	San Luis Obispo	1995
San Luis Obispo Light Station	Unknown	San Luis Obispo	1973
San Luis Obispo Light Station	Point San Luis	Avila Beach	1991
Southern Pacific Railroad Depot	1300 Mission Street	San Miguel	1978
Tribune--Republic Building	1763 Santa Barbara Street	San Luis Obispo	1993

Source: National Register of Historic Places, accessed 26 June 2006

In addition to those properties identified in the National Register of Historic Places, the State Office of Historic Preservation designates California Historical Landmarks throughout the State. Historical Landmarks are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. San Luis Obispo County contains several State-designated historical landmark sites, listed below.

Table 4.4-2. State Office of Historic Preservation Historical Places in SLO County

Resource Name	Address	City
Administration and Veteran's Memorial Building	6500 Palma Avenue	Atascadero
Ah Louis Store	800 Palm Street at Chorro Street	San Luis Obispo
Dallidet Adobe	1309 Toro Street at Pacific Street	San Luis Obispo
Estrella Adobe Church	Airport Road, 2.5 miles north of Hwy 46	Paso Robles
Hearst San Simeon State Historical Monument	Hearst San Simeon State Historical Monument	San Simeon
Mission San Luis Obispo	Monterey Street between Chorro and Broad St.	San Luis Obispo
Mission San Miguel Arcángel	Southwest corner of Mission St. and SLO Rd.	San Miguel
Morro Rock	Embarcadero Road, 0.4 miles NW of Morro Bay	Morro Bay
Rancho Nipomo (Cpt. William O. Dana Rancho	6715 Oakglen Avenue	Nipomo
Rios-Caledonia Adobe	700 Mission Street	San Miguel
Santa Margarita Asistencia	Rancho Santa Margarita Hay Barn	Santa Margarita
The Sebastian Store	San Simeon Road	San Simeon
Twentieth Century Folk Art Environments	Nitt Witt Ridge, 881 Hillcrest Drive	Cambria Pines

c. Archaeological Resources. There are thousands of recorded archaeological sites located throughout the County, especially near major watercourses, ridgelines, canyon mouths, and coastal areas. As of October 2000, there were 2,055 archaeological sites registered with the Central Coast Archaeological Information Center, the vast majority of which are located within the County's Coastal Zone. Although the official Land Use Element (LUE) maps delineating urban Archaeologically Sensitive Areas have been valuable in triggering archaeological site review for the majority of planned urban development, they are not all inclusive of archaeological resources within coastal and inland urban areas.

Disclosure of specific information on archaeological sites is inappropriate for EIRs. Locations of sites are kept confidential in order to prevent vandalism, artifact hunting, and trespassing. The Central Coastal Information Center, operated under the State Office of Historic Preservation, provides site location data and/or the exact contents of surveyed sites only to licensed archaeologists, who are then prohibited from disclosing this information to the public. California Government Code Section 6254.10 exempts archaeological site information from the California Public Records Act, which requires that public records be open to public inspection.

d. Paleontological Resources. Paleontological resources are the fossilized remains of prehistoric plant and animal organisms, as well as the mineralized impressions (trace fossils) left as indirect evidence of the form and activity of such organisms. Under state and federal law, paleontological resources are considered to be nonrenewable resources.

Paleontologic sensitivity is the potential for a geologic unit to produce scientifically significant fossils, as determined by rock type, past history of the rock unit in producing fossil materials, and fossil sites that are recorded in the unit. A paleontologic sensitivity rating is derived from fossil data from the entire geologic unit, not just from a specific survey area. However, it does not measure the significance of individual fossils present within the County, because it is impossible to accurately predict what individual fossils may be discovered. The significance of an individual fossil can only be determined after it is found and evaluated.

A three-fold classification of sensitivity, labeled as high, low and indeterminate, is used in California and recommended by the Society of Vertebrate Paleontology, as follows:

- High Sensitivity – Indicates fossils are currently observed on-site, localities are recorded within the study area and/or the unit has a history of producing numerous significant fossil remains.
- Low Sensitivity – Indicates significant fossils are not likely to be found because of random fossil distribution pattern, extreme youth of the rock unit and/or the method of rock formation, such as alteration by heat and pressure.
- Indeterminate Sensitivity – Unknown or undetermined status indicates that the rock unit either has not been sufficiently studied or lacks good exposures to warrant a definitive rating. This rating is treated initially as having a high sensitivity or potential. After study or monitoring, the unit may fall into one of the other categories.

Other professionals expand the previous classification to include up to three additional ratings of very high, moderate and no sensitivity, as follows:

- No Sensitivity – Some paleontologists use this for crystalline rock units such as igneous rocks, where the rock forms from molten magma, which would preclude fossil preservation.
- Moderate Sensitivity – Applied by some to geologic units that have a history of producing meager fossil collections.
- Very High Sensitivity – May be warranted for a project that contains very well known and scientifically important localities. Another example would be if a known fossil bone bed is present or is predicted to be present.

Paleontological resources are generally found in sedimentary rock units in which the boundaries of a sedimentary rock unit define the limits of paleontologic sensitivity in a given region. In a sense, volcanic ash eruptions into a lake or ocean basin also constitute sedimentary rock units that may contain fossil material. Most fossil material is found where bedrock is exposed on the surface, typically in mountainous terrain or in areas where erosion has removed the soil or regolith surface. As a result, paleontological sites are normally discovered in cliffs, ledges, steep gullies, or along wave-cut terraces where vertical rock sections are exposed. Fossil material may be exposed by a trench, ditch, or channel caused by construction. Regional geologic papers usually present numerous invertebrate fossil sites especially in marine rocks. Some invertebrate fossil sites are more productive than others. It is the richness of invertebrate fossils in marine rocks that makes a particular invertebrate fossil discovery of less critical concern and significance. Vertebrate fossil sites are usually found in nonmarine or continental deposits. Occasionally vertebrate marine fossils such as whale, porpoise, seal, or sea lion can be found in marine rock units such as the Miocene Monterey Formation and the Pliocene Sisquoc Formations known to occur throughout Central and Southern California. Vertebrate fossils of continental material are usually rare, sporadic, and localized. Scattered vertebrate remains (mammoth, mastadon, horse, groundsloth, camel, and rodents) have been identified from the Pleistocene non-marine continental terrace deposits on Vandenberg Air Force Base to the south (Flarz, 2003). Presently none of these sites have been published in the literature but known through fossil catalogues (Jefferson 2001, Revised).

e. Regulatory Framework.

California Register of Historical Resources (CRHR). "The California Register is an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (Public Resources Code Section 5024.1(a)). The CRHR is overseen and administered by the State Historical Resources Commission. The criteria for listing resources on the CRHR are based on those developed by the National Park Service for listing on the National Register of Historic Places with modifications in order to include a broader range of resources which better reflect the history of California. A resource is considered historically significant if it:

- *Is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States.*
- *Is associated with the lives of persons important to the nation or to California's past.*
- *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

- *It has yielded, or may be likely to yield, information important to the prehistory or history of the State and the Nation.*

California Public Resources Code. Section 5097.9 of the California Public Resources Code stipulates that it is contrary to the free expression and exercise of Native American religion to interfere with or cause severe irreparable damage to any Native American cemetery, place of worship, religious or ceremonial site, or sacred shrine.

Section 5097.5 of the California Public Resources Code (PRC) prohibits excavation or removal of any "vertebrate paleontological site or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands." PRC 30244 requires reasonable mitigation of adverse impacts to paleontological resources from development on public land. Penal Code Section 623 spells out regulations for the protection of caves, including their natural, cultural, and paleontological contents. It specifies that no "material" (including all or any part of any paleontological item) will be removed from any natural geologically formed cavity or cave.

State Health and Safety Code. If human remains are discovered or exposed during construction, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendent of the deceased Native American, who will serve as a consultant on how to proceed with the remains (i.e. avoid or rebury).

San Luis Obispo County Standards. The County has a vital interest in preserving its many older buildings, and prehistoric and historic sites, which not only represent the heritage of San Luis Obispo County, but also help define the character of the region today.

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

- Construction activities shall cease, and the County Environmental Coordinator shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Environmental Coordinator so proper disposition may be accomplished. If the remains are determined to be Native American, then the County Coroner must notify the Native American Heritage Commission within 24 hours.

The Coastal Zone Land Use Ordinance (Section 23.07.104) identifies Archaeologically Sensitive Area combining designations within the County coastal zone. These areas are defined as follows:

- Any parcel within a rural area which is identified on the rural parcel number list prepared by the California Archaeological Site Survey Office on file with the County Planning Department.
- Any parcel within an urban or village area which is located within an archaeologically sensitive area as delineated by the official maps (Part II) of the Land Use Element.
- Any other parcel containing a known archaeological site recorded by the California Archaeological Site Survey Office.

This section of the Coastal Zone Land Use Ordinance also outlines procedures and requirements to apply to development within archaeologically sensitive areas.

4.4.2 Impact Analysis

a. Methodology and Significance Thresholds. Appendix G of the State CEQA Guidelines states that a project would result in a potentially significant impact if it would:

- *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5;*
- *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5;*
- *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or*
- *Disturb any human remains, including those interred outside of formal cemeteries.*

Historical and Archaeological Resources. According to the State CEQA Guidelines, a resource shall generally be considered "historically significant" if the resource meets the criteria for listing on the California Register of Historic Resources (*supra*). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Under CEQA, an impact to an historical resource is considered significant if the impact lessens the integrity of the qualities of the property that qualify it for the California Register. If the proposed project may cause damage to a significant historical resource, the project may have a significant effect on the environment. Section 15064.5 of the CEQA Guidelines pertains to the determination of the significance of impacts to archaeological and historic resources. Direct impacts may occur by:

(1) Physically damaging, destroying, or altering all or part of the resource;
(2) Altering characteristics of the surrounding environment that contribute to the resource's significance;
(3) Neglecting the resource to the extent that it deteriorates or is destroyed. Indirect impacts primarily result from the effects of project-induced population growth. Such growth can result in increased construction as well as increased recreational activities that can disturb or destroy cultural resources; or
(4) The incidental discovery of cultural resources without proper notification.

Indirect impacts result primarily from the effects of project-induced population growth. Such growth can result in increased construction as well as increased recreational activities that can disturb or destroy cultural resources.

CEQA provides guidelines for mitigating impacts to historical or archaeological resources in Section 15126.4. Preservation in place is the preferred manner of mitigating impacts (14 CCR 15126.4(b)(3)). Preservation in place may be accomplished by planning construction to avoid the resource, incorporating sites within parks or open space, covering sites with chemically stable and culturally sterile fill, or deeding the site into a permanent conservation easement. For buildings and structures, maintenance, repair, restoration, preservation, conservation, or reconstruction consistent with the *Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties* is considered mitigation of impacts to a less than significant level (14 CCR 15126.4(b)(1)). Documentation of an historical resource, however, will not mitigate the effects of demolition to a less than significant level (14 CCR 15126.4(b)(2)). When data recovery excavation of an archaeological site is the only feasible mitigation, a detailed data recovery plan must be prepared and adopted prior to any excavation.

Paleontological Resources. Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, diagnostically or stratigraphically important, and/or add to an existing body of knowledge in specific areas stratigraphically, taxonomically, or regionally. Significant resources include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals not previously represented in certain portions of the stratigraphic sequence, and assemblages of fossils that might aid stratigraphic correlations, particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, paleoclimatology, and the relationships of aquatic and terrestrial species. Vertebrate fossils, some invertebrate fossils, and some suites of plant fossils may be classified as significant paleontological resources.

The discovery of a vertebrate fossil locality is of greater significance than that of an invertebrate fossil locality, especially if it contains a microvertebrate assemblage. The recognition of new vertebrate fossil locations could provide important information on the geographical range of the vertebrates, their age, evolutionary characteristics, the type of environment, and other important scientific research questions. Vertebrate fossils are almost always significant because they occur so rarely. Each additional vertebrate fossil provides considerable scientific information. Invertebrate fossils and plant fossils tend to be more abundant than vertebrate fossils. These fossils generally are ranked lower in significance than vertebrates unless they are in short supply, are age-diagnostic, or their paleoenvironmental framework is unique. Thus, geological rock units having the potential to contain vertebrate fossils are considered the most sensitive.

b. Project Impacts and Mitigation Measures.

Impact CR-1 The proposed Affordable Housing Ordinances would modify the County's current development standards, leading to intensified development and greater physical impacts to identified or unrecognized historic resources. Impacts would be Class II, *significant but mitigable*.

The National Register of Historic Places lists 34 historically-recognized locations within San Luis Obispo County (refer to Table 4.4-1). The majority of these sites are located in urban areas of the County, including ten sites in San Luis Obispo, five sites in Paso Robles, three sites in Atascadero, one site in Arroyo Grande and one site in Pismo Beach. An additional 14 sites are located in unincorporated areas of the County, including (but not limited to) three in San Simeon, three in San Miguel, and two in Cambria (refer to Table 4.4-1). Because the proposed Affordable Housing Ordinances would affect parcels in unincorporated areas of the County, future development in accordance with the ordinances could significantly impact identified historic resources in unincorporated areas or unrecognized historical resources either through direct impacts to the resources themselves or impacts to their immediate surroundings (e.g., changing historic context, etc.). Impacts to the immediate surroundings may result from individual development that alters a historic structure or the unique character of the physical environment.

In addition to those properties identified in the National Register of Historic Places, the State Office of Historic Preservation designates California Historical Landmarks throughout the State. San Luis Obispo County contains 13 State-designated historical landmark sites [refer to Section 4.4.1(c)]. Six of these sites are located in urban areas, including three in San Luis Obispo, one in Paso Robles, one in Morro Bay and one in Atascadero. The remaining sites are located in unincorporated areas of the County, including San Miguel, San Simeon, Santa Margarita, Cambria Pines and Nipomo. As with nationally-recognized sites, future development in accordance with the ordinances could significantly impact identified historic resources in unincorporated areas or unrecognized historical resources.

The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and reduced minimum setbacks and parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on affected parcels would increase. This intensified development could result in a greater chance of removal or alteration of existing structures, as well as increased exposure of resources to potential vandalism.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, a greater overall development potential could result in a greater chance of removal or alteration of existing structures.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on identified parcels would increase. This additional development could result in a greater chance of removal or alteration of existing structures.

Construction of additional units may disturb known resources, thereby exposing them to potential vandalism, or causing them to be displaced from the original context and integrity. Construction may also affect buildings that have not yet been identified as historic, but may be identified as such through future evaluation. In addition, the proposed Affordable Housing Ordinances would result in a population increase of approximately 18,142 residents (based on a population generation factor of 2.35 persons per unit). Increased population densities in proximity to sensitive resources could result in an increase of relic collecting that could result in significant indirect impacts to historic resources throughout the County.

Mitigation Measures. As required by Land Use Ordinance Section 22.14.080 and Coastal Zone Land Use Ordinance Sections 23.07.100 through 23.07.102, the County shall protect historic structures and sites by requiring new uses and alterations to existing uses to be designed with consideration for preserving and protecting these resources. This includes requiring minimum parcel sizes, identifying the required findings for approval, and implementing design requirements for those areas within a historic combining designation. Compliance with the Land Use Ordinance would partially reduce impacts. In addition, the following mitigation is required:

CR-1(a) **Historical Resource Survey.** At the time of application for construction permits for discretionary projects requiring environmental review, the County shall require an historical resource survey, conducted by a qualified archaeologist or historian approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that:

- Are located within an Historic combining designation;
- Contain designated historic sites;
- Are located in an area of known historic resources; or,
- Contain structures greater than 50 years old.

Should the historical resource survey identify significant resources, the mitigation measures recommended by the qualified archaeologist or historian shall become conditions. These measures could include, but not necessarily be limited to:

- Avoidance of significant historical resources;
- Graphic documentation (photographs, drawings, etc.);

- Prohibition of Demolition of Buildings and Structures; and/or
- Restoration, Stabilization, Repair, and Reconstruction.

Significance after Mitigation. Compliance with Land Use Ordinance Section 22.14.080 and Coastal Zone Land Use Ordinance Sections 23.07.100 through 23.07.102, in addition to the required mitigation, would reduce impacts to a less than significant level.

Impact CR-2 The proposed Affordable Housing Ordinances would modify the County's current development standards, leading to intensified development and greater physical impacts to identified and previously unidentified pre-historic archeological resources. Impacts would be Class II, *significant but mitigable*.

San Luis Obispo County contains over 2,000 archaeological sites which are registered with the Central Coastal Information Center. In addition, an unknown number of unidentified resources may exist throughout the County. Future development in accordance with the Affordable Housing Ordinances has the potential to significantly impact archaeological resources either through direct impacts to the resources themselves or indirect impacts (e.g., relic collecting and/or vandalism, etc.). The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, reduced minimum setback and parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential archaeological resource impacts would not necessarily be greater than what could currently occur without Program HE 1.4. Nonetheless, given the presence of recorded archaeological sites and the long record of prehistoric and historic settlement in San Luis Obispo County, there is potential for buried archaeological deposits to occur within some parcels within the County. Development in accordance with Program HE 1.4 could affect these resources.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential archaeological resource impacts would not necessarily be greater than what could currently occur without Program HE 1.9. Nonetheless, given the presence of recorded archaeological sites and the long record of prehistoric and historic settlement in San Luis Obispo County, there is potential for buried

archaeological deposits to occur within affected parcels. Development in accordance with Program HE 1.9 could affect these resources.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, the magnitude of potential archaeological resource impacts would not necessarily be greater than what could currently occur without Program HE 1.10. Nonetheless, given the presence of recorded archaeological sites and the long record of prehistoric and historic settlement in San Luis Obispo County, there is potential for buried archaeological deposits to occur within affected parcels. Development in accordance with Program HE 1.10 could affect these resources.

As noted previously, the area of potential development would not change as a result of the proposed ordinances. Therefore, the magnitude of potential archaeological resource impacts would not necessarily be greater than what could currently occur without the proposed Affordable Housing Ordinances.

Although the proposed ordinances would not necessarily result in more ground disturbance compared to current zoning, given the presence of recorded archaeological sites and the long record of prehistoric and historic settlement in San Luis Obispo County, development of affected parcels in accordance with the ordinances could nonetheless disturb known resources, thereby exposing them to potential vandalism, or causing them to be displaced from the original context and integrity. Construction may also affect unknown archaeological resources. In addition, the proposed Affordable Housing Ordinances would result in 7,720 additional units and an associated population increase of approximately 18,142 residents. Increased population could result in an increase of relic collecting and/or vandalism that could potentially impact identified archaeological sites throughout the County. Examples of activities that could substantially alter the integrity and significant qualities of archaeological resources include, but are not limited to: collection of artifacts from the archaeological sites; unauthorized excavation or looting of sites; erosion and other damage resulting from non-motorized or motorized vehicle use (horses, bicycles, dirt bikes, etc.); illicit trash dumping; and vandalism. Such effects are considered significant but mitigable environmental impacts.

It should be noted that archeological resources are most easily found where bedrock is exposed on the surface, for example in mountainous terrain or in areas where erosion has removed the soil. As a result, archaeological sites are normally discovered in cliffs, ledges, steep gullies, or along wave-cut terraces where vertical rock sections are exposed. Sites are also typically found in areas conducive to past settlement, including flat terraces, near creeks, or in open areas adjacent to resources that may be useful to human settlement. In addition, previous disturbance in urban areas generally reduces the likelihood of discovering previously unknown archaeological resources. The proposed Affordable Housing Ordinances primarily affect

parcels Residential Multi-Family (RMF) land use category, as well as the Residential Single-Family (RSF) land use category. These land use categories generally occur in urbanized areas of the County, particularly in infill areas that may have previously been disturbed. Therefore, the likelihood of direct physical impacts to identified and previously unidentified pre-historic archeological resources is somewhat reduced. However, impacts remain significant but mitigable.

Mitigation Measures. As required by Coastal Zone Land Use Ordinance Section 23.07.104 (Protection of Archaeological Resources), the County shall protect and preserve archaeological resources within areas of the coastal zone identified as archaeologically sensitive. This includes conducting preliminary site surveys, requiring mitigation plans (if applicable), and identifying the required findings. In addition, as required by Title 19 (Section 19.20.035) and Title 22 (Section 22.10.120) of the County Code, the County shall require that in the event that archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

a. Construction activities shall cease, and the Environmental Coordinator and Department of Planning and Building shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law; and
b. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Department of Planning and Building and the Environmental Coordinator so that proper disposition may be accomplished.

Compliance with the Coastal Zone Land Use Ordinance and the San Luis Obispo County Code would partially reduce impacts. In addition, the following mitigation is required:

CR-2(a) **Archaeological Surface Survey.** At the time of application for construction permits for discretionary projects requiring environmental review, the County shall require an archaeological surface survey, conducted by a qualified archaeologist approved by the Environmental Coordinator, that assesses the potential impacts of all ground disturbing activities (e.g. access roads, driveways, residences, utility trenches) on those parcels that:

- Are located within an Archaeological Sensitive Area combining designation;
- Contain known archaeological sites, as recorded on the County's Official Maps;
- Are located in an area designated by the County of San Luis Obispo Planning and Building Department as archaeologically sensitive (e.g. Nipomo, Santa Margarita, Salinas River area); or,
- Contain physical features on-site that may indicate the presence of archeological resources (e.g. springs, creeks, rock outcrops).

Should the archaeological surface survey identify significant resources, the applicant shall avoid the resource if feasible. Should avoidance be infeasible, mitigation measure CR-2(b) shall apply.

CR-2(b) **Mitigative Data Recovery Excavation.** If avoidance of an archaeological site(s) is not possible, data recovery excavation shall be completed prior to issuance of grading permits. A data recovery plan shall be submitted by a qualified archaeologist for review by the County Environmental Coordinator. Data recovery shall be funded by the applicant, shall be performed by a County-qualified archaeologist, and shall be carried out in accordance with a research design consistent with the requirements of the California Office of Historic Preservation Planning Bulletin 5, *Guidelines for Archaeological Research Design*. At a minimum, data recovery shall include:

- Mapping of site boundaries and the distribution of surface remains;
- Surface collection of artifacts;
- Excavation of a sample of the cultural deposit to characterize the nature of the site and retrieve a representative sample of artifacts and other remains within the proposed impact area;
- Monitoring of excavations at Native American sites by a tribal representative;
- Technical studies and analysis of the recovered sample, including radiocarbon dating, typological and technical analysis of tools and debris, identification and analysis of preserved faunal and floral remains, and other studies appropriate to the research questions outlined in the research design;
- Cataloguing and curation of all artifacts and records detailing the results of the investigations at a county approved curation facility;
- Submission of a final technical report detailing the results of the investigations; and
- Preparation of an interpretive report suitable for distribution to the general public.

CR-2(c) **Archaeological Resource Construction Monitoring.** At the commencement of construction on sites that have been identified as having the potential to support cultural resources based on mitigation measure CR-2(a), an archaeologist and a Native American representative shall conduct an orientation for construction workers to describe site avoidance requirements, the possibility of exposing unexpected archaeological resources, and the steps to be taken if such a find is encountered.

A qualified archaeologist and Native American representative shall monitor all earth moving activities within native soil. In the event that archaeological remains are encountered during construction, all work in

the vicinity of the find will be halted until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation, if necessary, is implemented.

Significance after Mitigation. Compliance with Coastal Zone Land Use Ordinance Section 23.07.104 and Title 19 (Section 19.20.035) and Title 22 (Section 22.10.120) of the County Code, in addition to the required mitigation, would reduce impacts to a less than significant level.

Impact CR-3 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development. If development occurs in fossil-bearing strata, significant fossil materials could be damaged or destroyed. Impacts would be Class II, *significant but mitigable*.

Paleontological resources are the fossilized remains of prehistoric plant and animal organisms, as well as the mineralized impressions (trace fossils) left as indirect evidence of the form and activity of such organisms. Paleontologic sensitivity is the potential for a geologic unit to produce scientifically significant fossils, as determined by rock type, past history of the rock unit in producing fossil materials, and fossil sites that are recorded in the unit. Geological strata with both high and unknown sensitivity to produce significant fossils occur throughout the County. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. The overall effect of Program HE 1.4 would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, impacts to paleontological resource would not necessarily be greater than what could currently occur without Program HE 1.4. Nonetheless, given that fossil-bearing strata are known to occur in San Luis Obispo County, there is potential for development in accordance with Program HE 1.4 to damage or destroy fossil material.

Program HE 1.9: Require Development of Affordable Housing. The overall effect of Program HE 1.9 would be an estimated 5,051 additional bonus units. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, impacts to paleontological resource would not necessarily be greater than what could currently occur without Program HE 1.9. Nonetheless, given that fossil-bearing strata are known to occur in San Luis Obispo County, there is potential for development in accordance with Program HE 1.9 to damage or destroy fossil material.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. The overall effect of Program HE 1.10 would be the potential for an additional 384 housing units on the identified RMF lots. development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. As a

result, impacts to paleontological resource would not necessarily be greater than what could currently occur without Program HE 1.10. Nonetheless, given that fossil-bearing strata are known to occur in San Luis Obispo County, there is potential for development in accordance with Program HE 1.10 to damage or destroy fossil material.

As noted previously, the area of potential development would not change as a result of the proposed ordinances. Therefore, the magnitude of potential paleontological resource impacts would not necessarily be greater than what could currently occur without the proposed Affordable Housing Ordinances.

Although the proposed ordinances would not necessarily result in more ground disturbance compared to current zoning, given that geological strata with both high and unknown sensitivity to produce significant fossils are known to occur in San Luis Obispo County, implementation of the proposed ordinances could nonetheless impact these areas. High-sensitivity areas have the potential to yield vertebrate fossils and also may produce invertebrate materials that could provide new and important taxonomic, phylogenetic, and/or stratigraphic data. Any vertebrate fossils disturbed in areas where sensitivity is currently unknown would also be a significant impact.

Mitigation Measures. Implementation of the following mitigation measures would reduce impacts on paleontological resources to less than significant levels:

CR-3(a) **Preparation of a Paleontological Resource Monitoring Plan.** Prior to issuance of grading permits, applicants for projects where paleontological sensitivity is high shall retain a qualified accredited paleontontologist to prepare a Paleontological Resource Monitoring Plan based on the specific construction plans. The monitoring plan shall detail the procedures for monitoring construction in areas of high or unknown sensitivity, collecting fossil remains and relevant geographic and stratigraphic data, stabilizing and preserving recovered specimens, and cataloguing and curating the collection. The monitoring plan shall include provisions for collecting a representative sample of invertebrates prior to construction, documenting the site according to the standards developed by the National Research Council (1987), and assessing the potential of this site to contain significant vertebrate remains.

CR-3(b) **Paleontological Monitoring**. A qualified paleontological monitor shall observe any initial excavation, grading, or other ground disturbance which extends below the upper soil layers in *in situ* sedimentary rock where paleontological sensitivity is high. Paleontologists who monitor excavations must be qualified and experienced in salvaging fossils and authorized to temporarily divert equipment while removing fossils. They must be properly equipped with tools and supplies to allow for rapid removal and preparation of specimens, and trained in safe practices when working around construction equipment. If multiple pieces of heavy equipment are in use simultaneously at diverse locations during construction, each location may be monitored individually.

CR-3(c) **Treatment of Paleontological Remains Discovered During Monitoring**. If paleontological resources are found during excavations or other ground disturbance, work shall cease temporarily in the immediate area of the discovery. Ground disturbance may be redirected to another area so that the significance of the fossil find may be assessed. If an accredited paleontologist is not already on-site, a vertebrate paleontologist with regional experience will be contacted to inspect the excavation, assess the significance of the fossil find, recover any exposed fossils of significance, and recommend additional mitigation measures, if necessary.

A standard sample (3 to 12 cubic meters) of matrix from each site will be taken for identification of microvertebrates (rodents, birds, rabbits), especially when the potential for microvertebrates is high. The monitors also will determine whether the fossils are part of an archaeological deposit. If the fossils are found with cultural material, the site then will be considered an archaeological discovery and treated according to the procedures specified in CR-2(b) (Archaeological Resource Construction Monitoring).

Significant fossils found during construction shall be preserved by prompt removal whenever feasible. Due to the potential for rapid deterioration of exposed surface fossils, preservation by avoidance is not an appropriate measure. When a significant fossil cannot be removed immediately, stabilization is needed to prevent further deterioration prior to removal. The fossil location must be stabilized under the direction of a professional paleontologist.

At the time of collecting, each specimen or group of specimens will be clearly located and plotted on a USGS topographical quadrangle map. Field methods, other excavation activities, and working conditions during monitoring of the paleontological resources will be recorded in a field notebook or on a paleontological resources record or worksheet such as those developed by the National Research Council (1987).

Recovered specimens will be stabilized and prepared for identification. Sedimentary matrix with microfossils will be screen washed and sorted to identify the contained fossils. Removal of excess matrix during preparation reduces long-term storage requirements. Competent qualified specialists will classify individual specimens to the lowest identifiable taxon, typically to genus, species, and element. Batch identification and batch numbering (e.g., “mammal, 25 specimens”) should be avoided.

Paleontological specimens will be cataloged according to current professional standards, and a complete list of collected specimens must be prepared. A complete set of field notes, geologic maps, and stratigraphic sections must accompany the fossil collections.

All fossil remains recovered during construction and operation must be curated by a recognized, nonprofit paleontological specimen repository with a permanent curator, such as a museum or university. Specimens must be stored in a fashion that allows researchers to retrieve specific individual specimens in the future. In addition to the LACM and UCMP, qualified research facilities include California State Polytechnic University, San Luis Obispo; the Santa Barbara Museum of Natural History; or Santa Barbara City College.

The project paleontologist will complete a final report summarizing findings, describing important fossil localities (vertebrate, megainvertebrate, or plant) discovered in the project area, and explaining any mitigation measures taken. The report will include a summary of the field and laboratory methods, site geology and stratigraphy, an itemized inventory of recovered specimens, faunal lists, and site records. The report also should discuss the importance of the recovered fossil materials. The reports will be prepared by a professional paleontologist and distributed to the appropriate agencies, museums, colleges, or universities.

Significance after Mitigation. With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

d~~e~~. Cumulative Impacts. Cumulative development throughout the greater San Luis Obispo County area would have the potential to disturb as yet unidentified cultural resources. However, potential impacts to cultural resources would be addressed on a case-by-case basis through site-specific investigations and, if necessary, surveys. Mitigation anticipated to be developed for individual development projects in the area is expected to reduce cumulative impacts to cultural resources to a less than significant level.

4.5 HYDROLOGY AND WATER QUALITY

4.5.1 Existing Conditions

a. Countywide Hydrology. Several major watercourses are located throughout the County including, but not limited to, the Salinas River, Estrella River, Huerhuero Creek, Santa Rosa Creek, Morro Creek, San Luis Obispo Creek, Arroyo Grande Creek, Nipomo Creek, Chorro Creek and their tributaries. Rural areas as well as a significant amount of urban development surround these and other watercourses throughout the County.

The San Luis Obispo Creek and Arroyo Grande Creek watersheds are the most heavily urbanized areas within the County. During flood events, these watercourses can carry large amounts of debris and have the potential to cause significant property damage within the urbanized areas of the San Luis Bay (Coastal and Inland), San Luis Obispo, and Huasna-Lopez planning areas. Arroyo Grande Creek flood storage south of the City of Arroyo Grande has reached near 85% capacity due to heavy siltation caused by surrounding development. Santa Rosa Creek is a steep gradient creek that has a history of flooding the community of Cambria. The Salinas River, although adjacent to several communities, is generally contained within its river channel during storm events.

b. Drainage Problems and Generalized Flood Hazards. Development adjacent to or near surface water is subject to specific design and construction conditions to ensure a project's surface water is adequately contained and directed offsite. Drainage problems exist in localized areas of the County due to site topography, soil conditions, and adjacent development. The County Public Works Department has recently completed drainage studies for specific known problem areas of the County. As a result, the County Board of Supervisors approved funding for Drainage and Flood Control Studies for the communities of Cambria, Cayucos, Nipomo, Oceano, San Miguel, and Santa Margarita. A brief discussion of the community-specific drainage problems is provided below, which have been extracted from the Executive Summaries of the individual community drainage reports. The complete drainage study reports are available for review on the County Public Works website at http://www.slocountydrainagestudies.org.

Cambria. The combination of steep topography, lack of drainage facilities, and the location of residential parcels below 100-year flood elevations has resulted in localized poor drainage and/or flooding around some residences, buildings, and roadways in Cambria. The magnitude of flooding varies by the districts in Cambria and by location within each district. Drainage from a number of uphill lots flows along the edge of street pavement and drains into lots of lower elevation, creating flooding and erosion problems. Drainage problems also exist where curbs are present, although topography creates conditions where lots adjacent to the roadway are much lower than the roadway surface. Many unpaved roads are also subject to sheet and rill erosion during storm events.

Cayucos. The combination of inadequate drainage facilities, steep slopes, and the location of structures below street grade has resulted in localized drainage problems in Cayucos. The most serious flooding in the community takes place in the floodplain of Cayucos Creek west of State Route (SR) 1, which is bounded by a mobile home park on the north and Cayucos Drive on the south. Extensive flooding occurs due to flows from the creek overtopping

the banks, and the inability of the local drainage to enter the creek due to high water levels. A number of nuisance drainage and flooding problems occur throughout Cayucos due to topography and the lack of a consistent, organized network of drainage facilities within the community. Drainage from a number of uphill lots flows along the edge of street pavement and drains into lots of lower elevation, creating flooding and erosion problems.

Oceano. Existing flood control facilities in Oceano are limited. In Oceano's early stages of urbanization, storm water conveyance and flood control infrastructure were not incorporated into the community because the high infiltration rate of the underlying sands was sufficient to naturally dispose of runoff. With an increase in urbanization and associated impervious surfaces, the capability of the underlying soil to adequately absorb urban runoff decreased. This has resulted in several areas becoming flood prone, causing public and private property damage during larger storm events. The combination of the area's geology, shallow topography, construction within natural drainage courses without provisions for rerouting surface drainage, and inadequate drainage facilities has resulted in localized poor drainage and/or flooding around some residences, buildings, and roadways. The most serious flooding in the community takes place along SR 1. Extensive ponding can occur for several days after significant rainfall, particularly at the intersection of 17th and 19th Streets with SR 1 and the intersection of 13th Street and Paso Robles Street with SR 1. This problem is generally caused by relatively flat topography and lack of capacity in the drainage facilities to convey runoff south towards Arroyo Grande Creek.

San Miguel. The community of San Miguel lacks a formal drainage system. Local runoff generally follows the gentle northeasterly slope of the community and either flows to the Salinas River or infiltrates into the flood plain. Low spots or depressions cause frequent ponding and shallow flooding at several locations. Localized flooding is particularly extensive along Mission Street and N Street between 11th and 14th Streets, and north of 14th Street between Mission and N Streets. Caltrans culverts convey storm water onto road surfaces of 10th Street, 12th Street, 14th Street and 16th Street from the undeveloped area and possibly developed portions of U.S. Highway 101.

The primary cause of flooding in San Miguel is the absence of a continuous positive slope and drainage conveyance path from L Street to the Salinas River. The railroad serves as a barrier to storm runoff flowing from west of Mission Street to the Salinas River. In addition, the absence of a continuous curb and gutter system has lead to the concentration of street runoff in areas that do not have curbs or gutters and generally represent low spots within a neighborhood block. The most serious flooding in the community takes place along the western side of the railroad since runoff from residential neighborhoods collects in this area. The overall drainage issues identified in San Miguel include:

- Ponding of storm water west of the Union Pacific Railroad tracks, and the subsequent flooding in the vicinity of Mission Street between 11th and 16th Streets;
- Continued flooding and drainage problems in some residential areas;
- Drainage from U.S. 101.

Santa Margarita. Several factors contribute to flooding problems in Santa Margarita: inadequate channel and bridge capacities; development-restricted floodplain; lack of flood protected homes; inadequate local drainage facilities; and high peak runoff. There are two

categories of flooding in Santa Margarita: major creek flooding, and localized street and property flooding. The major flooding problems in Santa Margarita are caused by a combination of inadequate culverts and bridges and inadequate channel capacity in Yerba Buena Creek. When the creek's flow exceeds the capacity of the channel and bridge/culvert crossings, water overtops the banks and floods adjacent low topographic areas of Santa Margarita. The second category of flooding, localized street and nuisance flooding, is caused by insufficient capacity in the local drainage ditches, driveway culverts, and storm drains. These facilities are often under-maintained and filled with sediment or other debris, thereby preventing adequate conveyance to Yerba Buena and Santa Margarita Creeks.

c. FEMA Floodplains. Flood Insurance Rate Maps divide flood areas into three zones: Zone A for areas of 100-year flood, base flood elevations not determined; Zone B for areas of 500-year flood; and Zone C for areas of minimal flooding. The National Flood Insurance Program 100-year floodplain is considered to be the base flood condition. This is defined as a flood event of a magnitude that would be equaled or exceeded an average of once during a 100-year period. Floodways are defined as stream channels plus adjacent floodplains that must be kept free of encroachment as much as possible so that 100-year floods can be carried without substantial increases (no more than one foot) in flood elevations. Future development originating from the AHO allowed in these floodplain areas would require special engineering design requirements and floodplain studies. Figure 4.5-1 shows the Federal Emergency Management Act (FEMA) 100-year flood zones within the County.

d. Water Quality. The issue of surface water quality in the County is important because of the habitat value of the County's creeks and tributaries, including habitat for several endangered or threatened plant and animal species. Surface water entering watercourses from undeveloped areas usually travels over vegetative cover, resulting in little erosion or sedimentation. Urbanized areas typically contain pollutants on the ground surface that are harmful to water quality. These include heavy metals, hydrocarbons, detergents, fertilizers, and pesticides that originate from vehicle use and commercial and residential land use activities. For the most part, these pollutants are associated with sediments that collect on roadways and are flushed into the creek system either in dry weather flows, during construction, or by rainfall. Construction activities also create erosion and cause sediment to be transported off-site by surface water runoff. Therefore, water quality depends primarily on the hydrologic characteristics of the drainage basin, the makeup of the soils in the watershed, and sources of pollution in the watershed. The quality of storm water varies in the County depending on climatic and land use conditions. Urban and industrial runoff generally contains more pollutants than rural runoff.

<u>San Luis Obispo County Impaired Water Bodies</u>. Section 303(d) of the federal Clean Water Act requires States to identify waters that do not meet water quality standards after applying effluent limits for point sources (other than publicly owned treatment works) that are based on the best practicable control technology currently available. States are then required to prioritize waters/watersheds for total maximum daily loads (TMDL) development. A TMDL is a written plan that describes how an impaired water body will meet water quality standards. It contains the following:

- A measurable feature to describe attainment of the water quality standards;
- A description of required actions to remove the impairment; and

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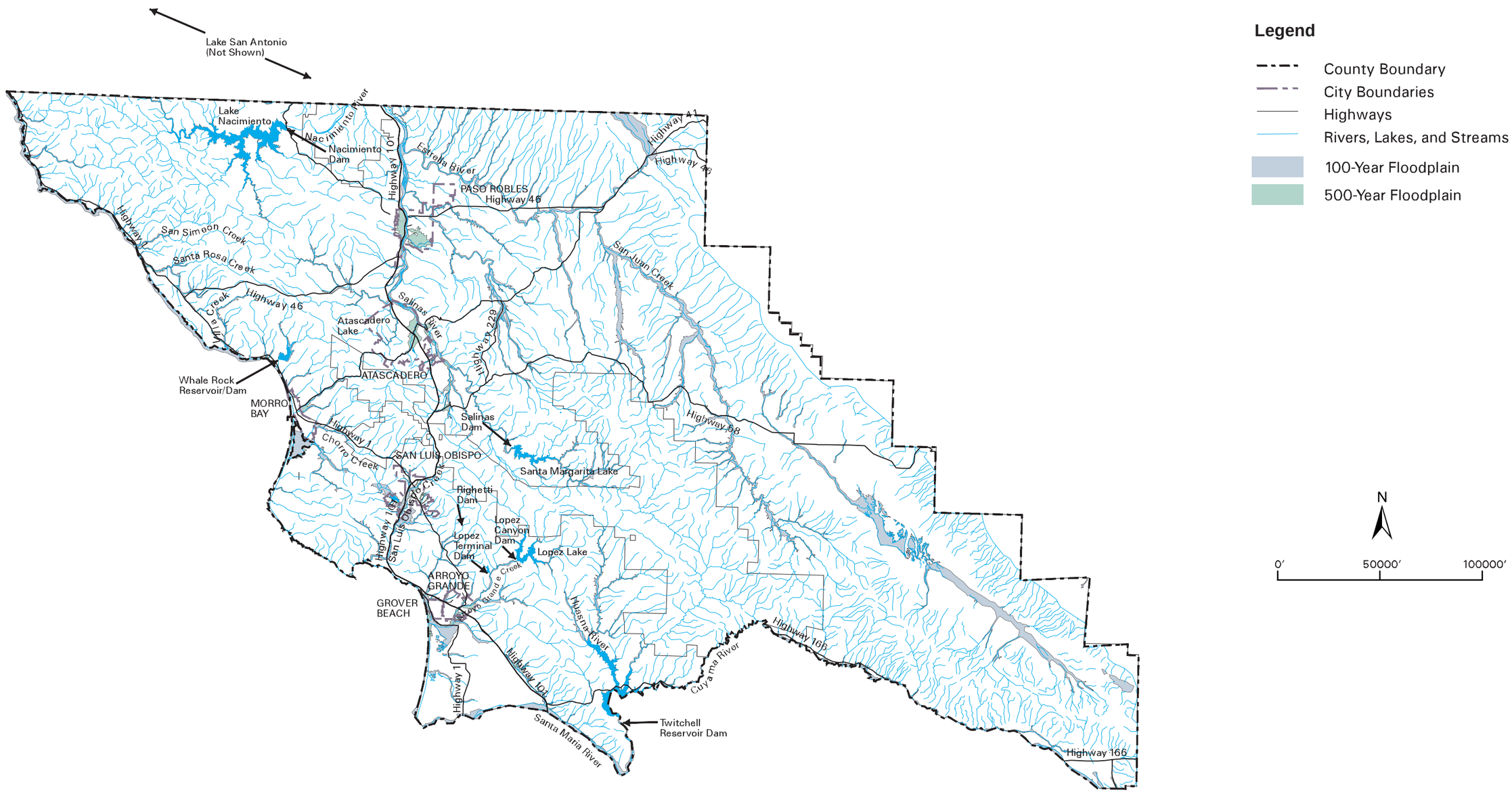

FEMA Flood Zones

Source: San Luis Obispo County Safety Element Update

Figure 4.5-1

- An allocation of responsibility among dischargers to act in the form of actions or water quality conditions for each discharger is responsible.

The Clean Water Act requires that states develop rankings for TMDLs. California ranks TMDLs as high, medium or low priority based on a number of factors including the severity of the impairments and the importance of the specific beneficial uses. Regional Boards develop schedules that set the order for TMDL completion.

States are to compile this information in a list and submit the list to USEPA for review and approval. This list is known as the 303(d) list of impaired waters. The State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (RWQCB) monitor and assess water quality to prepare the Section 303(d) list and to develop TMDLs (RWQCB, 2004). Surface waters of the County that are on the 303(d) list for specific constituents are shown in Table 4.5-1. Special precautions such as Storm Water Pollution Prevention Plans (SWPPP) and construction site Best Management Practices (BMPS) must be implemented where drainage and storm water runoff impacts any of these County surface water bodies.

Table 4.5-1 San Luis Obispo County 303(d) List of Impaired Waters

Waterway	Constituent/ Pollutant	Potential Sources	Proposed TMDL Completion
Alamo Creek	Fecal Coliform	Agricultural, Natural Sources, Range Grazing – Riparian and/or Upland	2008
Atascadero Creek	Fecal Coliform	Source Unknown	2019
	Low Dissolved Oxygen	Source Unknown	2019
Cholame Creek	Boron	Source Unknown	2019
	Fecal Coliform	Agriculture, Natural Sources, Nonpoint Source, Pasture Grazing – Riparian and/or Upland	2019
Chorro Creek	Nutrients	Agriculture, Agriculture storm runoff, Irrigated Crop Production, Municipal Point Sources	2005
	Oxygen, Dissolved	Source Unknown	2019
Las Tablas Creek	Metals	Surface Mining	2019
Los Osos Creek	Low Dissolved Oxygen	Agriculture, Natural Sources, Pasture Grazing – Riparian and/or Upland, Urban Runoff/Storm Sewers	2015
Morro Bay	Oxygen, Dissolved	Source Unknown	2019
Nacimiento Reservoir	Metals	Surface Mining, Natural Sources	2019
Nipomo Creek	Fecal Coliform	Agriculture, Urban Runoff/Storm Sewers, Natural Sources	2008
Oso Flaco Creek	Ammonia (Unionized)	Source Unknown	2019
	Fecal Coliform	Source Unknown	2008
	Nitrate	Source Unknown	2015
Oso Flaco Lake	Dieldrin	Source Unknown	2019
	Nitrate	Agriculture, Nonpoint Source	2015
Salinas River (upper, confluence of Nacimiento River to Santa Margarita Reservoir)	Chloride	Agriculture, Pasture Grazing-Riparian and/or Upland, Urban Runoff/Storm Sewers	2019
	Sodium	Agriculture, Pasture Grazing-Riparian and/or Upland Urban Runoff/Storm Sewers	2019
San Luis Obispo Creek	Nitrate as Nitrate (NO3)	Source Unknown	2019
	Nutrients	Municipal Point Sources, Agriculture, Irrigated Crop Production, Agriculture-storm runoff	2005

Table 4.5-1 San Luis Obispo County 303(d) List of Impaired Waters

Waterway	Constituent/ Pollutant	Potential Sources	Proposed TMDL Completion
Santa Maria River	Ammonia (Unionized)	Source Unknown	2019
	Chlorpyrifos	Source Unknown	2015
	DDT	Source Unknown	2015
	Dieldrin	Source Unknown	2015
	Endrin	Source Unknown	2015
	Fecal Coliform	Agriculture, Pasture Grazing-Riparian and/or Upland, Urban Runoff/Storm Sewers, Natural Sources	2008
	Nitrate	Agriculture, Pasture Grazing-Riparian and/or Upland, Urban Runoff/Storm Sewers	2015

Source: Regional Water Quality Control Board 303(d) list, 2006.
http://www.waterboards.ca.gov/tmdl/docs/303dlists2006/final/r3_final303dlist.pdf

Beneficial Use. Streams, lakes, rivers, and other water bodies have uses to humans and other life. These uses, or "beneficial uses," are outlined in a Water Quality Control Plan, also called the Basin Plan of the Central Coast Region. There are 24 categories of beneficial uses, including but not limited to water contact recreation, non-water contact recreation, municipal water supply, and cold fresh water habitat. Each body of water in the state has a set of beneficial uses it supports that may or may not include all 24. Different beneficial uses require different water quality control. Therefore, each beneficial use has a set of water quality objectives designed to protect that beneficial use. Table 4.5-2 defines beneficial surface water uses typically found in the County.

Table 4.5-2 Definitions of Beneficial Uses for Surface Waters

Abbreviation	Beneficial Use	Definition
MUN	Municipal & Domestic Water Supply	Community, military, or individual water supply systems including, but not limited to, drinking water supply.
AGA	Agricultural Supply	Farming or ranching including, but not limited to, irrigation, stock watering, or support of vegetation for grazing.
GWR	Ground Water Recharge	Natural or artificial recharge of ground water for purpose of future extraction or maintenance of water quality.
REC1	Contact Water Recreation	Recreational activities involving body contact with water, where ingestion of water is reasonably possible. Example: swimming, fishing, & wading.
REC2	Non-Contact Water Recreation	Recreational activities close to water, but not normally involving body contact with water. Example: picnicking, hiking, & boating.
WARM	Warm Freshwater Habitat	Warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife.
WILD	Wildlife Habitat	Terrestrial ecosystems including, but not limited to, preservation and enhancement of terrestrial habitats, vegetation, and wildlife.
COLD	Cold Freshwater Habitat	Cold water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife.
SPWN	Spawning Habitat	High quality habitats suitable for reproduction or early life stages of fish. This use is applicable only for the protection of anadromous fish.
RARE	Rare, Threatened, or Endangered Species	Habitats necessary for the survival of plant and animal species identified under state or federal law as rare, threatened, or endangered.
COMM	Commercial & Sport Fishing	Commercial or recreational collection of fish or other organisms including, but not limited to, uses of the organism for human consumption or bait.

Source: Central Coast Regional Water Quality Control Board, Water Quality Control Plan.

Water Quality Objectives. Water quality objectives are the limits or levels of water quality constituents or the characteristics of a water body that are established for the reasonable protection of beneficial uses of water. Water quality objectives are numeric limits and narrative objectives designed to ensure that bodies of water in the state can support their designated beneficial uses. At concentrations equal to or greater than numeric objectives, constituents (or pollutants) are considered to have impaired the beneficial uses of the state's water. Sometimes, the objectives are narrative, which are qualitative objectives. A narrative objective in the Basin Plan might state, "Waters shall not contain biostimulatory substances in concentrations that promote aquatic growths…" With this narrative objective, the actual numeric limit for the concentration is not articulated. Table 4.5-3 provides water quality objectives for potential releases of pollutants into County surface waters.

Table 4.5-3 Water Quality Objectives for Beneficial Uses of Surface Waters

Beneficial Uses	Constituent	Objective
MUN, AGR, REC-1, REC-2, COLD, WARM	pH	6.5 to 8.3. Changes in normal ambient pH levels shall not exceed 0.5 in fresh waters.
MUN	Organic Chemicals	Shall not exceed organic chemical concentrations in excess of the limiting concentrations set forth in the California Code of Regulation, Title 22.
MUN, AGR, WARM	Chemical Constituents	Shall not exceed chemical concentrations in excess of the limiting concentrations set forth in the California Code of Regulations, Title 22 nor contain concentrations known to be deleterious to fish or wildlife.
MUN	Phenol	Water shall not contain phenol in concentrations of 1.0micro grams per liter.
AGR, COLD, WARM, SPWN	Dissolved Oxygen	Dissolved oxygen shall not be reduced to below 7.0 mg/l at any time.
REC-1, REC-2, SHELL	Bacteria	Fecal Coliform concentrations shall not exceed a log mean of 200/100 ml.
COLD, WARM	Temperature	At no time shall the temperature be increases by more than 5 degrees Fahrenheit above natural receiving temperatures.
MUN	Aluminum	Maximum contaminant level 1mg/l
MUN	Arsenic	Maximum contaminant level 0.05 mg/l
MUN	Barium	Maximum contaminant level 1 mg/l
SPWN, MUN	Cadium	Cadium shall not exceed 0.003 mg/l in hard water or 0.0004 mg/l in soft water at any time. (hard water is defined as water exceeding 100mg/l $CaCO_3$.
SHELL, MUN	Chromium	The maximum value is 0.01mg/l
MUN	Lead	Maximum contaminant level is 0.05mg/l
MUN	Mercury	Maximum contaminant level is 0.002mg/l
MUN	Nitrate (NO_3)	Maximum contaminant level is 45mg/l
MUN	Selenium	Maximum contaminant level is 0.01mg/l
MUN	Silver	Maximum contaminant level is 0.05mg/l
All	Biological Oxygen Demand (BOD)	Water shall not contain biostimulatory substances in concentrations that promote aquatic growth to the extent that such growth causes nuisance or adversely affects beneficial uses.
All	Chemical Oxygen Demands (COD)	Water shall not contain biostimulatory substances in concentrations that promote aquatic growth to the extent that such growth causes nuisance or adversely affects beneficial uses.
All	Total Dissolved Solids (TDS)	Dischargers of waters or wastewater shall not increase the TDS content of receiving waters unless it can be demonstrated to the RWQCB that an increase in TDS does not adversely impact beneficial uses.
All	Total Suspended Solids (TSS)	Waters shall not contain suspended material in concentrations that cause nuisance or adversely affects beneficial uses.
All	Turbidity	Waters shall be free of change in turbidity that cause nuisance or adversely affect the beneficial uses.

Source: *Central Coast Regional Water Quality Control Board, Water Quality Control Plan.*

e. Regulatory Setting. Surface water and groundwater resources and their associated water quality are regulated in California through many different applicable laws, regulations and ordinances administered by local, state and federal agencies. The U.S. Army Corps of Engineers, San Luis Obispo County Flood Control District, California Department of Water Resources, and Central Coast RWQCB are the primary agencies responsible for the protection of watersheds, floodplains, and water quality. These agencies ensure that the hydrologic characteristics of surface water and groundwater are considered, so that the existing identified beneficial uses are not impaired. Similarly, water quality regulations are designed to limit the discharge of pollutants to the environment, maintain surface water and groundwater quality, protect fish and wildlife and their habitats, and protect beneficial uses. This section describes regulation relevant to construction and operational activities for development projects resulting from the proposed Affordable Housing Ordinances.

Federal and State Policies and Regulations. Federal and State agencies have jurisdiction over specific activities conducted in or connected to drainages, stream channels, wetlands and other water bodies. The federal government supports a policy of minimizing "the destruction, loss or degradation of wetlands" (Executive Order 11990, May 24, 1977). The U.S. Army Corps of Engineers (ACOE) and the U.S. Environmental Protection Agency (EPA) regulate the placement of dredged and fill material into "Waters of the United States," including wetlands, under section 404 of the Clean Water Act (CWA). Un-vegetated stream channels, mud flats, and open water such as ponds and lakes are not considered wetlands but do fall under the ACOE and EPA jurisdiction under Section 404 of the CWA as "other waters of the United States." The jurisdictional limits of stream channels and lakes are delineated, in the absence of adjacent wetlands, at the average high-water mark. For all work subject to a 404 permit, project proponents must obtain either a certification or a waiver from the RWQCB stating that the project would comply with applicable water quality regulations. In addition to the CWA permits, a Fish and Game 1602 Streambed Alteration Permit may also be required depending on the specific activity.

Since 1990, regulations have increasingly emphasized the control of water pollution from non-point sources, which include storm water systems and runoff from point-source construction sites and industrial areas. In California, the State Water Resources Control Board (SWRCB) issued a statewide General Permit to regulate runoff from construction sites involving grading and earth moving in areas over one acre. The SWRCB is acting to enforce requirements of the federal Clean Water Act, pursuant to regulations issued by the U.S. EPA for the National Pollutant Discharge Elimination System. This State Order (Water Quality Order 99-08-DWQ) requires construction projects covered under the General Permit to use the "best available technology economically achievable," and the "best conventional pollution control technology." Each construction project subject to the permit is required to have a Storm Water Pollution Prevention Plan (SWPPP) prepared, which identifies likely sources of sediment and pollution and incorporates measures to minimize sediment and pollution in runoff water. These objectives are established based on the designated beneficial uses (e.g. water supply, recreation, and habitat) for a particular surface water or groundwater.

The State Department of Water Resources is responsible for coordinating flood prevention activities and is authorized to receive requests from public agencies for assistance during floods. Should flooding occur, these agencies would have policies and regulations with respect to how flooding hazards would need to be managed.

The Federal Emergency Management Agency (FEMA) establishes base flood heights for 100-year and 500-year flood zones.

Local Policies and Regulations. Section 22.52(Inland) and Section 23.05 (Coastal) contain site development standards for the County, including drainage, grading, erosion, and sedimentation control. Sections that are applicable to drainage, grading, erosion, and sedimentation are outlined below.

Grading projects requiring land use approval are required to submit grading plans in accordance with Section 22.52.070 (Inland) and Sections 23.05.024 & 23.05.025 (Coastal) of the County Land Use Ordinances. Engineered grading plans are required for projects involving disturbance of 5,000 or more cubic yards of material, located on twenty percent slopes or greater, or located in a designated Geologic Study Area or Flood Hazard combining designation. Projects sited within the 100-year flood zone must have specific design considerations to ensure the structure is adequately protected, as defined in Section 22.14.60 (Inland).

Grading must follow the standards provided in the Uniform Building Code (section 3309) and the following standards:

- Areas of cut and fill are to be limited to the minimal amount necessary.
- Grading for a building site is prohibited on slopes of 30% or greater.
- Contours are to be blended with the natural terrain.
- Grading may not alter watercourses except as permitted through the Department of Fish and Game and various watercourse protection methods shall be followed.
- Areas where natural vegetation has been removed must be replanted by various approved methods.

Section 22.52.080 of the Ordinance states that standards for the control of drainage and drainage facilities are designed to minimize harmful effects of storm water runoff and resulting inundation and erosion on proposed projects, and to protect neighboring and downstream properties from drainage problems resulting from new development. Future applicants for building permits would be required by this ordinance to develop a drainage plan for their project. The plan would include finished contours of the project, the location and design of any proposed facilities for storage or conveyance of runoff into drainage channels, including sumps, basins, channels, culverts, ponds, storm drains, and drop inlets, estimates of existing and increased runoff resulting from the proposed improvements, identification of existing and proposed drainage channels, facilities for storage or conveyance of runoff, erosion and sedimentation control measures, and proposed flood-proofing measures.

Section 22.52.080 (Inland) and Section 23.05.042 (Coastal) requires submittal of a drainage plan for projects that:

- Increase or decrease runoff volume or velocity leaving the site beyond those that existed prior to site disturbance;
- Involve land disturbance of more than 20,000 square feet;
- Will result in an impervious surface of more than 20,000 square feet;
- Is subject to local ponding due to soil or topographic conditions;

- Is located in an area with a history of flooding or erosion that may be further aggravated by or have a harmful effect on the projector adjoining properties;
- Is located within a Hood Hazard combining designation;
- Is located over a known high recharge area;
- Involves land disturbance or placement of structures within 100 feet of the top bank on any watercourse shown with a blue line; or
- Involves hillside development on slopes steeper than 10 percent.

Erosion and sedimentation control to protect damaging effects on-site and on adjoining properties is discussed in Section 22.52.090 (Inland) and Section 23.05.036 (Coastal) of the Ordinances. A sedimentation and erosion control plan would be required for future developments. The plan must discuss temporary and final measures including:

- Slope surface stabilization including temporary mulching or other stabilization measures to protect exposed areas of high erosion potential during construction and interceptors and diversions at the top of slopes to redirect runoff;
- Erosion and sedimentation control devices such as absorbing structures or devices to reduce the velocity of runoff;
- Final erosion control measures including mechanical or vegetative measures.

Section 22.52.090 requires submittal of an Erosion and Sedimentation Control plan unless all of the following site characteristics exist:

- Site has a maximum slope less than 10 percent in the area to be graded;
- Site is not located within geologically unstable areas;
- Site is located on soils rated as having a low erosion hazard by the National Resource Conservation Service;
- Site is located more than 300 feet from the top bank of any blue line watercourse or water feature;
- The grading will not cause organic or earthen materials from logging, construction or other land disturbance activities to be carried into a swale, drainage way, watercourse, or onto adjacent properties by rainfall or runoff; and
- All grading activities and site disturbance activities will occur after April 15 and before October 15 and will create minimal site disturbance from combined activities.

In addition to the requirements above, several specific areas of the County require submittal of a drainage plan due to soil conditions, existing problems, and general area concerns. Areas requiring drainage plan submittal regardless of site conditions include: most of Los Osos, Palo Mesa, Cambria, and most of Nipomo. Other areas of concern that often require the submittal of a drainage plan include the Arroyo Grande fringe where existing ditches built by the Works Progress Administration often require cleaning of sediment and debris; Cayucos/Morro Strand adjacent to the coast; Cabrillo Estates in Los Osos, which is sited on an active sand dune with several areas of steep slopes; and areas below the 825 foot flood elevation at Lake Nacimiento. Drainage, Erosion, and Sedimentation Control plans may also be required in other areas following review of site conditions during the environmental review of a project.

4.5.2 Impact Analysis

a. Methodology and Significance Thresholds. An impact would occur if development in accordance with the Affordable Housing Ordinances (AHO) occurred in areas with existing drainage concerns. Potential impacts would be assessed based on site topography, the proposed layout and elevations of potential project components, the erodibility of soils, and the regulatory framework necessary for the project.

With respect to water quality, determining significance is more indirect because there are no specific discharge requirements or standards for storm water runoff that can be compared at this time. For the purposes of this EIR, the determination of significance is based on a review of typical construction site pollutants usually found on job sites that might contribute to disproportionate amounts of polluting materials in runoff. The SWRCB has not attempted to identify numerical limits to be achieved in runoff from construction sites. Instead, the General Order contains narrative restrictions referencing best available technology economically achievable and the best conventional pollution control technology. Thus, the significance of water quality impacts will be judged in terms of conformance with these requirements.

In accordance with Appendix G of the *State CEQA Guidelines*, impacts would be considered significant if development under the Affordable Housing Ordinances would result in the any of the following:

- *Violate Regional Water Quality Control Board water quality standards or waste discharge requirements;*
- *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);*
- *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;*
- *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;*
- *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff;*
- *Otherwise substantially degrade water quality;*
- *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;*
- *Place within a 100-year flood hazard area structures which would impede or redirect flood flows;*
- *Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam; or*
- *Inundation by seiche, tsunami, or mudflow.*

b. Project Impacts and Mitigation Measures.

Impact HWQ-1 The proposed Affordable Housing Ordinances would modify the current development standards, leading to intensified development and associated construction. During construction, disrupted soil may be subject to erosion, sedimentation, and pollutant discharges. This is a Class II, *significant but mitigable,* impact.

If grading occurs during the rainy season or in the event of heavy storms, soils from individual construction projects could be entrained (carried along), eroded, and transported to drainages. Sedimentation can lead to a reduction of water quality because sediment can carry nitrogen, phosphorus, and trace metals. Sediment can also accumulate at the entrance of downstream storm drain system inlets and reduce capacity. In addition, construction activities could result in the pollution of natural watercourses or underground aquifers through accidental spillage of fuel and lubricants and/or discharge of excess concrete. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and a reduced minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County, which could result in construction related water quality impacts. Although the area of potential development would not change, the intensity of development on affected parcels would increase. This intensified development could result in potentially significant construction-related water quality impacts.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, with increased development density, construction related water quality impacts are a potentially significant impact.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to

what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, construction related water quality impacts are a potentially significant impact.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Grading operations would be expected to increase erosion and sedimentation within drainages, while construction activities could result in the pollution of natural watercourses or underground aquifers. Regulations under the federal Clean Water Act require that a National Pollutant Discharge Elimination System (NPDES) storm water permit be obtained for projects that would disturb greater than one acre during construction. Acquisition of an NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains specific actions, termed Best Management Practices (BMPs), to control the discharge of pollutants, including sediment, into the local surface water drainages. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets and soil stabilizers. In the State of California, Regional Water Quality Control Boards administer the NPDES permit process. Since there are no specific plans for individual development projects in accordance with the proposed Affordable Housing Ordinances, it is not possible to determine the applicability of NPDES permitting requirements for Affordable Housing Ordinance development at this time.

Mitigation Measures. The following mitigation measures are required:

HWQ-1(a) **Grading and Erosion Control Plan**. A grading and erosion control plan that minimizes erosion, sedimentation and unstable slopes shall be prepared and implemented by the applicant or representative thereof, prior to issuance of Grading Permits for individual projects that require grading. It must include the following:

a. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, and sand bags shall be used to minimize erosion on slopes and siltation into nearby creeks (as applicable) and/or drainages during grading and construction activities.
b. Graded areas shall be revegetated within 4 weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If determined necessary by Planning and Building, irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
c. After grading, exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the Planning and Building Department Grading Division and the Air Pollution Control District (APCD). These methods may include the importation of topsoil to be spread on the ground surface in areas having soils that can be transported by the wind and/or the mixing of the highly erosive sand with finer-grained materials (silt

or clay) in sufficient quantities to prevent its ability to be transported by wind. The topsoil or silt/clay mixture is to be used to stabilize the existing soil to prevent its ability to be transported by wind. At a minimum, six inches of topsoil or silt/clay/sand mixture is to be used to stabilize the wind-erodable soils.

d. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
e. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by Planning and Building prior to land use clearance for grading.
f. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.
g. Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill.
h. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively.
i. Cut and fill benches shall be constructed at regular intervals.
j. Retaining walls shall be installed to stabilize slopes where there is a 10-foot or greater difference in elevation between buildable lots.
k. The applicant shall limit excavation and grading to the dry season of the year (typically April 15 to November 1, allowing for variations in weather) unless a Planning and Building Department approved erosion control plan is in place and all measures therein are in effect.
l. The applicant shall post a bond with the County and hire a Planning and Building -qualified geologist or soils engineer prior to land use clearance for grading, and to ensure that erosion is controlled and mitigation measures are properly implemented.

The grading and erosion control plan shall be submitted for review and approval to Planning and Building prior to approval of land use permits for grading of tract improvements. The applicant shall notify Planning and Building prior to commencement of grading. Components of the grading and erosion control plan shall be implemented throughout all grading activities.

HWQ-1(b) **Storm Water Pollution Prevention Plan.** Prior to issuance of building permits for all projects encompassing an area in excess of one acre, the applicant shall obtain a NPDES storm water permit from the California Regional Water Quality Control Board. A Storm Water Pollution Prevention Plan (SWPPP) shall be developed prior to the initiation of grading and implemented for all construction activity on the project site. The SWPPP shall include specific BMPs to control the discharge of material from the site and into the creeks and local storm drains. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets and soil stabilizers. Additional BMPs should be implemented for on-site construction activities including fuel storage and handling,

concrete waste management, material delivery and storage. A list of BMPs shall be attached to project plans and posted at the construction site.

HWQ-1(c) **Transfer Rural Inclusionary Housing Requirements.** The County should develop a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within more urbanized portions of the County. This would minimize erosion potential within the more sensitive rural portions of the County.

Significance after Mitigation. Implementation of above mitigation measures would reduce impacts to a less than significant level.

Impact HWQ-2 **The proposed Affordable Housing Ordinances would modify the current development standards, leading to intensified development and the introduction of paved and roofed areas. The introduction of impervious surfaces has the potential to result in increased peak storm water discharges and volumes of runoff. This would be a Class II, *significant but mitigable*, impact.**

Future development in accordance with the proposed Affordable Housing Ordinances would increase the area covered by impervious surfaces, resulting in potential increases in surface runoff and accelerated erosion. Impervious surfaces reduce natural land cover, thereby decreasing natural recharge of groundwater and increasing the total volume of storm water runoff and down-gradient flooding risks. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and a reduced minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County, which could result in increased storm water peakflows and runoff volume impacts. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, increased peakflows and runoff volumes are a potentially significant impact.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The

overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, increased peakflows and runoff volumes are a potentially significant impact.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, increased peakflows and runoff volumes are a potentially significant impact.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Construction of additional units would increase the area covered by impervious surfaces, resulting in potential increases in surface runoff and accelerated erosion. However, because there are no specific plans for individual development projects in accordance with the proposed Affordable Housing Ordinances at this time, it is not possible to determine whether adequate drainage systems would be constructed be to address drainage and flooding hazards. Impacts are therefore potentially significant.

Mitigation Measures. HWQ-1(a) (Grading and Erosion Control Plan) and HWQ-1(c) (Transfer Rural Inclusionary Housing Requirements) would partially reduce impacts. The following additional mitigation measures are also required:

HWQ-2(a) **Drainage Plan.** A site Drainage Plan shall be prepared for each project in accordance with County requirements. Such plans shall determine the volume, flow characteristics, and drainage facilities required. In addition, drainage plans should include:

a. Locations of all proposed pipelines;
b. Pipe diameters;
c. Locations where the pipe(s) would surface in the creek; and
d. Amount of water that would flow from each pipeline.

As necessary, individual projects shall be required to contribute a fair share contribution to fund necessary off-site drainage improvements. All project specific drainage plans shall be prepared by a qualified Civil Engineer.

HWQ-2(b) **Pervious Paving Material**. Future development projects shall minimize runoff rates and volumes of storm water on-site to allow percolation to the underlying aquifer. Some methods that may be used to facilitate groundwater recharge and reduce surface water runoff may include, but

are not limited to, the use of pervious paving material within parking lots and other paved areas to facilitate rainwater percolation.

Significance after Mitigation. Implementation of above mitigation measures would reduce impacts to a less than significant level.

Impact HWQ-3 The proposed Affordable Housing Ordinances would modify the current development standards, leading to intensified development and long-term storm water transport of pollutants, bacteria, and sediment into downstream facilities. This would be a Class II, *significant but mitigable* impact.

Development in accordance with the Affordable Housing Ordinances could increase the quantities of pollutants potentially entering stream courses with runoff from streets, lawns, and gardens. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and a reduced minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County, which could result in increased pollution. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, increased pollution is a potentially significant impact.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, increased pollution is a potentially significant impact.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, increased pollution is a potentially significant impact.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. This level of development would be expected to increase the quantities of pollutants potentially entering stream courses with runoff from streets, lawns, and gardens. Other activities that may increase pollutants include: motor vehicle operations in the area, pesticide/herbicide/fertilizer uses, human littering, careless material storage and handling, and pavement disintegration. This is a potentially significant but mitigable water quality impact.

Mitigation Measures. HWQ-1(a) (Grading and Erosion Control Plan), HWQ-2(a) (Drainage Plan) and HWQ-1(c) (Transfer Rural Inclusionary Housing Requirements) would control erosion and ensure permanent sedimentation/detention basins are installed, thereby enabling sediment to settle out of site runoff. In addition, HWQ-1(b) (Storm Water Pollution Prevention Plan) would partially reduce water quality impacts. The following additional mitigation measure is required:

HWQ-3(a) **Pollutant Removal Techniques.** The applicant shall integrate into the project design available technologies and techniques to remove pollutants from site runoff prior to entering the drainage courses. Such techniques shall include reduced slope grading, drainage through vegetative zones (e.g., bio-swale) and other options to intercept pollutants being conveyed toward drainage paths. Technological solutions such as gravelly filter blankets or particulate filters (e.g. Fossil Filters) may also be installed as pollutant-removal solutions.

Significance after Mitigation. Implementation of the identified mitigation measures would reduce impacts to a less than significant level.

Impact HWQ-4 **Future development in accordance with the Affordable Housing Ordinances could place residences within the 100-year flood zones and dam inundation zones could be subject to flooding. This would be a Class II, *significant but mitigable* impact.**

100-year flood water elevation. AHO residential projects in low-lying areas throughout the County near waterways may be subject to flood hazards. The effects of flooding could include temporary inundation of a residence that impedes its use, or causes long-term damage to the residence. Floods may also create health and safety hazards and disruption of vital public services. Economic costs may include a variety of flood relief expenses, as well as investment in flood control facilities to protect endangered development. The extent of damage caused by any flood depends on the topography of the area flooded; depth, duration, and velocity of floodwaters; the extent of development in the floodplain; and the effectiveness of forecasting, warnings, and emergency operations.

Dam Inundation. People and residential structures below Whale Rock, Lopez, or Twitchell Reservoir dams could be exposed to flood hazard in the event of failure of a dam or levee.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and a reduced minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County, which could result in increased dam inundation and 100-year flood hazards. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, increased dam inundation and 100-year flood hazards is a potentially significant impact.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, dam inundation and 100-year flood hazards is a potentially significant impact.

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Mitigation Measures. The following measures are recommended to minimize the potential for flood impacts.

HWQ-4(a) **FEMA Consultation**. If a particular AHO projects proposed building footprint is located in an area with high flooding potential, the County shall coordinate with FEMA to ensure that the residence is elevated at least one foot above the 100 year flood zone elevation, that feasible bank stabilization and erosion control measures are implemented along creek crossings, or that other measures acceptable to FEMA are implemented. This requirement can be accomplished through the placement of conditions on the project by the County during environmental review.

HWQ-4(b) **Dam Inundation Notification.** If a particular AHO project is located in an area subject to dam failure inundation; prior to development within

the areas, upon the transfer of real property or rental agreements on development sites within the dam inundation hazard area, the transferor shall deliver to the prospective occupants a written disclosure statement that shall make all prospective occupants aware that this area is located within a dam failure inundation hazard area.

Significant after Mitigation. Implementation of the above mitigation measure would reduce impacts to a less than significant level.

Impact HWQ-5 **Future development in accordance with the Affordable Housing Ordinances could place some residences in areas subject to tsunami. This would be a Class II, *significant but mitigable* impact.**

Future development along the coast under the proposed Affordable Housing Ordinances could places houses and residences in areas that may be subject to life threatening.

Tsunamis. Tsunamis, also called seismic sea waves, are a series of waves generated by large, violent earthquakes occurring near the ocean. Not all earthquakes generate tsunamis. By far, the most destructive tsunamis are generated from large shallow earthquakes with an epicenter of fault line near or on the ocean floor. Vertical displacement of the earth's crust along the rupture, resulting from such earthquakes, can generate destructive tsunami waves which can travel across an ocean spreading destruction across their path. The wave crests of a tsunami may be a hundred kilometers or more as they travel across the ocean. A tsunami cannot be felt aboard a ship in deep water. As the tsunami enters waters near the coast its velocity decreases and its height increases, potentially resulting in sever impacts to life and property.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and a reduced minimum parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County, which could result in tsunami hazards. However, while the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, increased tsunami hazards are a potentially significant impact.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, while the intensity of development on affected parcels

would increase, the area of potential development would not change. Nonetheless, tsunami hazards are a potentially significant impact.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the intensity of development on affected parcels would increase, the area of potential development would not change. Nonetheless, tsunami hazards are a potentially significant impact.

Mitigation Measures. The following measure is recommended to minimize the potential for tsunami impacts.

HWQ-5(a) **Tsunami Mitigation.** In areas subject to tsunami effects, the County shall ensure that AHO projects involving the construction of new residences are elevated above the 10-foot MSL elevation. This requirement can be accomplished through the placement of conditions on the project by the County during environmental review for individual projects.

Significance after Mitigation. Implementation of the above measure would reduce potential impacts to a less than significant level.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

d~~c~~. Cumulative Impacts. Cumulative hydrology and water quality impacts associated with future additional development from the Affordable Housing Ordinances would incrementally increase short term construction related erosion and pollution, long term hydrological changes resulting in increased peakflows from impervious surfaces, increased pollution from associated land uses, and potential 100-year flood, and tsunami hazards. However, with the incorporation of mitigation measures listed above, hydrology and water quality related impacts from future development in the County would be reduced. Therefore, the Affordable Housing Ordinances is not expected to have any cumulative impact on County hydrology and water quality.

4.6 GEOLOGIC HAZARDS

4.6.1 Setting

a. Geologic Conditions and Topography. San Luis Obispo County occupies a central position in the southern coast range complex. The County's landscape is defined by five mountain ranges that form five principal drainages aligned on a predominately northwest to southeast axis. The ranges include the Santa Lucia, Temblor, Caliente, La Panza and San Luis Mountains. The higher peaks, many of which exceed 3,000 feet, are located in the Santa Lucia and Caliente ranges. The Santa Lucia range, which is characterized by precipitous formation, forms a gentle curve from the north to the south end of the county. In the north, it presents a barrier between the wet coastal belt and the dry interior of the county. In the south, the range is joined by the La Panza, Caliente, and San Luis ranges to provide a wide, complex mountain region that traverses the interior of the county. The coastal plains and valleys of the County may be divided at Point Buchon into a northern and southern section by the interposition of the San Luis Range. The average elevation of peaks in the San Luis Range is approximately 1,600 feet. The northern coastal plain consists primarily of a relatively narrow bench that connects to the Santa Lucia Range. In the vicinity of the Chorro and Los Osos Valleys, the northern coastal sector makes its deepest inland penetration. The southern sector primarily consists of the Arroyo Grande Valley, an upland area of ancient dunes referred to as the Nipomo Mesa, and a portion of the Santa Maria River valley. The south coastal area is also characterized by an extensive dune area of recent origin along the coast.

Due to the prevalence of rolling or mountainous terrain, approximately 60% of the County is comprised of slopes of 30% or more. Approximately 23% of the County is comprised of 9 to 30% slopes, and approximately 17% of the County is comprised of slopes less than 9%.

The County identifies areas of potential geologic concerns as Geologic Study Areas (GSA). The GSA combining designations is applied to areas where geologic and soil conditions could present new development with potential hazards to life and property. According to the County Inland and Coastal Land Use Ordinances (22.14.070 and 23.07.080), these standards are applied where the following conditions exist:

1. *Seismic Hazard*. Areas of seismic (earthquake) hazards are identified through application of an Earthquake Fault Zone. Earthquake Fault Zones are established by the state geologist as required by Sections 2621 et seq. of the Public Resources Code (the Alquist-Priolo Earthquake Fault Zones Act), and are identified in the Land Use Element (Part II).

2. *Landslide Hazards*. Areas within urban and village reserve lines, identified by the Safety Element as being subject to moderately high to high landslide risk, and rural subject to high landslide risk.

3. *Liquefaction Hazard*. Areas within urban and village reserve lines, identified by the Safety Element as being subject to moderate to high soil liquefaction.

4. *Erosion and Stability Hazard – Coastal Bluffs*. Areas along the coast with coastal bluffs are cliffs greater than ten feet in vertical relief that are identified in the Coastal Erosion Atlas, prepared by the California State Department of Navigation and Ocean

Development (1977), in accordance with Hazards Policy No. 7 of the Local Coastal Plan (Ord. 2742 § 11, 1995; Ord. 2344 § 1 (Exh. A) (part), 1998).

Table 4.6-1 outlines the location and reasons for GSA's within each County planning area. Seismic hazards, slope stability and landslides, and soil-related hazards are described in greater detail below.

Table 4.6-1 Planning Area GSA Designations

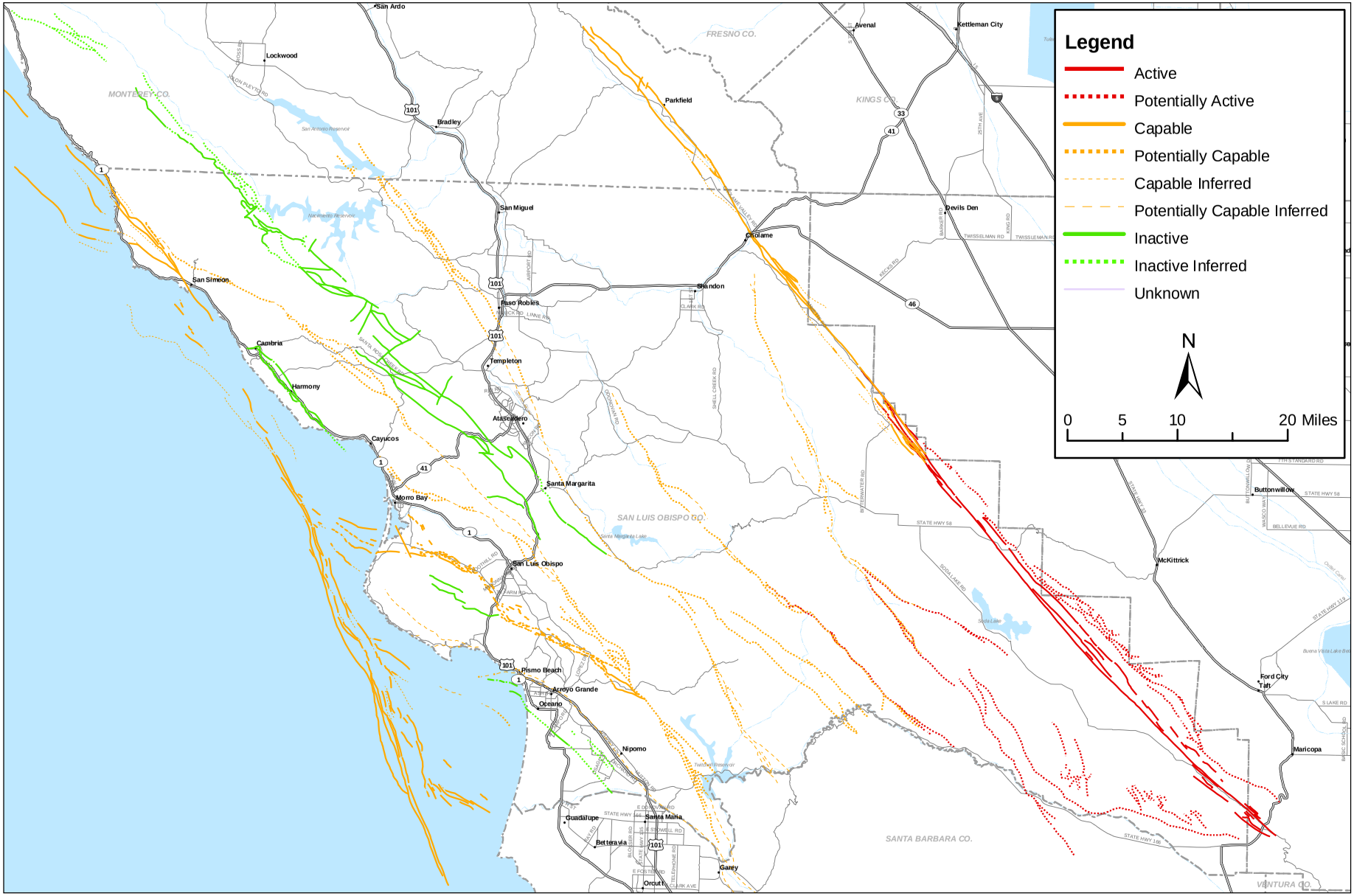
Planning Area	GSA	Reason	General Location
Adeladia	Yes	Landslide	Santa Lucia Range, Foothill, and Hillside areas (AG, RL)
El Pomar/Estrella	No	-	-
Estero	Yes	Landslide	Hillsides east of Cayucos and Morro Bay (AG, RL, OS)
Huasna-Lopez	Yes	Landslide	Portions of Santa Lucia Range and Hillsides Areas (AG, RL)
Las Pilitas	No	-	-
Los Padres	Yes	Landslide	Hi Mountain Lookout Road (OS), Stanley Mountain (OS)
Nacimiento	Yes	Landslide	Santa Lucia Range and Foothill Areas-Western portion of planning areas (AG, RL, OS)
North Coast	Yes	Landslide Bluff Erosion Seismic	Monterey Co. Line to Rancho San Geronimo-Inland (AG) Underdeveloped lots in Cambria w/ slopes >20% (RL, RSF, AG, RS) Coastline (AG, Rec, RL, RSF, OS) San Simeon Fault Zone - San Simeon Point - San Carporforo Creek (RL, AG)
Salinas River	Yes	Landslides	Southwestern corner of planning area and outlying areas (AG, OS, RL), Western corner of Atascadero City Limits (RR)
San Luis Bay Coastal	Yes	Bluff Erosion	Point Buchon to Avila Beach (AG, PF), Pirates Cove (RL, OS, RS)
San Luis Bay Inland	Yes	Landslides	Irish Hills, Indian Knob, Pismo Beach Hillside, Price Canyon, Portions of Squire Canyon and Montana de Oro (AG, RL Rec, PR)
San Luis Obispo	Yes	Landslide Seismic	North, East, and West Rural Areas (AG, RL, Rec, RR), Southwestern Corner Los Ranchos/Edna VR. Eastern corner SLO URL (RS)
Shandon-Carrizo	Yes	Landslide Seismic	Temblor Range, Red Hills, Hubbard Hill-Freeborn Mtn., Caliente Mtn. (RL) San Andreas Fault Zone (RL, Eastern California Valley VRL)
South County Coastal	No	-	-
South County Inland	Yes	Landslide	Temmettate Ridge (AG)

AG - Agriculture; RL – Rural Lands; OS – Open Space; RSF – Residential Single Family; RS – Residential Suburban; Rec – Recreation; RR – Residential Rural; PF – Public Facilities; VRL – Village Reserve Line; URL – Urban Reserve Line.

Source: County of San Luis Obispo Area Plans

b. Seismic Hazards. Areas with seismic (earthquake) hazards are identified by earthquake fault zones as established by the Alquist-Priolo Earthquake Fault Zone Act of 1972. The California Geologic Survey (CGS, formerly Division of Mines and Geology) classifies faults as active, potentially active, or inactive according to standards developed for implementation of the Alquist-Priolo Earthquake Fault Zone Act. A fault that has exhibited surface displacement within the Holocene Epoch (the last 11,000 years) is defined as active. A fault that has exhibited surface displacement during the Quaternary time (i.e., within the past 1.6 million years) but which cannot be proven to have moved or not moved during the Holocene time is defined as potentially active. Table 4.6-2 shows a list of the California Geologic Survey mapped faults than their respective maximum probable earthquake.

Portions of the Coast Range of California lie within the County. This range is considered a geologically complex and seismically active region that is subject to seismic hazards, which are discussed in more detail below. Active, potentially active, and inactive faults are located throughout the County (Table 4.6-2 and Figure 4-6.1).

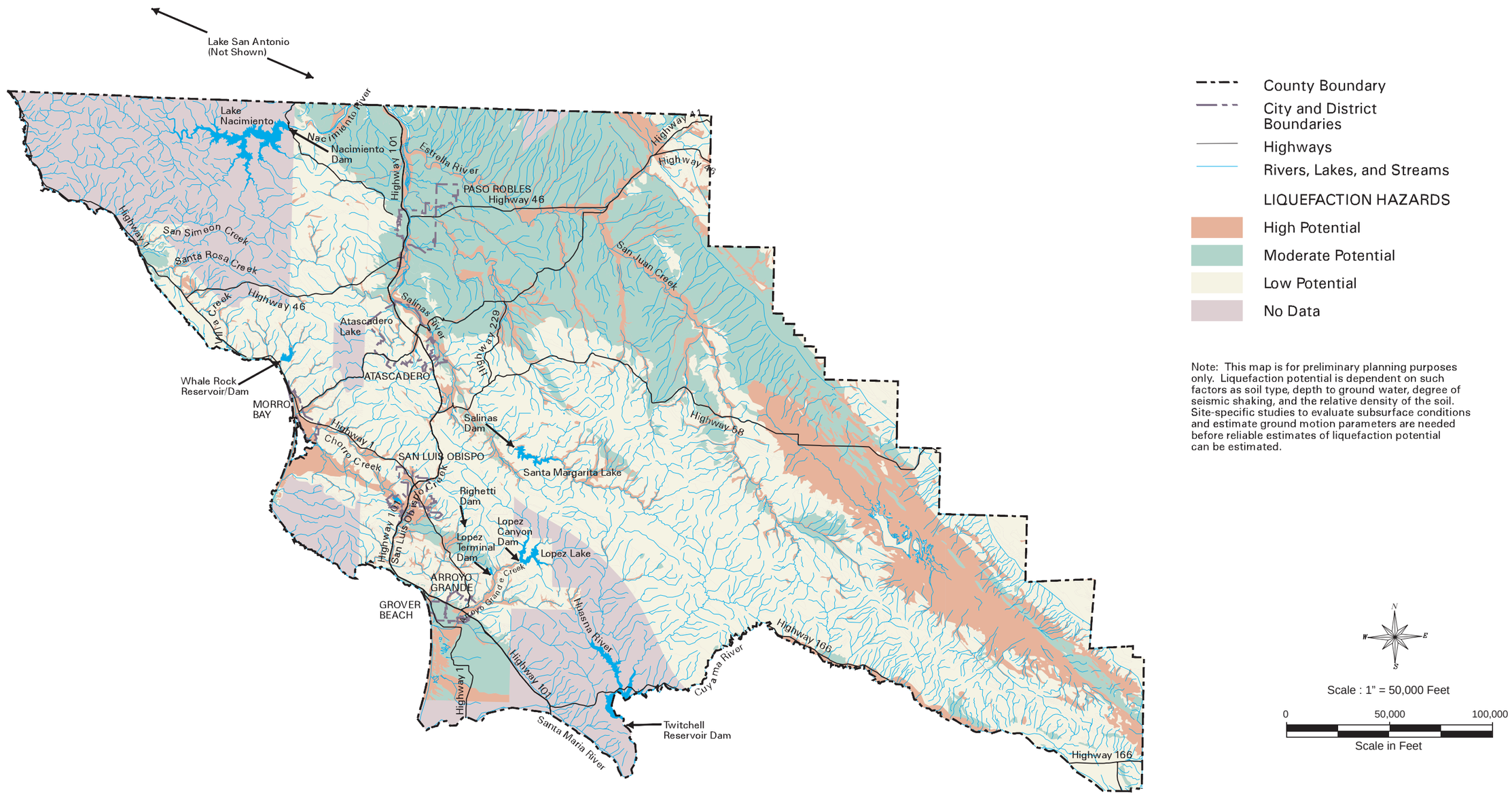


Source: San Luis Obispo County

Fault Hazards

Figure 4.6-1

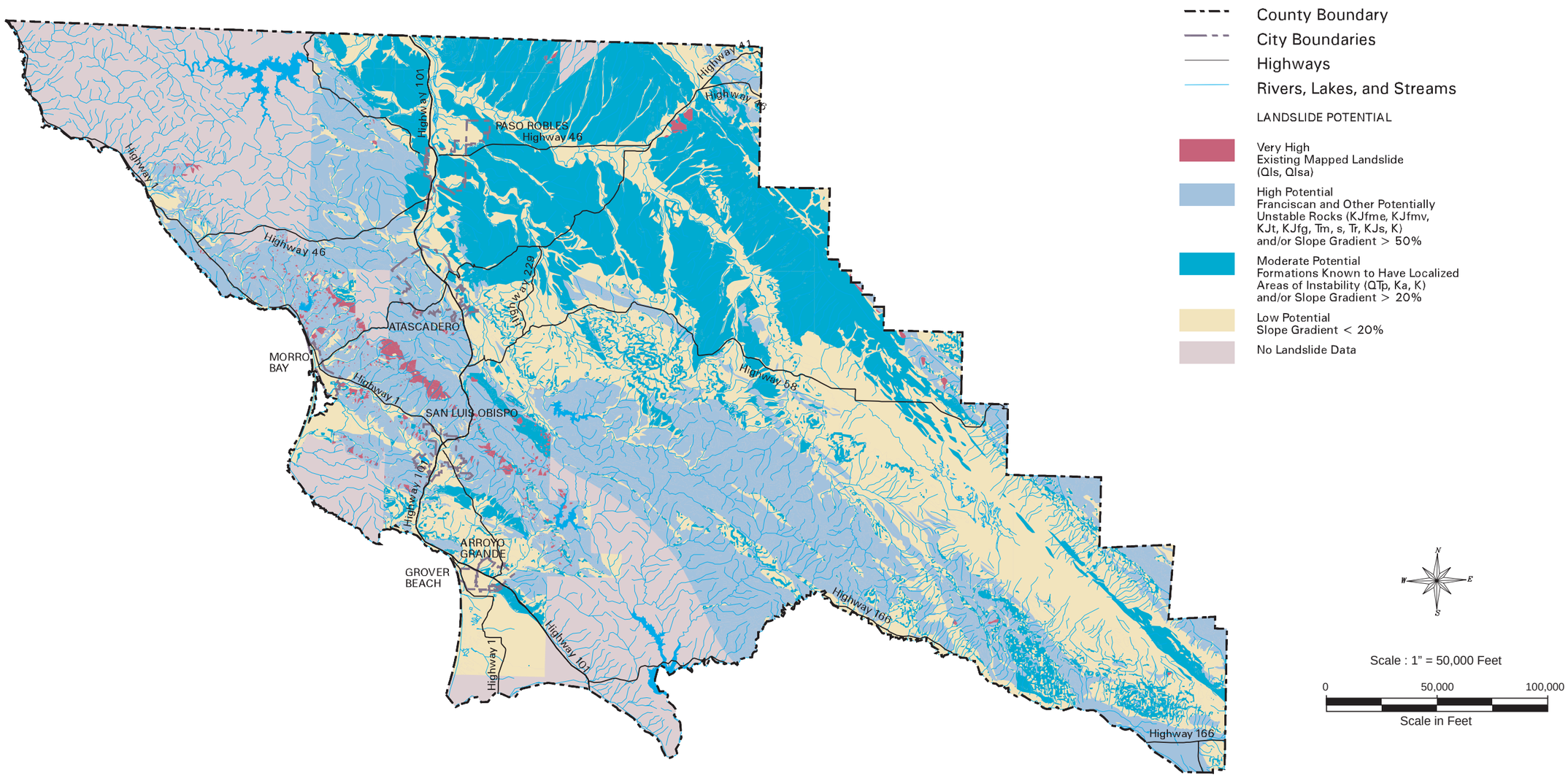
County of San Luis Obispo



Source: San Luis Obispo County Safety Element Update, April 2000.

Liquefaction Hazards

Figure 4.6-2



Landslide Hazards

Figure 4.6-3

Source: San Luis Obispo County Safety Element Update, April 2000.

Within the County, the Coast Range is further divided into four distinct seismotectonic domains including the Santa Maria-San Luis Range, Coastal Franciscan and the Western San Joaquin Valley.

- *Santa Maria-San Luis Range Domain*. Comprising the southwestern area of the county, this range covers several planning areas, including San Luis Bay (Inland and Coastal), South County (Inland and Coastal), southwestern portions of the Estero, and the western portions of San Luis Obispo. Two recognized active faults are located in this domain, the Hosgri and the Los Osos. Geologic hazards within this domain include ground shaking, liquefaction, seismic related settlement of alluvium in low-lying areas, and tsunamis and coastal erosion in the ocean front areas. The majority of the range has a low landslide potential. However, steeper terrain areas and the less developed areas of the Santa Lucia Range and Irish Hills have the potential for severe landslides.

- *Coastal Franciscan Range Domain*. This range covers the Estero, North Coast, and the central portion of the San Luis Obispo and San Luis Bay (Inland) planning areas. Geologic hazards within this domain include ground shaking, liquefaction, seismic related settlement of alluvium in low-lying coastal areas, tsunami and coastal erosion in ocean front areas, and severe landslide potential on moderate to steep hillsides.

- *Salinian Domain*. This range covers Adelaida, Salinas River, El Pomar/Estrella, and Las Pilitas planning areas. This domain has a lower occurrence of geologic hazard compared to the Santa Maria and Coastal Franciscan domains; however, there are still concerns with ground shaking, liquefaction, seismic related settlement of alluvium in low-lying areas, and landslide potential on moderate to steep hillsides.

- *Western San Joaquin Valley Domain*. This area is located adjacently west of the San Andreas Fault, and includes the Shandon-Carrizo planning area of the County. This domain does not encompass any major existing communities in the County but is considered active due to the proximity to the San Andreas Fault.

Ground Shaking and Surface Rupture. Faults generally produce damage in two ways: ground shaking and surface rupture. Seismically induced ground shaking covers a wide area and is greatly influenced by the distance of the site to the seismic source, soil conditions, and depth to groundwater. Ground shaking has the potential to result in the damage or destruction of buildings, infrastructure, and possible injury or loss of life throughout the County. Ground shaking can also trigger secondary seismic phenomenon such as liquefaction, lateral spreading, seismically induced settlement and slope instability, tsunami, and seiche, and other forms of surface rupture and seismic responses (SLO County 1999).

Table 4.6-2 San Luis Obispo County Fault Activity

Fault Name	Activity	Maximum Moment Magnitude
Hosgri-San Simeon	Active	7.3
Casmalia	Potentially Active	6.5
Los Osos	Active	6.8
San Luis Range	Potentially Active	7.0
San Juan	Potentially Active	7.0
Rinconada	Potentially Active	7.3
San Andreas-Carrizo	Active	7.2
San Andreas-Cholame	Active	6.9
San Andreas-Parkfield	Active	6.7
San Andreas (1857 rupture)	Active	7.8
San Andreas (1906)	Active	7.9
Big Spring	Inactive	n/a
Cambria	Potentially Active	6.25
Cayucos	Inactive	6.5
East Huasna	Potentially Active	n/a
Edna	Potentially Active	n/a
Morales	Potentially Active	n/a
Nacimiento	Active[1]	7.5
Oceano	Inactive	6.0
Pecho	Potentially Active	6.25
San Miguelito	Inactive	n/a
Santa Lucia Bank	Active	7.25
South Cuyama-Ozena	Potentially Active	7.0
West Huasna/Ozena	Potentially Active	7.0
Whiterock	Inactive	n/a
Black Mountain	Not Rated	5.0-7.5
La Panza	Not Rated	5.0-7.5
Point San Luis Thrust	Not Rated	5.0-7.5
Purisma-Solomon Thrust	Not Rated	5.0-7.5
Santa Lucia	Not Rated	5.0-7.5

[1] Although the California Geological Survey (CGS) and the County of San Luis Obispo Safety Element consider the Nacimiento Fault inactive, landforms in the Santa Margarita Ranch vicinity suggest geologically young faulting (Lew Rosenberg, County Geologist, Personal Communication, June 16, 2006). In addition, its proximity to the active Oceanic Fault Zone, the source of the 2003 San Simeon earthquake suggests that the Nacimiento Fault Zone is possibly active (Lew Rosenberg, County Geologist, Personal Communication, June 20, 2006). Therefore, for the purposes of this analysis, the Nacimiento Fault is considered active.
Source: California Geologic Survey (1997), Jennings (1994), and Namson & Davis (1990), as cited in the SLO County Safety Element (1999)

Surface rupture refers to displacement of the ground surface along a fault trace, and is a potential hazard where future development would cross or be constructed astride known fault zones. Damage associated with fault-related surface rupture is normally confined to a narrow band along the trend of the fault, and fault displacement usually involved forces so great that it is generally not feasible (structurally and economically) to design and build structures to accommodate this rapid displacement. The greatest risk for fault displacement is generally thought to be along historically active and potentially active faults.

c. Slope Stability and Landslides. Landslides result when the driving forces that act on a slope (i.e., the weight of the slope material, and the weight of objects placed on it) are greater than the slope's natural resisting forces (i.e., the shear strength of the slope material). Slope instability may result from natural processes, such as the erosion of the toe of a slope by a stream, or by ground shaking caused by an earthquake. Slopes can also be modified artificially

by grading, or by the addition of water or structures to a slope. Development that occurs on a slope can substantially increase the frequency and extent of potential slope stability hazards. Areas susceptible to landslides are typically characterized by steep, unstable slopes in weak soil/bedrock units which have a record of previous slope failure. There are numerous factors that effect the stability of the slope, including: slope height and steepness, type of materials, material strength, structural geologic relationships, ground water level, and level of seismic shaking.

According to the San Luis Obispo County Safety Element (1999), there are several geologic formations commonly associated with slope stability problems, including the Franciscan, Rincon, Toro, and Monterey formations. Of these, the Franciscan is the most notorious formation known for slope instability. Numerous landslides within the Franciscan complex are observable along the Highway 1 corridor from San Luis Obispo to San Simeon. Numerous landslides have also been mapped in the Franciscan and Toro formations along Highway 101 on the Cuesta Grade. Landslides in the Franciscan formation have impacted residences, roadway facilities, pipelines, and other infrastructure in the County. The Rincon and Toro formations have a similar geologic history of landsliding, but are generally not as widespread as the Franciscan.

d. Soil Related Hazards. Soil related hazards include expansive soils, erosive soils, subsidence and settlement, and liquefaction. These types of hazards are discussed below.

Expansive Soils. During periods of water saturation, soils with high clay content tend to expand. Conversely, during dry periods, the soils tend to shrink. These volume changes with moisture content can cause cracking of structures built on expansive soils.

Erosive Soils. Soil erosion is the removal of soil by water and wind. The rate of erosion is estimated from four soil properties: texture, organic matter content, soil structure, and permeability. Other factors that influence erosion potential include the amount of rainfall and wind, the length and steepness of the slope, and the amount and type of vegetative cover.

Within the County, coastal bluff areas are commonly prone to erosion. Landslides and cliff retreat are part of the natural process of coastal erosion along the central coast. Waves that undercut bluffs often initiate landslides. During winter storms, heavy surf drags sand offshore, denuding many beaches and exposing the cliff base to direct wave attack. Most cliff retreat occurs at this time; powerful breakers crash into the cliffs, splintering the softer rocks into fragments that fall into the retreating surf. Persistent winter rains beating down on coastal bluffs slowly penetrate rock fractures, lubricating the joints between rock layers. Fractured shales, sandstones, and siltstones are most likely to slip and cause landslides, especially at locations where the land slants towards the beach.

Subsidence and Settlement. Subsidence involves deep seated settlement due to the withdrawal of fluid (oil, natural gas, or water). Settlement is the downward movement of the land surface resulting from the compression of void space in underlying soils. Seismically induced settlement occurs in loose to medium dense unconsolidated soil above groundwater. These soils compress (settle) when subject to seismic shaking. The settlement can be exacerbated by increased loading, such as from the construction of buildings. Settlement can

also result solely from human activities including improperly placed artificial fill, and structures built on soils or bedrock materials with differential settlement rates.

Liquefaction. Liquefaction is defined as the sudden loss of soil strength due to a rapid increase in soil pore water pressure resulting from seismic ground shaking. Liquefaction potential is dependent on such factors as soil type, depth to ground water, degree of seismic shaking, and the relative density of the soil. When liquefaction of the soil occurs, buildings and other objects on the ground surface may tilt or sink, and lightweight buried structures (such as pipelines) may float toward the ground surface. Liquefied soil may be unable to support its own weight or that of structures, which could result in loss of foundation bearing or differential settlement. Liquefaction may also result in cracks in the ground surface followed by the emergence of a sand-water mixture.

e. Regulatory Setting

Federal and State Regulations. The Alquist-Priolo Earthquake Hazard Zone Act was developed by the State to regulate development near active faults and mitigate the surface fault rupture and other hazards. The Act identifies active earthquake fault zones and restricts building habitable structures over known active or potentially active faults.

Local Regulations. San Luis Obispo County has mapped and established a Geologic Study Area (GSA) combining designation in potentially hazardous areas to ensure new development considers geologic and soil conditions that may create a danger to life and property. The County Land Use Ordinance contains design considerations with respect to seismic, landslide, and liquefaction hazards.

Section 22.14.070 of the County Inland Land Use Ordinance and Section 23.07.080 of the Coastal Land Use Ordinance require land use permit applications within a GSA be accompanied by a geology and soils report prepared by a certified engineering geologist and or registered soils engineer. Unless it is determined by the County Engineer that sufficient information exists in previous geology or soils reports, the report must include:

1. A review of the local and regional seismic and other geological conditions that may significantly affect the proposed use.

2. An assessment of conditions on or near the site that would contribute to the potential for the damage of a proposed use from a seismic or other geological event, or the potential for a new use to create adverse effects upon existing uses because of identified geologic hazards. The conditions assessed are to include, where applicable, rainfall, soils, slopes, water table, bedrock geology, and other substrate conditions that may affect seismic response, landslide risk or liquefaction potential.

3. Conclusions and recommendations regarding the potential for, where applicable:
    a. Surface rupture or other secondary ground effects of seismic activity at the site;
    b. Active landslide or slope failure;
    c. Adverse groundwater conditions
    d. Liquefaction hazards

4. Recommend building techniques, site preparation measures, or setbacks necessary to reduce risk to life and property from seismic damage, landslides, groundwater and liquefaction to insignificant levels.

4.6.2 Impact Analysis

a. Methodology and Significance Thresholds. In accordance with Appendix G of the State CEQA Guidelines, impacts would be significant if development in accordance with the proposed Affordable Housing Ordinances would result in any of the following:

- *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides;*
- *Result in substantial soil erosion or the loss of topsoil;*
- *Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;*
- *Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property; or*
- *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.*

b. Project Impacts and Mitigation Measures

Impact G-1 The proposed Affordable Housing Ordinances would modify current development standards, which could lead to intensified development in certain locations. Due to increased residential densities, more people and structures would be subject to risk from active and potentially active faults in the County, particularly with regard to strong fault rupture and/or ground shaking hazards. Impacts are Class II, *significant but mitigable*.

San Luis Obispo County lies within a geologically complex and seismically active region that is subject to earthquakes and potentially significant seismic hazards. Active, potentially active, and inactive faults are located throughout the County (Table 4.6-2 and Figure 4.6-1). As a result, any development within the County is subject to seismic hazards. Exposure of structures or residents to strong fault rupture and/or ground shaking hazards would constitute a potentially significant impact. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirement in the RMF land use category, reduced minimum setback and parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels.

However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on affected parcels would increase. As a result, a greater number of both structures and residents could be exposed to strong fault rupture and/or ground shaking hazards.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, a greater overall development potential could expose a greater number of both structures and residents to strong fault rupture and/or ground shaking hazards.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on affected parcels would increase. As a result, a greater number of both structures and residents could be exposed to strong fault rupture and/or ground shaking hazards.

As discussed in Section 4.6.1(a) and shown in Table 4.6-2, nine active faults are located in San Luis Obispo County. Since there are no development plans for individual projects proposed in accordance with the Affordable Housing Ordinances at this time, it is possible that some projects could potentially be located directly atop or immediately adjacent to active fault traces. Impacts related to surface rupture are potentially significant.

In addition to the potential for surface rupture, development in accordance with the proposed Affordable Housing Ordinances could experience strong ground motion from future local and regional earthquake events due to the presence of fault zones within and in close proximity to San Luis Obispo County. Besides the direct physical damage to structures caused by ground shaking, marginally stable landslides, slopes, and inadequately compacted fill material could move and cause additional damage. Gas, water, and electrical lines could be ruptured due to ground shaking, or broken during movement of earth caused by the earthquake, which could affect public safety. Impacts related to seismic ground shaking would be potentially significant.

Mitigation Measures. The Alquist-Priolo Earthquake Hazard Zone Act identifies fault zones and requires the county to regulate development near active faults. Per the Alquist-Priolo legislation, no structure for human occupancy is permitted on the trace of an active fault. The term "structure for human occupancy" is defined as any structure used or intended for supporting or sheltering any use or occupancy, which is expected to have a human occupancy rate of more than 2,000 person-hours per year. If development is proposed within an Alquist-Priolo Zone, a geologic study must be conducted to determine the location of the fault trace.

Based on the findings in the geologic study, all structures for human occupancy must be setback a minimum of 50-feet from the fault trace because, unless proven otherwise, an area within 50-feet of an active fault is presumed to be underlain by active branches of the fault.

In addition, new development within the County would be required to conform to the most recent Uniform Building Code (UBC), as required by law. The philosophy in the Uniform Building Code is to prevent structural collapse and thereby mitigate safety issues. By definition, significant structural damage is acceptable in Code-conforming structures; although it has been found by experience that single-family, wood-frame structures properly built to the latest building codes generally perform well in response to strong ground shaking where ground failure is not involved.

All new development would be subject to the goals and policies of the San Luis Obispo County Safety Element. In addition, the following mitigation measures are required to ensure compliance with the Alquist-Priolo Earthquake Hazard Zone Act and the Uniform Building Code, as discussed above:

G-1(a) **Fault Location Investigations.** Prior to site plan approval for any potential development located near a mapped fault trace, a subsurface geologic or geotechnical investigation shall be conducted by a qualified engineer in the area proposed for development, in accordance with County and State requirements.

G-1(b) **Building Envelope Setbacks.** Based on the results of the special fault investigation, all habitable structures and utilities shall be located at least 50 feet from any active fault trace.

G-1(c) **UBC Compliance**. Above-ground structures shall be designed and built according to the latest UBC Seismic Zone 4 standards.

Significance after Mitigation. Through Code-conformance and proper engineering design and construction as monitored by Planning and Building, fault rupture and ground shaking hazards would be less than significant.

Impact G-2 **Because some soils in the County have the potential to present soil-related hazards (expansive soils, erosive soils, subsidence and settlement, and liquefaction), impacts to future structures and residents that could occur as a result of the increased densities allowed by the proposed ordinances are Class II, *significant but mitigable*.**

Soil-related hazards include expansive soils, erosive soils, subsidence and settlement, and liquefaction. Exposure of structures or residents to such hazards would constitute a potentially significant impact. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. The overall effect of Program HE 1.4 would be the potential for an additional 2,285 housing units on the same number of

existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on affected parcels would increase. As a result, a greater number of both structures and residents could be exposed to soil-related hazards.

Program HE 1.9: Require Development of Affordable Housing. The overall effect of Program HE 1.9 would be an estimated 5,051 additional bonus units. Similar to Program HE 1.4, a greater overall development potential could expose a greater number of both structures and residents to soil-related hazards.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. The overall effect of Program HE 1.10 would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on affected parcels would increase. As a result, a greater number of both structures and residents could be exposed to strong soil-related hazards.

As discussed in Section 4.6.1(a), soil-related hazards include expansive soils, erosive soils, subsidence and settlement, and liquefaction. As discussed therein, expansive soils can result in cracking of structures. Erosive soils can also cause damage to structures. Subsidence involves deep seated settlement due to the withdrawal of fluid (oil, natural gas, or water). Settlement is the downward movement of the land surface resulting from the compression of void space in underlying soils. Both subsidence and settlement can cause significant property damage. Lastly, when liquefaction of the soil occurs, buildings and other objects on the ground surface may tilt or sink, and lightweight buried structures (such as pipelines) may float toward the ground surface. Liquefied soil may be unable to support its own weight or that of structures, which could result in loss of foundation bearing or differential settlement. Liquefaction may also result in cracks in the ground surface followed by the emergence of a sand-water mixture. Overall, impacts are significant but mitigable.

Mitigation Measures. In addition to Mitigation Measure HWQ-1(a) found on page 4.5-15 in Section 4.5, *Hydrology and Water Quality*, the following mitigation measures are required:

G-2(a) **Soils/Foundation Report.** Individual property developers proposing development within the areas identified as having expansive soils, erosive soils, potential for settlement, and/or liquefaction potential shall submit a soils/foundation report as part of the application for any proposed Building Permit(s). To reduce the potential for foundation cracking or other property damage, one or more of the following shall be implemented and/or as recommended by a qualified engineer:

1. Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone.

2. Removal and compaction of loose soils.
3. Removal of the highly expansive material and replacement with non-expansive compacted import fill material.
4. The use of specifically designed drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximately 6 inches above the expansive soils.
5. Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils.
6. Where necessary, construction on transitional lots shall include over excavation to expose firm sub-grade, use of post tension slabs in future structures, or other geologically acceptable method.

Significance after Mitigation. Properly designed and constructed foundations and implementation of a grading and erosion control plan would adequately mitigate the potential for structural problems caused by soil-related hazards, thereby reducing impacts to a less than significant level.

Impact G-3 Due to the presence of steep slopes and moderate to high landslide potential in the County, development could be subject to landsliding hazards in certain locations. Impacts are Class II, *significant but mitigable*.

Landsliding has the potential to damage and destroy structures, roadways and other improvements as well as to alter or block drainage channels, causing further damage and erosion. Soil slumping can damage or destroy structures and lead to erosion problems. As noted in Section 4.6.1(c) and Figure 4.6-3, high to very high landslide hazards occur throughout the County. In addition, as shown in Table 4.6-1, GSA (landslide) combining designations are found in 11 of the 15 County Planning Areas. Exposure of structures or residents to such hazards would constitute a potentially significant impact.

It should be noted that because the proposed Affordable Housing Ordinances primarily affect parcels in Residential Multi-Family (RMF) and Residential Single-Family (RSF) land use categories, the majority of impacts will occur in urban or suburban areas, which generally contain gentle slopes. As a result, most parcels affected by the proposed Affordable Housing Ordinances would be located outside of areas containing high to very high landslide hazards and/or GSA (landslide) combining designations. Nonetheless, some development in accordance with the proposed ordinances could be located in these areas.

The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. The overall effect of Program HE 1.4 would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels countywide. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. As noted previously, the majority of impacts will occur in urban or suburban areas, which generally contain gentle slopes and low landslide potential. Nonetheless, because high landslide areas occur throughout the County, some development in accordance with Program

HE 1.4 could be located in these areas, thereby exposing a greater number of both structures and residents to landslide hazards.

Program HE 1.9: Require Development of Affordable Housing. The overall effect of Program HE 1.9 would be an estimated 5,051 additional bonus units countywide. Similar to Program HE 1.4, the majority of impacts will occur in urban or suburban areas, which generally contain gentle slopes and low landslide potential. Nonetheless, because high landslide areas occur throughout the County, some development in accordance with Program HE 1.9 could be located in these areas, thereby exposing a greater number of both structures and residents to landslide hazards.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. The overall effect of Program HE 1.10 would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. As noted previously, the majority of impacts will occur in urban or suburban areas, which generally contain gentle slopes and low landslide potential. Nonetheless, because high landslide areas occur throughout the County, some development in accordance with Program HE 1.10 could be located in these areas, thereby exposing a greater number of both structures and residents to landslide hazards.

As discussed in Section 4.6.1(a), landslides result when the driving forces that act on a slope (i.e., the weight of the slope material, and the weight of objects placed on it) are greater than the slope's natural resisting forces (i.e., the shear strength of the slope material). Slope instability may result from natural processes, such as the erosion of the toe of a slope by a stream, or by ground shaking caused by an earthquake. Slopes can also be modified artificially by grading, or by the addition of water or structures to a slope. Development that occurs on a slope can substantially increase the frequency and extent of potential slope stability hazards. Landsliding has the potential to damage and destroy structures, roadways and other improvements as well as to alter or block drainage channels, causing further damage and erosion. Soil slumping can damage or destroy structures and lead to erosion problems. Overall, impacts are significant but mitigable.

<u>Significance after Mitigation</u>. The following mitigation measure is required to reduce landslide hazard impacts to a less than significant level:

G-3(a) **Geotechnical Investigations and Practices.** Each proposed development area shall be inspected to ensure a low risk of landslides or soil slumping. Geotechnical engineering measures, such as shoring soils of any landslide areas shall be required to ensure that the slope will not be destabilized during the grading activity. Remedial measures during grading may include the removal of the slump or debris slide from the top to the toe of slope.

In accordance with the applicable building codes, investigations shall be performed prior to construction in areas determined to have a moderate or higher landslide hazard. Investigations and practices shall include the following:

a) Prior to issuance of any building permits, a qualified geotechnical engineer and/or engineering geologist shall prepare thorough geologic/geotechnical studies, and a slope stability analysis which shall incorporate lot-specific recommendations. The slope stability analysis shall at a minimum meet the requirements of CDMG 1997 (Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication 117). In addition, the stability analysis shall meet the requirements of the County Planning and Building Department.

b) During grading, engineering geologists and geotechnical engineers shall confirm preliminary findings reported in the preliminary studies.

c) All applicable recommendations of final geologic and geotechnical investigations prepared for the project shall be implemented. These recommendations may include: avoidance of or setbacks from historic landslide deposits or areas susceptible to a potential for landslides; the restriction of grading in areas with landslide hazards; drainage improvements to ensure potential landslide areas do not become saturated; excavating standard keyways and benches in a stair-step configuration; water addition or drying-out as needed to bring soils to an acceptable moisture content; limitations on cut and fill slope gradients; and/or removal and backfilling or potential landslide areas.

Residual Impacts. Implementation of the above mitigation measure would reduce impacts from potential landsliding to a less than significant level.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

de. Cumulative Impacts. Future development in accordance with the proposed Affordable Housing Ordinances, in conjunction with other cumulative projects proposed throughout the greater San Luis Obispo County area, would expose additional people and property to erosion and soil-stability related hazards. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any geologic issues present on an individual development site would be limited to that site and would not contribute to any cumulative impacts to the rest of the community. For example, the discovery of landslide concerns on two individual sites one mile apart would not create a cumulative issue in which one condition adds to the other. Rather, any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. Therefore, cumulative geologic impacts would not occur.

As discussed above, new development within the County would be required to comply with the Alquist-Priolo Earthquake Hazard Zone Act and the Uniform Building Code, as well as additional mitigation measures and recommendations pertaining to fault location investigations, building envelope setbacks, grading and erosion. These measures would reduce impacts to a less than significant level. Therefore, the project's contribution to the cumulative increase in exposure of people to geologic hazards would be considered less than significant.

4.7 NOISE

4.7.1 Setting

a. Overview of Sound Measurement. Sound is technically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dBA higher than another is judged to be twice as loud; a sound 20 dBA higher four times as loud, and so forth. Everyday sounds normally range from 30 dB (very quiet) to 100 dB (very loud). In general, a 3 dB change in community noise levels is noticeable, while 1-2 dB changes are generally not perceived. Noise levels typically attenuate at a rate of 6 dBA per doubling of distance from point sources such as industrial machinery. Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance.

In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. Several rating scales have been developed to account for the known effects of noise on people. Based on these effects, the observation has been made that the potential for noise to impact people is dependent on the total acoustical energy content of the noise. A number of noise scales have been developed to account for this factor. These scales include the Equivalent Noise Level (Leq), the Day Night Noise Level (Ldn) and the Community Noise Equivalent Level (CNEL).

Leq is the sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period. Leq is the "energy" average noise level during the time period of the sample. Leq can be measured for any time period, but is typically measured for 15 minutes, 1 hour, or 24 hours.

Ldn is a 24-hour, time-weighted average noise level. Time-weighted refers to the fact that noise which occurs during certain sensitive time periods is penalized for occurring at these times. In the Ldn scale, those events that take place during the night (10 p.m. to 7 a.m.) are penalized by 10 dB. This penalty was selected to attempt to account for increased human sensitivity to noise during the quieter period of day, where sleep is the most probable activity.

CNEL is similar to the Ldn scale except that it includes an additional 5 dBA penalty for events that occur during the evening (7 p.m. to 10 p.m.) time period. Thus, both the Ldn and CNEL noise measurements represent a 24-hour average of A-weighted noise levels with Ldn providing a nighttime adjustment and CNEL providing both an evening and nighttime adjustment.

Intermittent or occasional noise such as that associated with stationary noise sources is not of sufficient volume to exceed community noise standards that are based on a time averaged scale such as the Ldn scale. To account for intermittent noise, the Percent Noise Level (L%) scale is used. The Percent Noise Level is the level exceeded a percentage of the time during the measurement period. Noise Ordinances are typically specified in terms of the percent noise levels. Ordinances are designed to protect people from noise sources such as music, machinery and vehicular traffic on private property.

Noise has been defined as unwanted sound and is known to have several adverse effects on people. From these known effects of noise, criteria have been established to help protect the public health and safety and prevent disruption of certain human activities. These criteria are based on such known impacts of noise on people as hearing loss, speech interference, sleep interference, physiological responses and annoyance.

b. Regulatory Policies. The County of San Luis Obispo General Plan Noise Element contains goals, policies and implementation measures for the compatibility of sensitive land uses with noise. The purpose of these goals, policies and implementation measures is to reduce the various potential effects of noise on people. The Noise Element sets maximum allowable noise exposure from both transportation and stationary sources. These maximum levels are listed in Tables 4.7-1 and 4.7-2 below.

Table 4.7-1. Maximum Allowable Noise Exposure: Transportation Noise Sources

Land Use	Outdoor Activity Areas[1]	Interior Spaces	
	CNEL, dBA	CNEL, dBA	Leq, dBA[2]
Residences, Hotels and Motels, Hospitals, and Nursing and Personal Care	60[3]	45	--
Public Assembly and Entertainment	--	--	35
Offices	60[3]	--	45
Churches, Meeting Halls, Schools, Libraries and Museums	--	--	45
Outdoor Sports and Recreation	70	--	--

[1] Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
[2] As determined for a typical worst-case hour during periods of use.
[3] For other than residential uses, where an outdoor activity area is not proposed, the standard shall not apply. Where it is not possible to reduce noise in outdoor activity areas to 60 dB CNEL or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Table 4.7-2. Maximum Allowable Noise Exposure: Stationary Noise Sources[1]

	Daytime (7 a.m. to 10 p.m.)	Nighttime[2] (10 p.m. to 7 a.m.)
Hourly Leq, dBA	50	45
Maximum Level, dBA	70	65
Maximum Level, dBA – Impulsive Noise	65	60

[1] As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.
[2] Applies only where the receiving land use operates or is occupied during nighttime hours.

In addition, the Airport Land Use Plan for the San Luis Obispo County Regional Airport (ALUP) includes standards for areas subject to airport noise. The ALUP defines residences as

"extremely noise sensitive land uses" and prohibits them within the projected 55-dB CNEL contour with the exception of developments that meet criteria for mitigation or infill projects.

c. Sensitive Receptors. Some land uses are considered more sensitive to ambient noise levels than others, due to the amount of noise exposure and the types of activities involved. Noise-sensitive uses that have been identified by the County include the following:

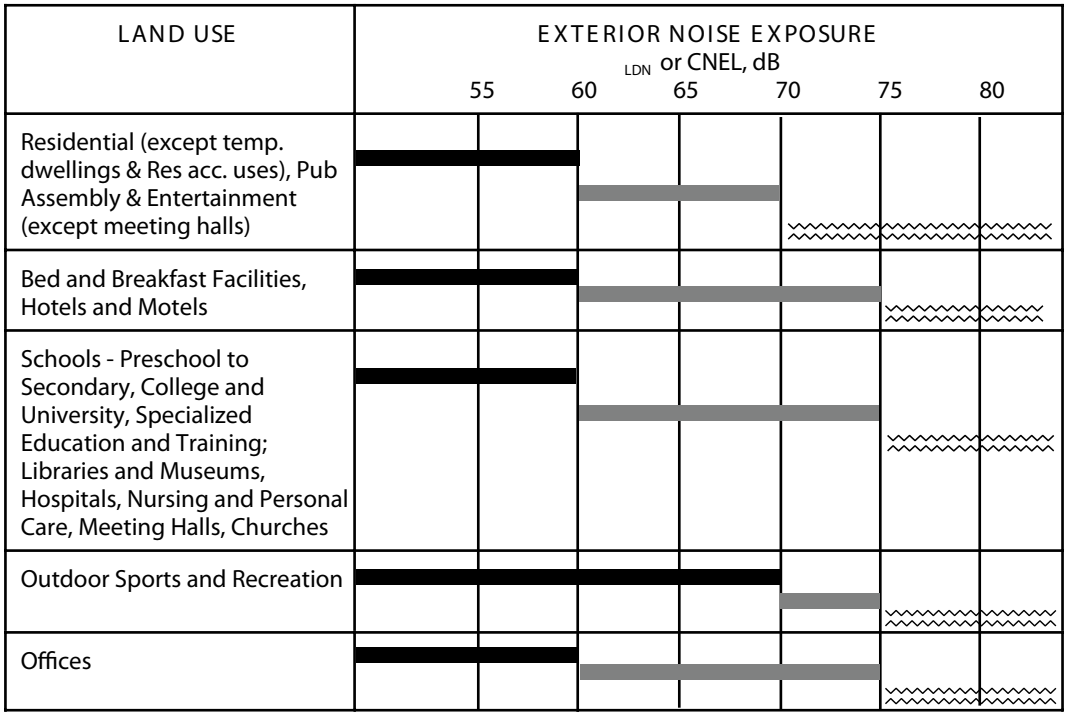
- Residential development, except temporary dwellings;
- Schools (preschool to secondary, college and university, specialized education and training);
- Health care services (hospitals);
- Nursing and personal care;
- Churches;
- Public assembly and entertainment;
- Libraries and museums;
- Hotels and motels;
- Bed and breakfast facilities;
- Outdoor sports and recreation; and
- Offices

d. Existing Conditions. The quietest areas of the County are those that are removed from major transportation-related noise sources and local industrial or other stationary noise sources. For example, rural portions of the El Pomar-Estella, Shandon-Carrizo Plain, Adelaida, Los Padres, San Luis Obispo and South County planning areas and some of the County Urban/Village areas such as Heritage Ranch are generally quiet. The noisier locations identified in the County Noise Element are areas located near Highway 101 and major arterial roadways. However, the County Noise Element indicates that existing background noise levels in many areas of the County that contain noise-sensitive land uses are relatively quiet. To preserve quiet conditions, the County has adopted noise level standards and policies to prevent degradation of the existing noise environment as much as possible.

There are a number of potentially significant sources of community noise within the County and its incorporated cities. These sources include traffic on state highways, major county roadways and city streets, railroad operations, airport operations, military activities and industrial facilities. Specific noise sources selected for study, including transportation and stationary sources are discussed below.

Transportation Noise Sources. Sources of transportation noise include traffic on public roadways, railroad lines, and airports. Control of these noise sources is usually preempted by existing federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of specific land uses affected by these sources. Figure 4.7-1 shows the ranges of noise exposure from transportation noise sources that are considered to be acceptable, conditionally acceptable, or unacceptable for the development of different land uses.

Noise sources from major highways and roadways can vary significantly from one area of the County to another. Variables that affect how traffic noise is perceived include vehicular volume, proximity to the noise source, time of day, speed, roadway configuration, and the acoustical



This figure indicates whether mitigation is required.

INTERPRETATION

ACCEPTABLE
(no mitigation required)

Specified land use is satisfactory.

CONDITIONALLY ACCEPTABLE
(mitigation required)

Use should be permitted only after careful study and inclusion of mitigation measures as needed to satisfy policies of the Noise Element.

UNACCEPTABLE
(mitigation may not be feasible)

Development is usually not feasible in accordance with the goals of the Noise Element.

Source: County of San Luis Obispo Noise Element, 1992; Figure 3-1.

Land Use Compatibility for New Development Near Noise Sources

Figure 4.7-1

and topographical characteristics of the site. For example, Highway 101 traffic noises could be quite substantial at a given location if a noise measurement is taken during peak hour traffic at a short distance from the Highway, where the same noise measured at a distance of 500 feet away would be perceived as barely noticeable.

Topography also plays a significant role in the perception of traffic related noise emissions. Road segments that are cut below or elevated above existing grade will produce a quieter noise environment. Sites that have abundant vegetation (soft sites) will absorb sound pressure waves much better than an area that is predominantly asphalt or concrete (hard site).

State Highways and Major County Roadways. Major highway transportation related noise sources within the County include State Route (SR) 1, SR 41, SR 46, SR 58, U.S. Highway 101, and SR 227. Generalized noise contours have been included in the County Noise Element, and a distance of approximately 800 to 1,200 feet generally characterizes the 60 dBA noise contour for U.S. 101, which is the main north-south artery for the County (60 dB is the County threshold for mitigation). The 60 dB contours are generally much closer to the edge of pavement on SR 1, SR 41, SR 46, SR 58, and SR 227 because of the lower traffic volumes on those road segments and the acoustical and topographical characteristics of the rural areas they traverse.

County maintained roadways that generate significant noise levels are generally within the more populated areas of a community or along major arterials that connect population centers or link to a major highway. A countywide list of 60 dB contours is located in the Policy Document of the Acoustic Design Manual. The 60 dB contours vary depending on traffic volume and have not been adjusted for topography.

Railroad Noise. The mainline of the Union Pacific Railroad (formerly the Southern Pacific Transportation Company Railroad) passes through the County in a generally north-south direction. County planning areas affected by railroad noise include South County (Inland and Coastal), San Luis Bay (Inland and Coastal), San Luis Obispo, and Salinas River. According to railroad officials, an average of four freight trains and two passenger trains pass through the county every day. One of the freight trains passes through the county at night, between the hours of 10:00 p.m. and 7:00 am.

There are a variety of railroad operating conditions in the County, including grade crossings, curves, grades and congested areas within cities or unincorporated communities. As a result, speeds and the use of the warning horn vary considerably from location to location, as does the noise environment associated with train movements in the County.

Aircraft Noise. There are three public use airports located within the County: the San Luis Obispo County Airport (SBP), the Paso Robles Municipal Airport (PRB), and the Oceano Airport. Operational scenarios of each County airport suggest that by the year 2020, as the facilities reach capacity, there will be approximately four times more air traffic than present conditions (San Luis Obispo County, 2005; City of Paso Robles, 2005). The airport capacity scenario includes a shift to larger turboprop commuter aircraft and jet aircraft capable of carrying 50 to 60 passengers. As a result, aircraft noise could be quite significant in the future.

Stationary Noise Sources. The primary sources of stationary noise within the County include industrial, commercial and agricultural operations. Federal and State employee health and safety regulations (OSHA and Cal-OSHA, respectively) control noise production within an industrial or commercial facility or in close proximity to many types of agricultural equipment. However, exterior noise from such operations has the potential to exceed locally acceptable standards at nearby noise-sensitive land uses.

Stationary noise control issues focus upon two objectives: to prevent the introduction of new noise-producing uses in a noise sensitive area, and to prevent encroachment of noise-sensitive land uses upon existing noise-generating facilities. The County attempts to achieve these objectives by applying performance standards and by requiring that new noise-sensitive uses in proximity to existing noise sources include receiver-based mitigation measures.

Examples of major stationary noise sources identified within the County include:

- Union Asphalt Batch Plant, Ramada Drive (Templeton)
- Navajo Concrete Batch Plant, Ramada Drive (Templeton)
- Dirtman Sand and Gravel Plant, Templeton Road (Templeton)
- Southern Pacific Milling Company Sand and Gravel Plant (Santa Margarita)
- Southern Pacific Milling Company Concrete Plant, Suburban Road (San Luis Obispo)
- Air-Vol Block, Suburban Road (San Luis Obispo)
- Light Industrial Uses, El Camino Real, Brisco Road, and Hillcrest Drive (Arroyo Grande)
- Commercial Use, Brisco Road and Grand Avenue (Arroyo Grande)
- Duke Energy (Morro Bay)
- The Cannery (Morro Bay)
- Commerce/Chandler Area (Paso Robles)
- North River Road Area (Paso Robles)
- San Luis Tank (Paso Robles)
- Union/Golden Hill Road Area (Paso Robles)
- Camp Roberts Military Reservation (San Miguel)
- Produce Cold Storage Facilities (Oceano)

4.7.2 Impact Analysis

a. Methodology and Significance Thresholds. For purposes of this EIR, an impact is significant if development pursuant to the proposed Affordable Housing Ordinances would expose existing and future sensitive receptors to noise levels exceeding County standards. Pursuant to the State CEQA Guidelines, potentially significant impacts would result if the Affordable Housing Ordinances would result in:

- *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;*
- *Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels;*
- *A substantial permanent increase in ambient noise levels above levels existing without the project;*
- *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; or*

- *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, or in the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.*

b. Project Impacts and Mitigation Measures.

Impact N-1 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development and associated increased construction and construction-related noise. This is a Class II, *significant but mitigable* impact.

Construction noise from individual projects in accordance with the proposed Affordable Housing Ordinances could have significant noise impacts on adjacent noise-sensitive land uses. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirements in the RMF land use category, and a reduced minimum setbacks and parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. While the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, short-term noise impacts resulting from grading and excavation would not necessarily be greater than what could currently occur without Program HE 1.4. However, intensified development would require more foundation development, would result in more construction vehicles traveling on local roadways, and would result in more noise from building erection and cleanup. As a result, construction-related noise impacts would be potentially significant.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units. Similar to Program HE 1.4, while the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, short-term noise impacts resulting from grading and excavation would not necessarily be greater than what could currently occur without Program HE 1.9. However, intensified development would require more foundation development, would result in more construction vehicles traveling on local roadways, and would result in more noise from building erection and cleanup. As a result, construction-related noise impacts would be potentially significant.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a

minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units, on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. While the intensity of development on affected parcels would increase, the area of potential development would not change. As a result, short-term noise impacts resulting from grading and excavation would not necessarily be greater than what could currently occur without Program HE 1.10. However, intensified development would require more foundation development, would result in more construction vehicles traveling on local roadways, and would result in more noise from building erection and cleanup. As a result, construction-related noise impacts would be potentially significant.

Construction of additional units would cause temporary, short-term noise impacts on adjacent noise-sensitive land uses. The magnitude of such impacts is likely to be somewhat greater than could otherwise be experienced, because there would be greater development potential than at present. The highest noise levels would generally occur during excavation and foundation development, which involve the use of such equipment as backhoes, bulldozers, shovels, and front-end loaders. In addition, construction vehicles traveling on local roadways can generate substantial noise levels that affect adjacent receptors. As depicted in Table 4.7-3, average noise levels associated with the use of heavy equipment at construction sites can range from about 65 to 88 dBA at a distance of 50 feet from the source, depending upon the types of equipment in operation and the phase of construction.

Table 4.7-3. Typical Noise Level Ranges at Construction Sites

Construction Phase	Average Noise Level at 50 Feet	
	Minimum Required Equipment On-Site	All Pertinent Equipment On-Site
Ground Clearing	83 dBA	83 dBA
Excavation	75 dBA	88 dBA
Foundations	81 dBA	81 dBA
Erection	65 dBA	81 dBA
Finishing and Cleanup	72 dBA	88 dBA

Source: Bolt, Beranek and Newman, "Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances," prepared for the U.S. Environmental Protection Agency, 1971.

Since there are no applications or established timeframes for individual development projects in accordance with the proposed Affordable Housing Ordinances, it is not possible to determine exact noise levels, locations, or time period for construction. However, construction noise would be a short-term impact for any individual project.

Mitigation Measures. The following mitigation measures are required:

N-1(a) **Construction Hours.** Hours of construction shall be limited to the hours between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on weekends.

N-1(b) **Construction Noise Attenuation.** For all construction activity, additional noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by the County of San Luis Obispo

noise standards. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise.

- All construction equipment shall have properly maintained sound-control devices. No equipment shall have an unmuffled exhaust.
- Contractors shall implement appropriate additional noise attenuation techniques including, but not limited to, siting the stationary construction equipment away from residential areas to the extent possible, and notifying adjacent residents in advance of construction work.

N-1(c) **Construction Equipment.** Stationary construction equipment that generates noise that exceeds 60 dBA CNEL shall be baffled. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited. Whenever feasible, electrical power shall be used to run air compressors and similar power tools.

N-1(d) **Transfer Rural Inclusionary Housing Requirements.** The County should require a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within more urbanized portions of the County. This would minimize construction and traffic noise potential within the more sensitive rural portions of the County.

Significance after Mitigation. Implementation of the above mitigation measure would reduce construction-related noise impacts to a less than significant level.

Impact N-2 **The proposed Affordable Housing Ordinances could place sensitive receptors in areas exposed to nuisance noise levels. This is a Class II, *significant but mitigable* impact.**

According to San Luis Obispo County Noise Element Policy 3.3.2, new development of noise-sensitive land uses is not permitted in areas exposed to existing or projected future levels of noise from transportation or stationary noise sources which exceed 60 dB CNEL. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. The overall effect of Program HE 1.4 would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 5,370 residents (based upon a population generation factor of 2.35 persons per unit). This increase in housing units and associated human activity near transportation or stationary noise sources could result in the exposure of sensitive receptors to noise levels which exceed 60 dB CNEL. Impacts are potentially significant.

Program HE 1.9: Require Development of Affordable Housing. The overall effect of Program HE 1.9 would be an estimated 5,051 additional bonus units. These additional units would result in an associated population increase of approximately 11,870 residents (based upon a population generation factor of 2.35 persons per unit). Similar to Program HE 1.4, this increase in housing units and associated human activity near transportation or stationary noise sources could result in the exposure of sensitive receptors to noise levels which exceed 60 dB CNEL. Impacts are potentially significant.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. The overall effect of Program HE 1.10 would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 902 residents (based upon a population generation factor of 2.35 persons per unit). This increase in housing units and associated human activity near transportation or stationary noise sources could result in the exposure of sensitive receptors to noise levels which exceed 60 dB CNEL. Impacts are potentially significant.

Since there are no applications for individual development projects in accordance with the proposed Affordable Housing Ordinances, it is not possible to estimate projected future noise levels at future housing units at this time. However, implementation of the proposed ordinances could place sensitive receptors near state highways, major county roadways or city streets, railroad operations, public or private airport operations, military activities and/or industrial facilities. Specifically, several parcels under Program HE 1.10 are located near major roadways or railroad lines. Impacts are potentially significant.

Mitigation Measures. The following mitigation measures are required:

N-2(a) **Reduction of Nuisance Noise**. For any noise sensitive development proposed within projected 60 dBA noise contours, the applicant can prepare a site-specific acoustical study ~~shall be conducted~~ by a qualified acoustical engineer and any recommendations of that study shall be implemented; this study shall contain recommendations to mitigate any noise levels that exceed the County's standard of 60 dBA CNEL, or the applicant can agree to implement noise attenuating construction techniques beyond standard UBC requirements such as but not limited to: solid core doors, double pained windows, baffled vents, increased insulation, and siting locations, all of which to be approved by the County. Because there are no specific plans for individual development projects at this time, the specific attenuation methods cannot be definitively determined. Options could include one or more of the following approaches:

- Construction of a berm or wall;
- Design of individual homes such that structures block the line-of-sight from useable backyards to the noise source;
- For homes with backyards not blocked by intervening structures,

backyard fencing of sufficient height to block line-of sight to the noise source;

- Placement of windows and balconies away from the noise source, as applicable;
- Within residences, bathrooms and kitchens should be located toward the noise source, while bedrooms should be located away from the noise source; or
- Development should follow normal construction practices and Uniform Building Code requirements. Use of noise reducing building materials, such as double paned windows, shall be used to further reduce indoor noise levels by insulating against outdoor noise sources.

Significance after Mitigation. Impacts would be less than significant.

Impact N-3 The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development and associated increases in traffic. Long-term traffic could increase noise levels at existing receptors throughout the County. This is a Class II, *significant but mitigable*, impact.

The proposed Affordable Housing Ordinances would encourage and implement smart growth principals by focusing on urban infill development which would effectively reduce vehicle trips as shopping, recreation, and places of employment would be located within walking, biking, and near public transportation hubs that could be used instead of traveling in personal vehicles. However, development in accordance with the proposed Affordable Housing Ordinances would increase human activity and related noise in the County, primarily due to increased vehicular traffic. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. The overall effect of Program HE 1.4 would be the potential for an additional 2,285 housing units on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. As discussed in Section 4.9, *Transportation and Circulation*, it is estimated that Program HE 1.4 will generate approximately 15,150 average daily trips (ADT) compared to the existing condition, but this trip generation is still within what is anticipated under the County's General Plan buildout potential. These additional trips would lead to increased noise levels along existing and future County transportation corridors, thereby resulting in potentially significant impacts.

Program HE 1.9: Require Development of Affordable Housing. The overall effect of Program HE 1.9 would be an estimated 5,051 additional bonus units. As discussed in Section 4.9, *Transportation and Circulation*, it is estimated that Program HE 1.9 will generate approximately 33,488 average daily trips (ADT) Countywide, which are already anticipated to occur under the General Plan as buildout occurs. Similar to Program HE 1.4, these additional trips would lead to increased noise levels along existing and future County transportation corridors, thereby resulting in potentially significant impacts.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. The overall effect of Program HE 1.10 would be the potential for an additional 384 housing units on the identified RMF lots. As discussed in Section 4.9, *Transportation and Circulation*, it is estimated that Program HE 1.10 will generate approximately 2,546 average daily trips (ADT), which are already anticipated to occur under the General Plan as buildout occurs. These additional trips would lead to increased noise levels along existing and future County transportation corridors, thereby resulting in potentially significant impacts.

Combined, all three Programs would generate approximately 51,184 ADT. These vehicle trips would be distributed throughout the County, including major transportation corridors such as State Route (SR) 1, SR 41, SR 46, SR 58, U.S. Highway 101, and SR 227. Adding traffic to major roadways could lead to increased noise levels. Since there are no applications for individual development projects, it is not possible to determine the level of increase at this time. However, because roadway noise could exceed the County's threshold of 60 dBA CNEL at sensitive receptors, impacts are potentially significant.

Mitigation Measures. In addition to Mitigation Measure N-1(d) above and AQ-2(c) found in Section 4.2, *Air Quality*, the following mitigation measure is required:

N-3(a) **Off-site Residence Noise Attenuation.** Attenuation of exterior noise levels experienced at the existing off-site residential units located within the 60 dBA contour of area roadways to below 60 dBA Leq and interior noise levels to below 45 dBA Leq shall be provided. This can be accomplished using one or more of the following methods or as recommended in a noise study to be prepared by an acoustical engineer, as applicable:

- Use solid berms (e.g., sound walls) between the existing residences and area roadways;
- Use solid core doors and double-paned glass windows installed on the side of the residences facing toward area roadways.

Significance after Mitigation. Proposed mitigation would reduce impacts to a less than significant level, consistent with what is anticipated under the County's General Plan at buildout. To mitigate this potential secondary impact of Mitigation Measure N-3(a) to the degree feasible, the following measure is recommended:

N-3(b) **Sound Wall Design.** Long expanses of walls or fences shall be interrupted with offsets and provided with accents to prevent monotony. Landscape pockets and pedestrian access through walls should be provided. Whenever possible, a combination of elements shall be used, including solid fences, walls, and, landscaped berms.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix

C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

d~~c~~. Cumulative Impacts. Cumulative traffic increases associated with future additional development from the Affordable Housing Ordinances would incrementally increase noise levels along County roadways. However, with the incorporation of mitigation measures listed above, noise related impacts from future development in the County would be reduced. Therefore, the Affordable Housing Ordinances is not expected to have any cumulative impact on noise environment.

4.8 PUBLIC SERVICES AND UTILITIES

4.8.1 Setting

Public services and utilities in the more urban portions of the County are provided and administered by various local jurisdictions and agencies. Two different types of districts are responsible for providing County residents with basic services, County Service Areas (CSA) and Community Service Districts (CSD). Refer to Figure 4.8-1 for locations of these districts within County boundaries.

A CSA is a special district that is governed by the County Board of Supervisors and administered through the Department of Public Works. These special districts are usually a single purpose area that the County provides utility services. For example, CSA 21 provides road maintenance in Cambria, while the Cambria CSD provides water, wastewater, trash, and other services. There are seven CSAs within the County.

A CSD is a local governing body authorized to provide a variety of public services, with the exception of land use planning. A CSD typically has an elected governing body with full financial and operational responsibilities. There are thirteen CSDs throughout the County.

a. Wastewater. Most of the county's larger unincorporated communities maintain their own treatment plants, with the exception of Cayucos, Oceano, Los Osos and Templeton. There are fifteen wastewater treatment facilities that accept wastewater from unincorporated communities within the County. Those areas that are not connected to the treatment facilities rely on septic tanks and leachfields, or other acceptable methods to dispose of wastewater. The County Resource Management System (RMS) performs an annual evaluation of the County's sewage systems and determines Levels of Severity based on projected peak flows and estimation of plant capacity. As of the 2005 Annual Resources Summary Report (San Luis Obispo County, 2005), there are currently no planning areas that are experiencing any level of severity for sewage treatment. This does not account for areas such as Los Osos that currently rely on septic tanks for sewage disposal. Table 4.8-1 summarizes the existing flow rates of the different County wastewater treatment facilities and their estimated available capacities.

Table 4.8-1. County Sewage Treatment Facilities
Average Dry-Weather Flow (ADWF), Levels of Severity (LOS), 2004-2005

Name of Plant	Capacity (Millions of gallons/day)	ADWF	Percent Capacity	2004 Population	Estimated Population at 100% Capacity	LOS
Avila Beach CSD	0.20	0.038	19.0	NA	NA	OK
Cambria CSD	1.00	0.602	60.2	6,475	10,755	OK
Heritage Ranch CSD	0.40	0.152	38.0	2,339	6,155	OK
Los Ranchos (CSA #18)[1]	0.12	0.089	74.2	1,395	1,880	OK
Morro Bay/Cayucos	2.06[2]	1.072	52.0	13,380	25,730	OK
Cayucos (Morro Bay)	0.721[2]	2.838	39.3	3,067	7,804	Ok
Nipomo CSD (Southland)	0.90	0.458	50.9	8,000	15,717	OK
Nipomo CSD (Black Lake)	0.20	0.064	32.0	1,023	3,197	OK
Oak Shores (CSA #7A)	0.10	0.041	41.0	NA	NA	OK
Paso Robles/Templeton	4.90[3]	2.799	57.1	34,066	59,660	OK

Table 4.8-1. County Sewage Treatment Facilities Average Dry-Weather Flow (ADWF), Levels of Severity (LOS), 2004-2005

Name of Plant	Capacity (Millions of gallons/day)	ADWF	Percent Capacity	2004 Population	Estimated Population at 100% Capacity	LOS
Templeton (Paso Robles)	0.40[3]	0.176	46.7	7,225	15,471	OK
Templeton (Meadowbrook)	0.30	0.151				OK
San Miguel CSD	0.20	0.114	57.0	1,715	3,008	OK
San Simeon CSD[1]	0.20[4]	0.084	42.0	250	595	OK
So. SLO County Sanitary District[1]	5.00	2.879	57.6	36,866	63,204	OK

Source: San Luis Obispo County Resource Management System, 2005 Annual Resources Summary Report
[1] Data is for prior year. No report for 2004-05.
[2] Cayucos entitled to 0.721 mgd of Morro Bay plant capacity per agreement.
[3] Templeton is entitled to 0.40 mgd of Paso Robles plant capacity per agreement.
[4] Hearst Castle entitlement is 0.05 mgd; San Simeon CSD entitlement is 0.15 mgd.

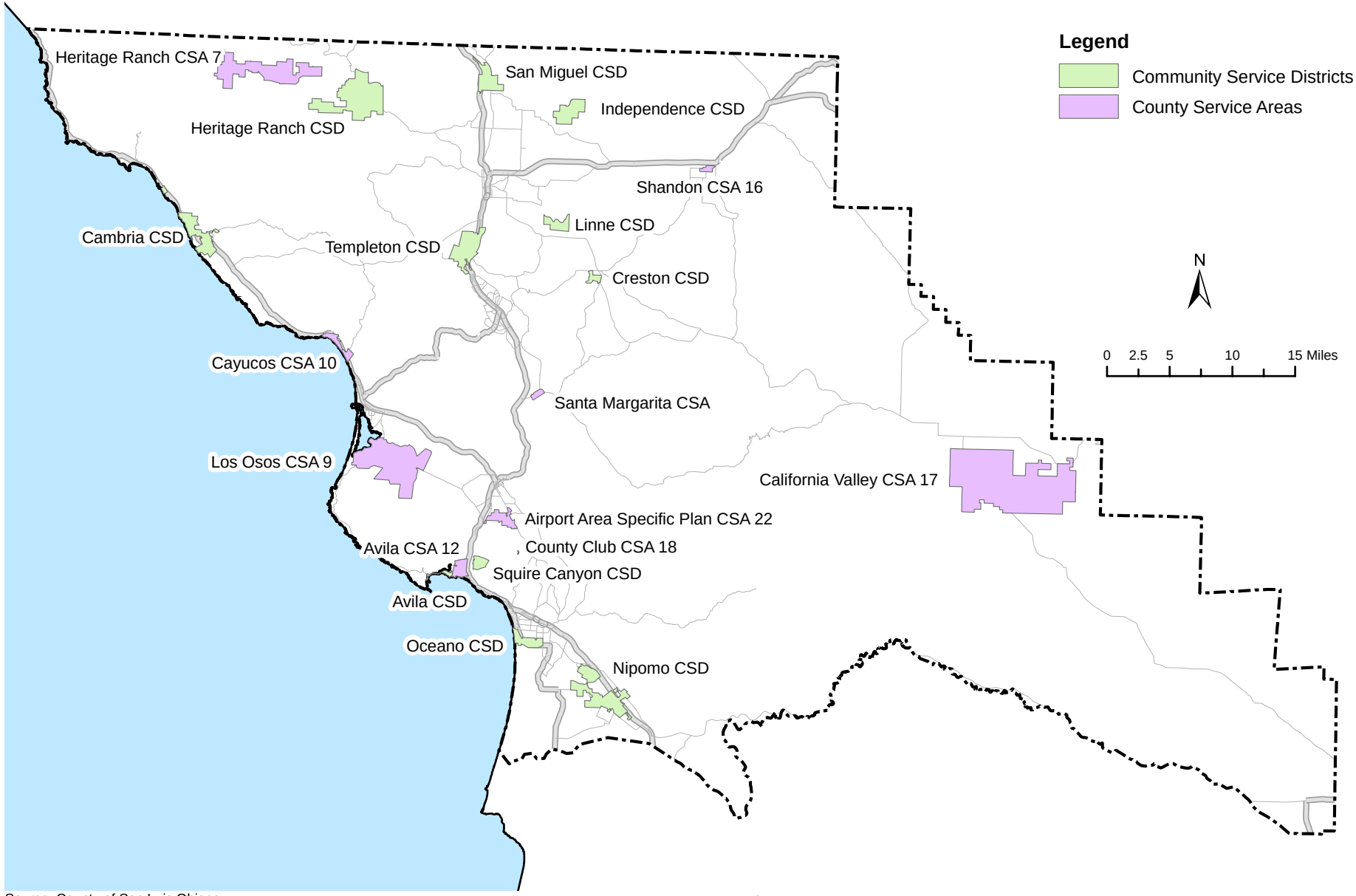
The Planning Areas of Adelaida, El Pomar/Estrella, Las Pilitas, and Shandon-Carrizo do not have community wastewater systems and rely solely on septic tanks and other individual sewage disposal systems. Planning Areas with community systems are described below.

Estero Planning Area. Sewage from Cayucos is collected and transported through pipes to the City of Morro Bay sewage treatment plan. Cayucos Sanitary District has an agreement with the City of Morro Bay, and is entitled to the use of 40 percent of the Morro Bay treatment plant's capacity. Current plant capacity is 2.06 million gallons per day (mgd), of which 1.348 mgd is reserved for Morro Bay and 0.712 mgd for Cayucos. Morro Bay and Cayucos are the only areas in the Estero Planning Area that are presently sewered in the conventional manner.

On-site septic systems and leach fields currently serve the community of Los Osos. As the community of Los Osos has grown, these systems have become inadequate to properly dispose of wastewater effluent. High levels of nitrates were first discovered in the mid 1980's in the freshwater wells that served as the community's water supply. In response, the Regional Water Quality Control Board established a prohibition zone in which no septic system effluent was allowed to discharge into the upper aquifer, thus enacting a building moratorium for much of the community.

On September 18, 2006 Governor Arnold Schwarzenegger today signed AB 2701, a bill authored by Assemblyman Sam Blakeslee (R-San Luis Obispo) to resolve the longstanding Los Osos sewer conflict. The Governor's signature comes after thirty years of aggravated gridlock and alleged violations of state law, dividing the Los Osos community. AB 2701 authorizes a transfer of authority for the controversial sewer project from the Los Osos Community Services District to the County of San Luis Obispo. County officials will immediately begin preliminary work to develop project options and secure funding authorization from Los Osos property owners. The Community Service District would resume authority over wastewater services after emerging from bankruptcy and after county completion of a sewer project.

A recall election in the Fall of 2005 installed a new majority on the Los Osos Community Services District (LOCSD) Board. The new board immediately suspended work on the downtown sewer project which unleashed a torrent of legal actions. The State Water Resources Control Board sued the District for defaulting on a $135 million low-interest State Revolving



Source: County of San Luis Obispo

County Service Areas and Community Services Districts

Figure 4.8-1

Fund loan, the first such default in nationwide history. The District was fined $6.6 million by the Regional Water Quality Control Board (RWQCB) for illegal discharges in violation of the basin plan prohibition and a longstanding Time Schedule Order (TSO) to construct a sewer. The three project contractors filed breach-of-contract claims that could reach as much as $30 million. The District subsequently filed for federal bankruptcy protection in late August 2006. Since then, an arrangement with the County and CSD has been developed to continue construction of the sewer under County guidance. The timing of the completion of the sewer has not yet been finalized.

Huasna-Lopez Planning Area. Lopez Lake Recreation Area is served by a small sewage treatment plant with wastewater disposal by percolation and evaporation ponds. Uses located within the Lopez Lake Recreation Area and Lopez terminal reservoir watersheds are only permitted to have septic disposals if there will be no hazard to the lake's water quality. Sewage disposal throughout the remainder of the planning area is by septic systems. Soil conditions and large parcel sizes should permit the continued safe usage of these techniques. Intensive recreational uses, however, may be limited by septic disposal methods (Huasna-Lopez Inland Area Plan, 2003).

Los Padres Planning Area. Private residences within the Los Padres planning area generally use septic tanks and leach lines. Other areas, including rustic trail campsites and recreational sites within the national forest, utilize either pit toilets or leach lines for sewage disposal. The more developed campground areas have permanently located pit toilets that are periodically pumped, while other more remote campsite areas and lookout stations simply relocate toilet facilities when necessary.

Nacimiento Planning Area. Most soils in the planning area have a limited capacity to absorb sewage effluent (Nacimiento Area Plan, 2003). As a result, community sewage treatment systems are required for all new developments with a density of more than one dwelling unit per 2 ½ acres, as well as for day use areas, recreational vehicle parks, and other intense uses. The rural portions of the planning area are sparsely populated and must rely on individual septic systems. Septic tanks in the Lake Nacimiento and Lake San Antonio watersheds are acceptable only where their use would not degrade the quality of the lake, streams or groundwater supplies. Treatment plants and septic systems must meet the requirements of the Regional Water Quality Control Board as well as the standards specified in the area plan. Sites have been reserved outside the Lake Nacimiento watershed for disposal of treated effluent from Lake Nacimiento Resort and Heritage Ranch in accordance with requirements of the Regional Water Quality Control Board. For Oak Shores, the reduced development level has eliminated the sewage disposal site previously proposed in the 1974 specific plan for the Lynch Flat area (outside the Lake Nacimiento watershed). The existing sewage treatment plant and disposal area are not sufficient to serve the potential 1,786 units (Nacimiento Area Plan, 2003). Sewage disposal acceptable to the Regional Water Quality Control Board will have to be provided.

North Coast Planning Area. Sewage disposal in rural and agricultural portions of the planning area is served entirely by septic tanks. Sewage disposal in Cambria is provided by the Cambria Community Services District. The San Simeon Acres Community Services District provides service for San Simeon Acres and Hearst San Simeon State Historical Monument.

The Cambria CSD provides sewage disposal in Cambria. Sewage disposal service is provided to Park Hill, Happy Hill, Moonstone Beach, the downtown area and new additions to the north of Weymouth Street and Lodge Hill area. Future development will be linked to the existing network and expanded as needed. The sewage treatment facility has been expanded to one million gallons per day. The project required the development of the alternative spray disposal area in the vicinity of Van Gordon Creek and San Simeon Creek. Wastewater disposal is being accomplished by spray irrigation and by surface water discharge from the proposed reservoir. In addition, discharge to this basin will be designed to prevent seawater intrusion resulting from well water withdrawals (North Coast Area Plan, 2005).

The San Simeon Community Services District provides sewer service to the San Simeon area. The present sewer plant has a capacity of 150,000 gallons per day and was completed in 1973. One-third of the capacity has been purchased by the state to serve the Hearst San Simeon State Historical Monument. Further expansion will be necessary, particularly to handle peak flows that occur during the summer tourist season. The ultimate plant capacity is limited to 300,000 gallons per day due to the limited space of the existing site. The Master Water and Sewerage Plan identifies two alternatives: first, a new plant designed to serve San Simeon Acres and immediate vicinity; second, joint use and expansion of the Cambria wastewater treatment plant. An ocean outfall line is presently used for disposal. Replacement of this outfall line in accordance with California Water Quality Control Board objectives is anticipated in the future.

Salinas River Planning Area. The rural portion of the Salinas River planning area (outside of urban areas) relies on septic systems for sewage disposal. Due to good soil conditions and larger parcel sizes, these methods should continue to prove satisfactory for anticipated levels of development in most of the planning area (Salinas River Inland Area Plan, 2001). The community of Santa Margarita relies on septic systems. The community is located primarily on clay soils, and plagued with poor storm drainage, creating problems for successful septic system operation in the area.

The cities of Paso Robles and Atascadero and the San Miguel Sanitary District each operate their own collection and treatment facilities. The Templeton Community Services District has a contractual entitlement to a portion of the Paso Robles treatment plant capacity and also operates an additional smaller treatment plant which it plans to expand.

San Luis Bay Planning Area. There are several wastewater treatment facilities that accept sewage from the unincorporated communities of the planning area. The remaining portions of the planning area are serviced by septic tank systems.

The South San Luis Obispo County Sanitation District treatment plant treats wastewater from Grover Beach, Arroyo Grande and Oceano. The plant capacity will need to be expanded to handle the increased development in the service area. Plant modifications are currently underway to improve the quality of the treatment process (San Luis Bay Coastal Area Plan, 2004). Work is also underway to repair previous storm damage to the ocean outfall and to extend the outfall further off the shoreline. Pismo Beach has recently decided to utilize the district's outfall line for disposal of treated effluent from the Pismo Beach sewage treatment plant, rather than build a new ocean outfall from the city plant (San Luis Bay Coastal Area Plan, 2004). With this increased quantity of effluent, the capacity of the outfall line will need to be expanded to handle future increased flows.

The Avila Beach County Water District provides sewer service to developed portions of Avila Beach as a zone of benefit (San Luis Bay Coastal Area Plan, 2004). The district acquired the sewage treatment plant and outfall line in the 1974 reorganization of local special districts. The zone of benefit excludes Union Oil Company facilities since the company maintains and operates its own facilities. The Avila Beach Treatment Plant has a capacity of 200,000 gpd.

San Luis Obispo Planning Area. Sewage disposal needs of the rural and urban reserve portions of the San Luis Obispo planning area are served primarily by individual septic systems. City collection and treatment facilities serve San Luis Obispo, and both septic systems and a package treatment plant serve the Los Ranchos/Edna Village area. The California Mens Colony operates a sewage treatment plant adjacent to Chorro Creek, which also serves Camp San Luis Obispo, Cuesta College and the County Operational center.

The city of San Luis Obispo's existing sewage treatment facilities will be adequate to serve a projected population of 50,800. Based on population estimates, the city's urban expansion indicated by the urban services line should be adequately served with further incremental expansions of the facility's capacity (San Luis Obispo Area Plan, 2003).

The sewage treatment plant serving the Country Club area has the capacity to serve approximately 500 lots, and was operating at 61 percent capacity in 1995 (San Luis Obispo Area Plan, 2003).

b. Solid Waste Collection. Trash collection and disposal in the County is provided by different private haulers, individual direct haul to landfills, illegal dumpsites, and in many large parcel rural areas, direct disposal onsite. The County currently has three public permitted landfill facilities that accept a variety of municipal solid waste: Cold Canyon, Chicago Grade and Paso Robles. There is one private landfill operated by the California National Guard at Camp Roberts. Cold Canyon Landfill is located approximately 6 miles south of the City of San Luis Obispo on Highway 227. Chicago Grade Landfill is located 4 miles northeast of Atascadero off of Highway 41. The Paso Robles Landfill is located 8.5 miles east of Paso Robles off Highway 46 East. These landfills are within the jurisdiction of, and permitted by, the California Integrated Waste Management Board. These facilities not only accept waste for disposal, but also provide recycling opportunities for the users. Table 4.8-2 summarizes each landfill's capacity and estimated lifespan.

Table 4.8-2 Solid Waste Disposal Facilities

Name of Facility	Total Estimated Permitted Capacity: (Cubic Yards)	Total Estimated Capacity Used (Cubic Yards)	Remaining Estimated Capacity (Cubic Yards)	Percent Capacity Remaining	Estimated Closure Date
Chicago Grade	2,700,000	866,824	1,833,176	67.9	12/31/2018
Paso Robles	6,495,000	1,961,784	4,533,216	69.8	1/1/2034
Cold Canyon	10,900,000	7,100,000	3,800,000	34.9	1/1/2012
Camp Roberts[1]	362,041	205,611	156,430	43.2	1/1/2024

[1] Jeff Hackett, Personal Communication, November 7, 2006.
Source: California Integrated Waste Management Board, 2006

Successful Countywide refuse disposal operations include private dumping on individual property, direct refuse haul by residents, and franchised hauling operations by private garbage companies to disposal sites. Table 4.8-3 summarizes the different planning areas within the County and the methods of solid waste disposal.

Table 4.8-3 Solid Waste Disposal By Planning Area

Planning Area Covered	Facility Used	Solid Waste Hunters	Disposal Method	Problems/ Impacts
Adelaida	Paso Robles	None	Individual Properties, Direct Haul by Residents	Illegal Rural Dumping, No Organized Service
El-Pomar/ Estrella	Chicago Grade Paso Robles	San Miguel Garbage Co., Paso Robles Waste Disposal, Wil-Mar Disposal, Mid-State Solid Waste & Recycling	Individual Properties, Direct Haul by Residents, Franchised Hauling Operations	Illegal Rural Dumping
Estero	Cold Canyon	Mission County Disposal, Private Recycling Companies	Franchised Hauling Operations	---
Huasna-Lopez	Cold Canyon	South County Sanitary	Individual Properties, Direct Haul by Residents, Franchised Hauling Operations	Illegal Rural Dumping
Los Padres	Chicago Grade Paso Robles Cold Canyon	U.S. Forest Service in the National Forest	Forest Service Haul, Individual Properties, Direct Haul by Residents	Illegal Rural Dumping
Las Pilitas	Chicago Grade Paso Robles	Mid-State Solid Waste & Recycling	Rural Collection Containers, Individual Properties, Direct Haul by Residents, Franchised Hauling Operations	Illegal Rural Dumping
Nacimiento	Paso Robles	San Miguel Garbage Co.	Individual Properties, Direct Haul by Residents, Franchised Hauling Operations	Illegal Rural Dumping
North Coast	Cold Canyon	Mission County Disposal	Individual Properties, Direct Haul by Residents, Franchised Hauling Operations	---
Salinas River	Chicago Grade Paso Robles	Paso Robles Waste Disposal, Mid-State Solid Waste & Recycling, San Miguel Garbage Co.	Individual Properties, Direct Haul by Residents, Franchised Hauling Operations	Illegal Rural Dumping
San Luis Bay	Cold Canyon	South County Sanitary	Individual Properties, Direct Haul by Residents, Franchised Hauling Operations	---
San Luis Obispo	Cold Canyon	San Luis Garbage	Franchised Hauling Operations	---
Shandon-Carrizo	Paso Robles	San Miguel Garbage Co.	Individual Properties, Direct Haul by Residents, Franchised Hauling Operations	Illegal Rural Dumping

Source: Morro Group, Inc. Final EIR for the Growth Management Ordinance (Title 26) Amendments, December 2005.

c. Fire Protection. The California Department of Forestry and Fire Protection/San Luis Obispo County Fire Department (CDF), provides fire protection, emergency medical, and rescue services to the following unincorporated areas of San Luis Obispo County: Adelaida, Avila Beach, California Valley, Cholame, Creston, Garden Farms, Harmony, Heritage Ranch, Nipomo, Oak Shores, Port San Luis, Pozo, San Luis Obispo County Airport, San Simeon, Shandon, Simmler, Toro Creek, Wellsona, and Whitley Gardens. Other unincorporated areas of the County are provided fire services by special fire districts or individual CSDs.

Figure 4.8-2 shows fire hazard areas throughout the County, which are more susceptible to wildland and brush fires than others. Fire hazard severity is determined by a number of factors including but not limited to: remoteness of the area, denseness of vegetation, the areas circulation network, proximity to fire fighting facilities, habitat type, and the degree of urbanization. These factors among others contribute to an area's overall response time.

Figure 4.8-3 shows different CDF station locations throughout the County as well as response times to service an emergency in those areas should a fire occur. Appropriate response times for fire protection services vary with the degree of urbanization. Framework for Planning indicates appropriate response times for fire protection services. Appropriate response times for urban areas are up to six minutes; for suburban areas, six to seven minutes; and, for rural areas, ten minutes (Framework for Planning, (Inland), 2003). Response times exceeding 15 minutes for structure fires provide little possibility of saving the structure, and 60 minutes or more could mean fires approaching disaster levels in steep, chaparral covered, remote areas such as the Santa Lucia Range. For structure fires, CDF has mutual aid agreements with all fire protection agencies in the County. An air tanker squadron at Paso Robles Airport is available if needed.

Urban fires are primarily those associated with structures and the activities in and around them. Most urban fires in the County are caused by human activity. Over the years, County development standards have become more stringent to reduce the frequency and severity of such events. Building codes now require firewalls for adjacent structures. Local ordinances often prohibit the use of fire-prone materials, such as shake-shingle roofs. Electrical standards have also changed to reduce fire risk inside structures. Smoke detectors are now commonly required.

Adelaida Planning Area. Fire protection is provided in the planning area by stations located south of the City of Paso Robles and at Las Tablas (the intersection of Chimney Rock Road and Cypress Mountain Drive). An air tanker squadron at Paso Robles Airport is available if needed, and a lookout base is maintained on Rocky Butte in the extreme northwest corner of the planning area. Both the Las Tablas station and Rocky Butte lookout are manned on a seasonal basis (generally May to October). The westerly edge of the planning area is also served by the CDF stations at Cambria and Cayucos on a secondary basis. For structure fires, CDF has mutual aid agreements with all fire protection agencies in the county. These other agencies closest to the planning area include the city of Paso Robles and the Heritage Ranch volunteer fire company. A fire company is also maintained at Camp Roberts by the California National Guard and is available for additional cooperative assistance (Adalaida Area Plan, 2003).

Fire response time in portions of the planning area is poor to fair, though the majority of the area has a response time of 30 minutes or less. The eastern and central northwest portions can be reached within 15 minutes due to closer proximity to primary stations at Paso Robles and

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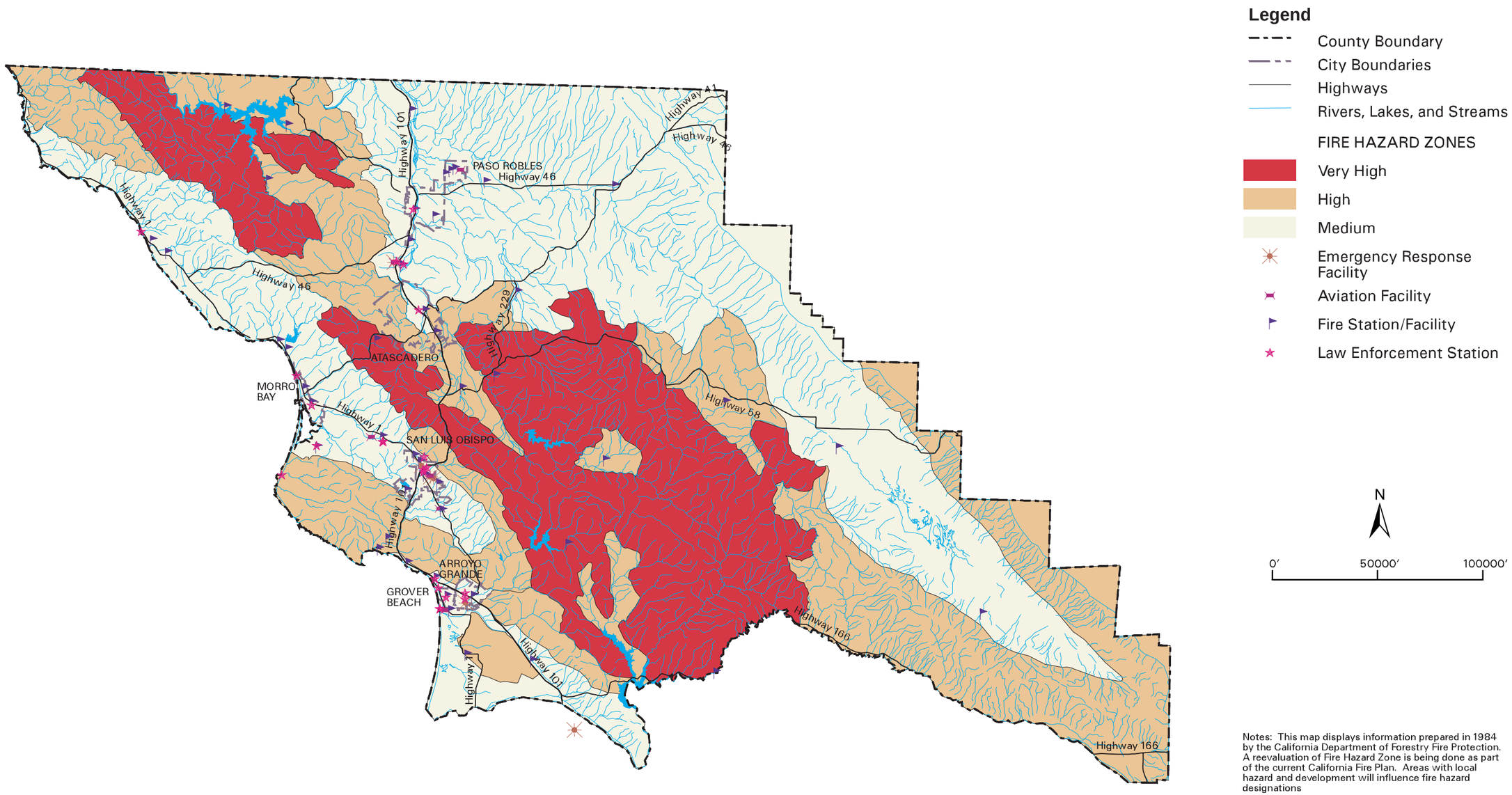
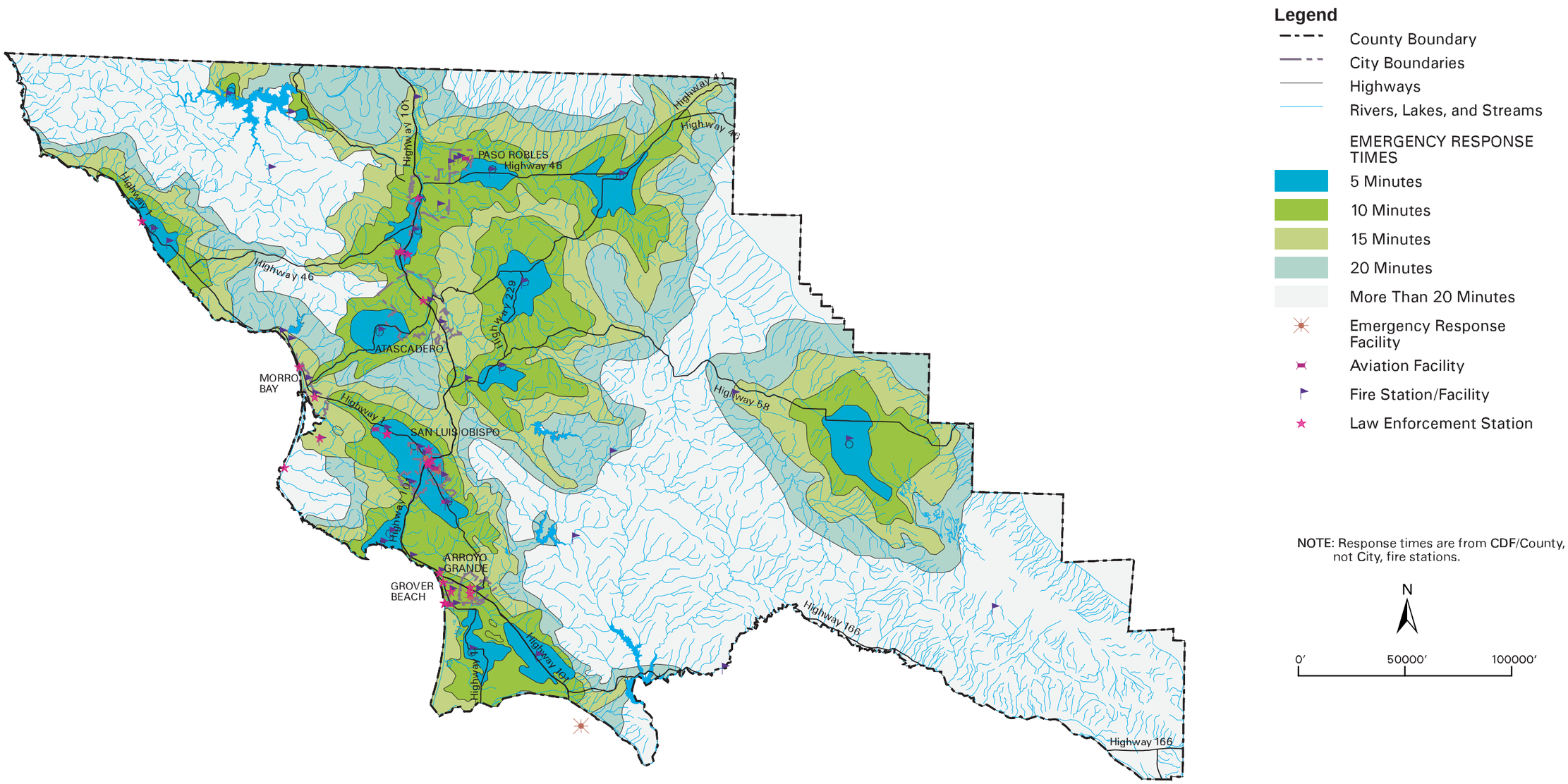


Source: San Luis Obispo County Safety Element Update

Fire Hazard Areas

Figure 4.8-2



Source: San Luis Obispo County

CDF and Law Enforcement Facility Locations and Response Times

Figure 4.8-3

Las Tablas. The Santa Lucia Range along the westerly edge of the planning area is less accessible, with response time from 45 to greater than 60 minutes (Adelaida Area Plan, 2003).

El Pomar-Estrella Planning Area. CDF/County Fire provides fire protection for the entire planning area and maintains mutual and automatic aid agreements with the Paso Robles, Atascadero City, and Templeton Fire Departments. The closest fire engine response is from stations in Creston and on Highway 46 near Branch Road (Meridian). CDF/County Fire has identified the potential need for a future station near the Creston Road/Neal Springs Road intersection or the Creston Road/Stage Coach Road intersection. The need now exists to staff the Creston station (#43) with permanent personnel 24 hours a day to provide emergency services to the increasing number of residents in the area (El Pomar-Estrella Area Plan, 2003).

Estero Planning Area. CDF/County Fire provides fire protection for the majority of the rural and agricultural areas in the Estero planning area. A station is located immediately south of Cayucos. The city of Morro Bay provides fire protection within the corporate boundaries. The communities of South Bay and Cayucos are served by local fire protection facilities.

Fire protection needs in Cayucos are provided by the Cayucos Fire Department, a volunteer department. The existing fire station is located at the corner of Ash Avenue and Cayucos Drive; this is convenient for the commercial areas but not for the southern portion of the community. The California State Department of Forestry has the responsibility for serving the surrounding rural areas and maintains a station under a reciprocal agreement with the district if the need arises. The existing physical facilities of the water companies are considered adequate; however, a more centralized location for the station may be appropriate in the future (Estero Area Plan, 2002).

Huasna-Lopez Planning Area. Fire protection for the Huasna-Lopez planning area is provided by the California Department of Forestry (CDF)/County Fire Department. Stations are located in San Luis Obispo and Nipomo, and an air tanker squadron is based at the Paso Robles airport during high risk fire season. Response times from these CDF stations are generally poor, with most areas being served in more than 30 minutes, although some limited areas can be served within 15 to 30 minutes. Assistance can be requested from the U.S. Forest Service, which operates a helicopter just east of Lopez Lake on the Hi Mountain Road during high fire risk season. Additional cooperative assistance is provided to the Arroyo Grande Valley area by the City of Arroyo Grande Fire Department. Prescribed burnings are conducted cooperatively by the CDF and private landowners to reduce wildland fire hazards. Structural fire protection and medical aid assistance is provided year-round by the San Luis Obispo County Fire Department. A fire pick-up pumper is maintained in the Lopez Lake Recreation Area for immediate response to fires in the park area. The Huasna-Lopez Planning Area is identified by the California Department of Forestry (CDF) as a "high" or "very high" fire hazard severity area (Huasna-Lopez Area Plan, 2003).

Los Padres Planning Area. The Los Padres area is served by the CDF, U.S. Forest Service (primary function of is to prevent and suppress wildland fires on national forest lands), and local firefighting agencies in combating fires on privately owned lands. Lookout stations are at Hi and Branch Mountains; fire stations are located at Lopez, Pozo, La Panza, and a helicopter base east of Arroyo Grande (Los Padres Area Plan, 2003).

Las Pilitas Planning Area. Fire protection is provided the planning area by both the California Department of Forestry (CDF) and the U.S. Forest Service. The CDF has primary responsibility for private lands outside Las Padres National Forest. The CDF Santa Margarita Station on Park Hill Road east of Highway 58 serves the entire planning area. The 15-minute response area of that station includes Park Hill and Santa Margarita/Pozo Roads, to about three miles south of Santa Margarita Lake. CDF can reach most remaining portions of the planning area within 30 minutes; however, the rugged, more remote areas north and east of Santa Margarita Lake and at the southeasterly edge of the planning area have response times from 30 to 60 minutes. Responses in excess of 15 minutes provide little possibility for saving a structure; response times of 60 minutes could mean disaster in steep, chaparral-covered areas. The Forest Service Station at Pozo, and CDF air tankers from Paso Robles Airport are also available if needed (Las Pilitas Area Plan, 2003)

Nacimiento Planning Area. Fire protection for the Nacimiento planning area is provided by the California Department of Forestry. The CDF serves primarily from the station south of Paso Robles, from the Las Tablas station during the summer, from Lockwood (in Monterey County), and from Cambria in the western edge of the planning area. Though the primary responsibility of the CDF in the Nacimiento area is the control of brush and forest fires, they are under contract with the county to also combat structural fires. The CDF air tanker squadron based at the Paso Robles airport responds to forest and brush fires in remote areas.

In addition to fire protection provided by the state and county, separate volunteer fire companies serve Heritage Ranch and Oak Shores. Approximately 15 state-trained volunteers and two operating fire trucks based at each station (Nacimiento Area Plan, 2003). A future fire station site has been reserved within the Oak Shores village reserve line. Similarly, fire services would be included at the government and emergency services center proposed to be located near the intersection of Lake Nacimiento Drive and Heritage Road extension in Heritage Ranch (Nacimiento Area Plan, 2003).

North Coast Planning Area. Fire protection for the rural portions of the planning area is provided by the California Department of Forestry with the headquarters located in Cambria. A lookout base is maintained on Rocky Butte. Cambria is served through the Cambria Community Services District with a fire station located in the downtown village. Fire protection service has been provided locally since 1957. At present, the district is served by one full-time permanent employee and a volunteer force. An additional fire station is proposed in the west village near the Veterans Memorial Hall. Fire protection in San Simeon Acres is provided through an all-volunteer fire unit of the Community Services District. Equipment is maintained at the California State Department of Forestry Station in Cambria (North Coast Area Plan, 2005).

Salinas River Planning Area. CDF/County Fire provides fire protection for areas outside of established service districts in San Miguel, Templeton and Santa Margarita, and the two cities of Paso Robles and Atascadero. In addition, the department has automatic and mutual aid agreements with the cities and independent districts. CDF/County Fire provides other initial attack engine companies in the Salinas River planning area. One engine company is located in the community of Templeton and responds north to the county line, and south to the northern Atascadero city limits. The second engine company is located at the Parkhill Fire

Station, east of Santa Margarita. It provides service from the south end of Atascadero to the top of Cuesta grade (Salinas River Area Plan, 2003).

San Luis Bay Planning Area. Pismo Beach, Arroyo Grande and Grover Beach provide fire protection services within their respective corporate limits. The rural portions of the planning area rely on fire protection from the California Division of Forestry (CDF) stations located in either San Luis Obispo or Nipomo. Response times from the CDF station at the San Luis Obispo County Airport range up to 7 ½ minutes for areas along the northerly half of Price Canyon Road, a small area around the intersection of Noyes Road and Highway 227, and a corridor along Highway 101 south to about Castro Canyon (San Luis Bay Coastal Area Plan, 2004).

Fire protection services are provided in a portion of Avila Beach by the Avila Beach County Water District, through a volunteer force. The service area covers the Avila Beach townsite and properties extending east to Cave Landing Road. A recently established volunteer fire company in Avila Valley provides fire protection service to Avila Valley, See, Squire, Price and Sycamore Canyons, north to the San Luis Obispo city limits, and the Diablo Canyon power plant, also utilizing an all volunteer force. The Oceano Community Services District has a volunteer force and provides services to the Oceano community, including Halcyon, from a station located at Paso Robles and 13th Street (San Luis Bay Coastal Area Plan, 2004).

The Arroyo Grande fringe area is within a 7 ½ to 15 minute response time from either San Luis Obispo or Nipomo stations. The remaining portions of the planning area have response times of 15 minutes or greater. Some of the more remote portions of the Irish Hills and Indian Knob area have response times in excess of 15 minutes. In the case of structure fires, a response time greater than 15 minutes leaves little possibility of saving the structure. Response times of 60 minutes or greater could mean fires approaching disaster levels in the steep, chaparral covered remote areas. The U.S. Forest Service is available to back-up CDF capabilities with air tanks and a helicopter with fire crew. For structure fires CDF has mutual aid agreements with all fire protection agencies in the county (San Luis Bay Coastal Area Plan, 2004).

San Luis Obispo Planning Area. Fire protection and emergency medical assistance for rural areas and areas between the city limits and the urban reserve line, are provided by the California Department of Forestry (CDF), which acts as the County Fire Department by contract with the county. Two CDF/County Fire stations are located in the planning area: the county headquarters is just north of the city limits on Highway 1; the second is at the San Luis Obispo County Airport south of the city on Highway 227. The city of San Luis Obispo provides fire protection within its corporate limits. Camp San Luis Obispo maintains its own fire department, while Cal Poly provides daytime service only (San Luis Obispo Area Plan, 2003).

Shandon-Carrizo Plain Planning Area. Fire protection for the entire planning area is provided by the California Division of Forestry (CDF) with fire stations in California Valley-Simmler, Shandon, La Panza and Cuyama (Santa Barbara County). As is usual with fire protection stations, there are reciprocal firefighting arrangements with Cuyama, Kern County (McKittrick) and Monterey County (Parkfield). Rural fire protection is judged to be generally adequate for the future anticipated growth. Year-round fire protection is provided in Shandon by county personnel through CSA No. l6. CDF provides additional staffing during the fire season (Shandon-Carrizo Area Plan, 2003).

d. Police Protection and Emergency Services. The County Sheriff's Department provides police and patrol services in the unincorporated areas of the County. The County is divided into three areas; North, Coast, and South (refer to Figure 4.8-3). The Sheriff's Department is headquartered from the operational facility at Camp San Luis Obispo. Each area has its own substation, which is supervised by a sergeant and staffed with deputies and legal clerks.

The North Station is located at 65 North Main Street in Templeton. The North Station's area of responsibility consists of 1,400 square miles and extends from the top of Cuesta Grade to the Monterey County line, extending east to the Kern County line. Planning areas served by the North Station include: Nacimiento, Adelaida, El-Pomar/Estrella, Salinas River, Los Padres, Las Pilitas, and Shandon-Carrizo. Average response times are in the 5 to 20 minute range, while longer service requests to outlying County areas can be up to 45 minutes. Poor response times are generally due to the large area being served and the distances involved. These areas include the more rural portions of Adelaida, El-Pomar/Estrella, Nacimiento, Los Padres, Las Pilitas, and Shandon-Carrizo planning areas.

The Coast Station is located at 2099 10th Street in Los Osos, serving an area of 900 square miles. The Coast Station personnel provide service to San Simeon/Hearst Castle area, Cambria, Harmony, Cayucos, Los Osos/Baywood Park, rural San Luis Obispo, and Avila Beach/Port San Luis. Planning areas served by the Coast Station include: Nacimiento, Adelaida, North Coast, Estero, San Luis Bay Inland, San Luis Obispo, Los Padres, and Las Pilitas. Current average response times generally range from 5 to 30 minutes with longer response times to the more rural outlying areas of the service jurisdiction.

The South Station is located at 1681 Front Street in Oceano. The South Station serves the communities of Oceano, Nipomo, Huasna, rural Arroyo Grande, New Cuyama, and Lopez Lake, totaling 950 square miles. Planning areas served by the South Station include: Huasna-Lopez, South County Coastal, South County Inland, Los Padres, San Luis Obispo, and Shandon-Carrizo. Current average response times generally range from 5 to 30 minutes with longer response times to the more rural outlying areas of the south and southeast portions of the County.

The California Highway Patrol (CHP) services San Luis Obispo County's highways, with stations located in San Luis Obispo and Templeton. They are available to respond in emergency situations, but generally do not respond to residential calls.

Emergency services generally include ambulance and hospital service. Private companies based throughout the County provide ambulance service. Response times are generally good with the exception of the more rural portions of the County where the large area being served and the distances involved lend to poorer levels of service. Hospital services are provided by Twin Cities Hospital in Templeton, Arroyo Grande Community Hospital in the City of Arroyo Grande, and by French and Sierra-Vista Hospitals in the City of San Luis Obispo. In addition, the western portion of the Adelaida area and the North Coast Planning Area are included in the Cambria Community Hospital District, which operates a clinic and provides ambulance service.

e. Schools. Current enrollment and capacity information are provided by the school districts. School capacity is defined as permanent capacity or design capacity. Enrollment at

most of the county's schools exceeds their design capacities. This is made possible by the addition of relocatable classrooms to a school site. However, estimates provided by the school districts indicate that there is a practical limit to the number of relocatable classrooms that can be added to a site, beyond which the "core" facilities become so over-stressed that the educational environment begins to deteriorate. The maximum capacity estimate was about 25 percent higher than permanent capacity. Enrollment at 3 of the county's 41 elementary schools and one high school exceed their estimated "maximum" capacities (San Luis Obispo County, 2005).

Countywide, several districts have been experiencing significant enrollment declines over the last several years, particularly in elementary schools. The decline is generally attributed to high housing costs in some parts of the county, which deter families with young children from locating there (San Luis Obispo County, 2005). Table 4.8-4 summarizes the capacity of County school districts and ranks them by level of severity. Figure 4.8-4 shows the distribution of individual schools within a particular school district, dispersed among the different County planning areas.

The state has developed standards for school construction costs which determine the funding level for each school facility project. Allowable amounts per pupil ($10,400 for elementary schools, $11,000 for middle schools and $14,400 for high schools) are based on statewide averages from projects built over the last several years. These figures do not include land costs, which will be based on local market value (San Luis Obispo County, 2005).

Table 4.8-4 San Luis Obispo County Schools 2005-2006

District	School	Capacity	Enrollment	Enrollment Capacity	RLOS[1]
Cayucos Elementary	Cayucos Elementary	240	198	0.83	OK
Shandon Unified	Shandon Elementary	174	244	1.40	III
	Shandon Jr/Sr H.S.	124	131	1.06	III
Coast Unified	Cambria Elementary	360	342	0.95	II
	Santa Lucia Middle	103	179	1.74	III
	Coast Union H.S.	506	342	0.68	OK
San Miguel Joint Union[2]	K-5 and K-8	725	485	0.67	OK
Paso Robles[3]	Paso Robles Elem. (6)	2,930	2,874	0.98	II
	Paso Robles Middle.	1,471	1,480	1.00	III
	Paso Robles H.S.	1,836	2,294	1.25	III
Templeton Unified[4]	Templeton Elem (2)	1000	876	0.88	II
	Templeton Middle	540	559	1.03	III
	Templeton H.S.	942	769	0.82	OK
Atascadero Unified[5]	Atascadero Elem (4)	1,708	1,832	1.07	III
	Atascadero Jr. High	1,086	731	0.67	OK
	Atascadero H.S.	1,824	1,652	0.91	II
	Carrisa Plains K-8	53	41	0.77	OK
	Creston Elementary	40	93	1.58	III
	Santa Margarita Elem	358	315	0.88	OK
San Luis Coastal Unified	Los Osos Elem	950	751	0.79	OK
	Los Osos Middle	800	488	0.61	OK
	Morro Bay H.S.	1,200	956	0.80	OK
	Morro Bay Elem (1)	500	427	0.85	OK
	SLO Area Elem (7)	2,946	2,317	0.79	OK
	Laguna Middle	850	755	0.89	I
	San Luis H.S.	1,550	1,567	1.01	III
	Bellevue-Santa Fe (K-8 Charter)	170	146	0.86	OK

Table 4.8-4 San Luis Obispo County Schools 2005-2006

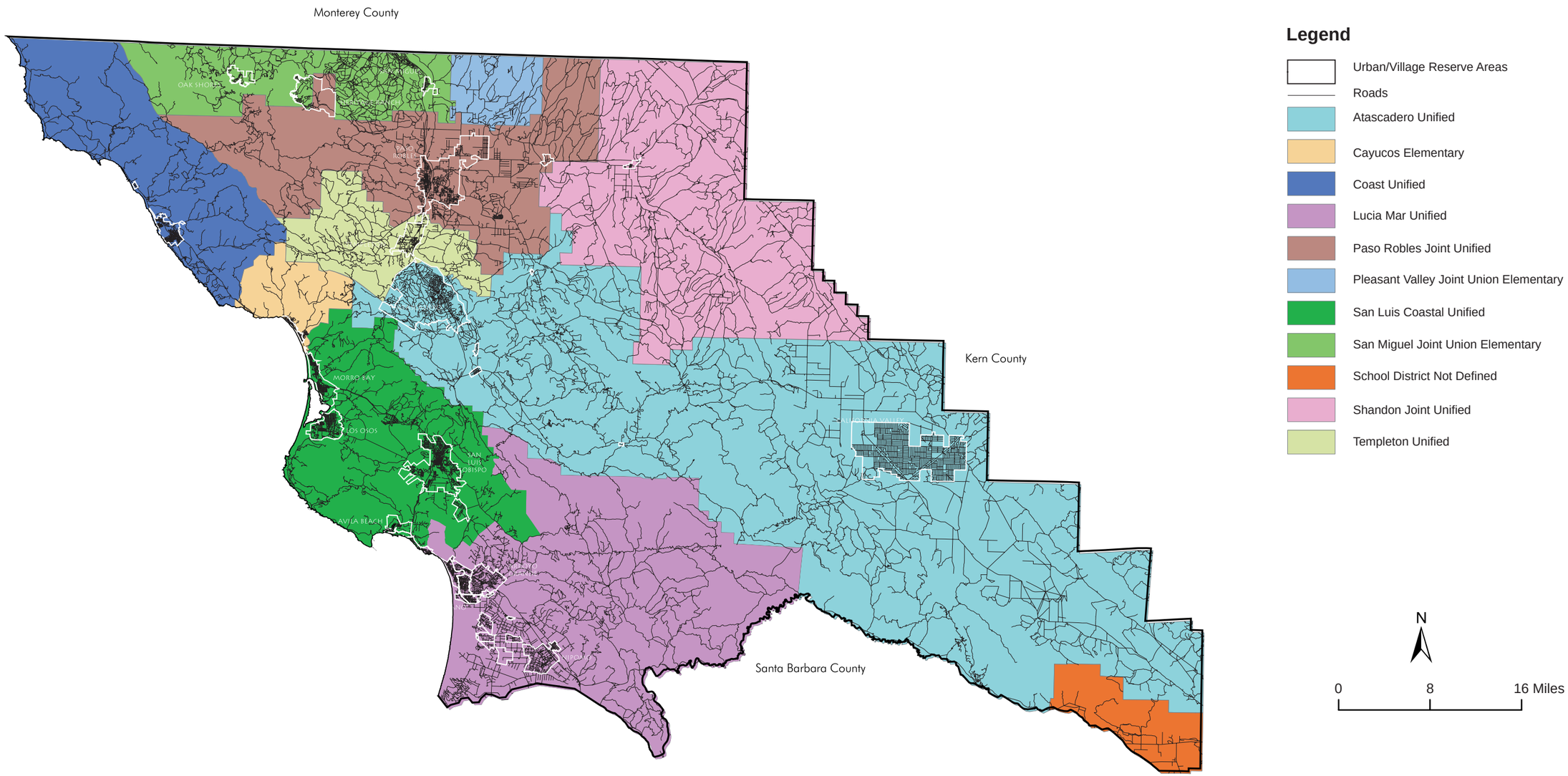
District	School	Capacity	Enrollment	Enrollment Capacity	RLOS[1]
Lucia Mar Unified	Five Cities Elem (8)	3,541	3,838	1.08	III
	5-Cities Middle (2)	1,150	1,191	1.04	III
	Arroyo Grande H.S.	1,500	2,220	1.48	III
	Nipomo Elem (2)	1,050	1,339	1.28	III
	Nipomo Middle	660	769	1.17	III
	Nipomo H.S.	1,025	1,262	1.23	III

Source: San Luis Obispo County Annual Resources Summary Report 2005
Notes:
[1] RLOS = Relative Level of Severity
I – When enrollment projections reach school capacity within seven years
II – When enrollment projections reach school capacity within five years
III – When enrollment equals or exceeds capacity
[2] Communication with San Miguel Union School District, 11-21-2006
[3] Communication with Paso Robles Public School District, 12-8-2006
[4] Communication with Templeton Unified School District, 12-11-2006
[5] Communication with Atascadero Unified School District, 12-22-2006

f. Parks and Recreation. Parks and recreational resources are important to identify and evaluate because they provide an important measure of the physical quality of life in a community. Such resources enhance the community's aesthetic qualities, the health of the community's environment, and residents' perceptions and enjoyment of the region. Park classifications recognize that a neighborhood park has a different role than a community or regional park. Part of this role is tied to the size of the individual park. For example, a neighborhood park (with a typical size of 5 to 10 acres) simply cannot provide the same recreation or serve as many people as a community park which tends to be 15 to 25 acres in size. Below are the typical park classifications.

Mini-Parks. Mini-parks are the smallest type of park. They may range in size from a small residential lot, in some cases as small as 6,000 square feet, up to 5 acres. In most cases, mini-parks are usually one acre or less. Because of their small size, mini parks may be more passive in nature. A typical mini-park will include a landscaped area, a short pathway, one to two benches and perhaps a picnic table. Some mini-parks include children's play equipment, a tennis court, half a basketball court, or similar recreation. Mini-parks tend to serve a distinct neighborhood. In some cases, mini-parks are developed for combined uses. For example, as an area for children's play equipment and the neighborhood's retention basin. Because of their small size, mini-parks have limited recreation potential and have the highest inherent maintenance cost per square foot of any recreation facilities.

Linear Parks. Linear parks are located along a corridor. These parks tend to be narrow and long in configuration. Linear parks may link schools, parks or neighborhoods and may also serve a community's transportation needs. Often a linear park derives its shape by conforming to an edge: of the coast, of a river or creek or an abandoned railroad right-of-way. By their nature, linear parks lend themselves to trails and bike paths, but also typically provide other recreation amenities such as picnic areas, benches, scenic overlooks, interpretive displays and even play areas and lawns. Linear parks are most valuable and practical when they preserve and enhance an important corridor or natural edge, or provide a protected, safe corridor between facilities (such as between a school and surrounding neighborhoods).



Source: San Luis Obispo County

School Districts and Facility Locations

Figure 4.8-4

Neighborhood and Community Parks. Neighborhood and community parks continue to be the primary park units for meeting a community's park and recreation needs. The primary intent of a neighborhood park is to serve a nearby population, typically one or more neighborhoods. According to National Recreation and Parks Association standards, a neighborhood park is 15 or more acres. In general, neighborhood parks are within walking distance from the people they are primarily intended to serve (i.e., one mile or less). Neighborhood parks usually include passive recreation as well as some active recreation. Typical facilities might include children's play equipment, hard courts (such as basketball, tennis or handball), a turf area and individual picnic areas.

By definition, community parks are 25 or more acres, providing recreation facilities that serve the community and in some cases visitors from outside the local community. For example, a community park with numerous sports fields will draw people from a wide area for tournament play. As a result, community parks tend to serve a much larger population than a neighborhood park. Community parks also tend to be more active in nature and/or provide a greater mix of active recreation. Typical facilities might include a skate park, sports fields (football, baseball, soccer, and softball), a swimming pool, a sufficient number of tennis courts for tournament play, group picnic areas, and/or a community center as well as facilities for some passive uses such as a trails, scenic overlooks, benches and interpretive displays.

Regional Parks. Regional Parks are the largest parks provided by the County. According the National Recreation and Parks Association, there can be two types of regional parks: Urban Regional Parks and Rural Regional Parks. The Urban Regional Park tends to have greater than 200 acres, providing facilities such as play areas, picnicking, boating, fishing, swimming, camping and trail use. The Rural Regional Park tends to be 1,000 acres or more. These parks include nature-oriented outdoor activities, such as viewing and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping, and trail use. Both facilities tend to serve persons within one hours' driving time from the park. Because of the type of recreation provided, regional parks not only draw from the County's population but also from the economically important tourist population. El Chorro, Heilmann and Biddle Park are examples of Urban Regional Parks; whereas Santa Margarita Lake Regional Park and Lopez Lake Recreation Area would be examples of Rural Regional Parks.

Recreation Site. Another setting that is sometimes thought of as a park and/or contains park-like amenities is a site containing a community center or indoor sports facilities. Community centers or indoor sports facilities will often provide an indoor location for recreation such as basketball, fitness classes, crafts, games, and other similar recreation. These sites may also include some outdoor recreation or may simply include a building, parking and exterior landscaping. An example of a recreation site maintained by San Luis Obispo County is the San Luis Obispo Veteran's Memorial Building. This facility offers meeting rooms, music, dances, and an area for small conferences.

Existing Park Resources Provided by San Luis Obispo County. There are approximately 23 parks, 3 golf courses, and 8 Special Places currently operated by San Luis Obispo County Parks. Urban Regional Parks account for 644 acres, Rural Regional Parks account for 11,398 acres, and mini, neighborhood and community parks account for 214 acres. Table 4.8-5 provides a list of park facilities maintained by San Luis Obispo County.

Table 4.8-5. County Parks Inventory, March 2006

Site	Location	Park Acreage	Natural Area Acres
REGIONAL PARKS (URBAN)			
Biddle Park	Arroyo Grande	27	20
Duveneck Park (undeveloped)	Templeton	80	0
El Chorro Park	San Luis Obispo	40	450
Heilmann Park	Atascadero	102	0
Sand and Surf RV Park	Oceano	5	0
Total Regional Parks (Urban)		**254**	**470**
REGIONAL PARKS (RURAL)			
Lopez Lake Recreation Area	Arroyo Grande	200	4,076
Santa Margarita Lake Park	Santa Margarita	21	7,101
Total Regional Parks (Rural)		**221**	**11,177**
MINI, NEIGHBORHOOD AND COMMUNITY PARKS			
Avila Park/Plaza	Avila	2.5	0
Cuesta Park	San Luis Obispo	5	0
C.W. Clarke Park	Shandon	11.5	0
Hardie Park	Cayucos	4	0
Lampton Cliffs Park	Cambria	2.2	0
Los Osos Community Park	Los Osos	6.2	0
Norma Rose Park (undeveloped)	Cayucos	1.5	0
Nipomo Community Park	Nipomo	74	80
Oceano Memorial Park	Oceano	11.8	0
Paul Andrew Park	Cayucos	1	0
Jack Ready Park (undeveloped)	Nipomo	30	0
San Miguel Park	San Miguel	4.3	0
Santa Margarita Community Park	Santa Margarita	2	0
See Canyon Park (undeveloped)	Avila Valley	8.7	0
Shamel Park	Cambria	6	0
Templeton Park	Templeton	3.5	0
Total Mini, Neighborhood, and Community Parks		**174.2**	**80**
SPECIAL PLACES (NATURAL AREAS, COASTAL ACCESSWAYS, HISTORIC SITES)			
Bishop Peak	San Luis Obispo	0	104.3
Cayucos Beach	Cayucos	14	0
Coastal Accessways	Coastal Area	7.3	0
Elfin Forest	Los Osos	0	38.7
Wolf Natural Area	San Miguel	0	58
Monarch Grove	Los Osos	0	18
Mesa Meadows	Nipomo	0	20
Rios Caledonia Adobe	San Miguel	2.8	0
Total Special Places		**24.1**	**239**
GOLF COURSES			
Chalk Mountain GC	Atascadero	212	0
Dairy Creek GC	San Luis Obispo	224	0
Morro Bay GC (State Parks owned, County operated)	Morro Bay	125	0
Total Golf Courses		**561**	**0**
TRAILS AND STAGING AREAS (OUTSIDE PARKS)			
Bob Jones Pathway	Avila Valley	1.8	0
Cypress Ridge Trail	Nipomo	1	0
Hi Mountain Trail and Staging Area	Huasna	7	0
San Miguel Staging Area (Salinas River)	San Miguel	2	0
Total Trails		**11.8**	**0**
TOTAL OPERATED ACREAGE		**1,246.1**	**12,056**

Source: San Luis Obispo County Parks and Recreation Element, Planning Commission Recommended Draft, September 2006

Existing Park Resources Provided by Other Agencies. San Luis Obispo County is not the only agency that provides parks and recreation in San Luis Obispo County. Each incorporated city provides their own system of parks and recreation. Cities, since they serve an urban area, often emphasize active recreation, including recreational programming (recreation classes) as well as neighborhood and community parks. County residents may use city parks typically at no fee. In addition, County residents can typically use a city's recreation programs (recreation classes and league play) for a small, additional fee. Within the unincorporated areas of the County, some Community Services Districts (CSD) provide parks and recreation. For example, the Cambria and Templeton CSDs both provide parks and recreation in their areas.

Parks are also provided by state and federal agencies. These parks tend to be passive in nature, and thus do not provide items such as soccer fields or tennis courts, but they do provide important areas for nature appreciation and often coastal access. State agencies such as the California Department of Parks and Recreation ("State Parks") provide large, typically passive parks. These parks include items such as trails, camping, access to historic facilities, and/or nature appreciation. Examples of State Parks facilities within San Luis Obispo County include Hearst San Simeon State Historical Monument, Montaña de Oro State Park, Oceano Dunes State Vehicular Recreational Area, and Morro Bay State Park. The federal government also provides access to passive parkland. Agencies such as the Bureau of Land Management and the United States Forest Services often provide trail corridors, camping, nature appreciation and in some cases preservation of historic facilities. Examples of federal parks in this area include the Piedras Blancas Light House (near San Simeon), the Carrizo Plains, and the Los Padres National Forest.

Parks and recreation are not only provided by public agencies. Private individuals or groups often provide these services. For example, most communities have a health club that offers items such as weight lifting and fitness classes. In addition, private enterprise may also provide recreation facilities, such as off-highway vehicle parks, paint ball parks, and archery ranges. Throughout the County, there are private golf courses (such as Cypress Ridge and Avila Beach Golf Resort) that offer public play. In addition, some residential neighborhoods provide their own private park. The local homeowner's association usually maintains these parks for persons residing in that neighborhood.

4.8.2 Impact Analysis

a. Methodology and Significance Thresholds. The following thresholds have been used to determine the impacts to wastewater treatment, solid waste collection, fire protection, police protection and emergency services and schools. The Affordable Housing Ordinances (AHO) would result in potentially significant impacts if buildout in accordance with AHO would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the 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.

Wastewater. Impacts on the sewer system are considered significant if sewage generated by future development in accordance with the proposed Affordable Housing

Ordinances would exceed the existing or planned capacity of the sewage collection or treatment system, or require extension of a trunk line with capacity to serve new development.

In areas of the County where septic systems treat wastewater, impacts would occur if the development was concentrated in areas where the soil's natural ability to filter and biologically breakdown wastes was not adequate, or if it was not topographically feasible for a standard septic system to function properly. In such an instance, an engineered wastewater system would need to be designed.

Solid Waste Collection. A significant impact would occur if solid waste generated by future development in accordance with the proposed Affordable Housing Ordinances would exceed the daily permitted or projected total capacity of landfills where such waste would be disposed.

Fire Protection. The proposed Affordable Housing Ordinances would have a potentially significant impacts on fire protection services if future development in accordance with the proposed Affordable Housing Ordinances would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the 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.

Police Protection and Emergency Services. The proposed Affordable Housing Ordinances would have a potentially significant impacts on police and emergency services if future development would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the 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.

Schools. Pursuant to the State CEQA Guidelines, future development under the proposed Affordable Housing Ordinances would result in potentially significant impacts if they would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the 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. Therefore, the evaluation of school impacts under CEQA is limited to those effects with the potential to result in physical impacts, such as the need for construction of new classrooms or placement of portable classrooms.

The need for new classrooms is evaluated based on the maximum student per classroom loading standards of County districts. Student generation rates from residential units were provided by the school districts when available and used to estimate the number of students generated by future development under the proposed Affordable Housing Ordinances.

Parks and Recreation. The County has a standard requirement of three acres of parkland per 1,000 residents. The proposed Affordable Housing Ordinances would have a significant impact if associated development causes the County to contain less than three acres

of open space/recreation per 1,000 residents. In addition, impacts are significant if the ordinances would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b. Project Impacts and Mitigation Measures.

Impact PS-1 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and increased wastewater flows. This could exceed flow capacities and/or require improvements to the wastewater conveyance systems. In areas where septic systems treat wastewater, health hazards and/or impacts to water quality could occur. Compliance with applicable County policies and payment of required development impact fees would ensure Class III, *less than significant*, impacts.

The County of San Luis Obispo is required by the State of California to provide adequate wastewater treatment capacity and distributes the costs to users as facilities are upgraded. In the more urban areas of the County, significant impacts on community sewer systems would occur if development in accordance with the Affordable Housing Ordinances generated sewage that exceeded the existing or planned capacity of the community sewage collection and treatment systems, or required extensions of trunk lines with capacity to serve new development. In areas of the County where septic systems treat wastewater, impacts would occur if the development was concentrated in areas where the soil's natural ability to filter and biologically breakdown wastes was not adequate, or if it was not topographically feasible for a standard septic system to function properly. In such an instance, an engineered wastewater system would need to be designed. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirement in the RMF land use category, and reduced minimum setbacks and parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 5,370 residents (based upon a population generation factor of 2.35 persons per unit). The majority of development would occur within urban fringe areas or in unincorporated infill areas of the County. Where community sewer systems are available, primarily along the fringe areas of the county's larger unincorporated communities, this additional population would create demand for wastewater services that could exceed flow capacities and/or require improvements to the wastewater conveyance systems within the County. Where treatment plants are not available, primarily in unincorporated infill areas such as Cayucos, Oceano, Los Osos and Templeton, septic systems would be required. Insufficient percolation or topographic

constraints in these areas could also result in wastewater impacts. Overall, potential wastewater generation is a potentially significant impact.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. These additional units would result in an associated population increase of approximately 11,870 residents (based upon a population generation factor of 2.35 persons per unit). Where community sewer systems are available, primarily along the fringe areas of the county's larger unincorporated communities, this additional population would create demand for wastewater services that could exceed flow capacities and/or require improvements to the wastewater conveyance systems within the County. Where treatment plants are not available, primarily in unincorporated infill areas such as Cayucos, Oceano, Los Osos and Templeton, septic systems would be required. Insufficient percolation or topographic constraints in these areas could also result in wastewater impacts. Overall, potential wastewater generation is a potentially significant impact.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 902 residents (based upon a population generation factor of 2.35 persons per unit). . Where community sewer systems are available, primarily along the fringe areas of the county's larger unincorporated communities, this additional population would create demand for wastewater services that could exceed flow capacities and/or require improvements to the wastewater conveyance systems within the County. Where treatment plants are not available, primarily in unincorporated infill areas such as Cayucos, Oceano, Los Osos and Templeton, septic systems would be required. Insufficient percolation or topographic constraints in these areas could also result in wastewater impacts. Overall, potential wastewater generation is a potentially significant impact.

Overall, all three Programs would result in a population increase of approximately 18,142 residents (based on a population generation factor of 2.35 persons per unit), which would be consistent with what would be anticipated under the current buildout potential of the General Plan. Additional residents located in or along the fringe of urban areas (where community sewer systems are available) would create demand for wastewater services that could exceed flow capacities and/or require improvements to the wastewater conveyance systems within the County. Similarly, development in areas where septic systems treat wastewater, including Cayucos, Oceano, Los Osos and Templeton, as well as the entire Planning Areas of Adelaida, El Pomar/Estrella, Las Pilitas, and Shandon-Carrizo, would require the installation of new septic systems. Should development in accordance with the Affordable Housing Ordinances occur in areas where the soil's natural ability to filter and biologically breakdown wastes is not

adequate, or where it is not topographically feasible for a standard septic system to function properly, impacts could be significant.

Mitigation Measures. No mitigation is required beyond standard County conditions of approval. Future development in urban areas (where community sewer systems are available) would be required to pay impact fees to fund improvements and offset impacts on County treatment plants. With payment of these fees, impacts to wastewater conveyance systems throughout the County would be less than significant. For development in areas where dwelling units would not be serviced by a community provider, wastewater treatment systems would be required to comply with Title 19 of the County Code (Sections 19.22.222 and 19.22.224) to ensure septic system design and capacities are adequate. Compliance with this policy would ensure less than significant impacts.

It should be noted that, in accordance with Section 19.10.030 of the County code, the construction of any building requiring a new or enlarged sewage disposal system or sewage holding tank system within the community of Baywood Park and Los Osos and adjoining areas is not allowed. Pursuant to Section 19.10.031, the temporary building moratorium established by Section 19.10.030 shall be in full force and effect until such time as a sewage collection, treatment and disposal system is installed to serve all of the required territory.

Significance after Mitigation. Compliance with County code Sections 19.22.222 and 19.22.224, in addition to the required fees, would ensure less than significant impacts.

Impact PS-2 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated solid waste. Existing landfills have adequate capacity to accommodate projected increases in solid waste generation. However, development in accordance with the Affordable Housing Ordinances would result in the use of part of the limited remaining capacity of County landfills. Therefore, solid waste generation would be a Class II, *significant but mitigable*, impact.

Increased population that would result from the proposed Affordable Housing Ordinances would result in an increased demand in solid waste storage in area landfills. Solid waste generation from residential projects is a function of the number of homes, household size, and per capita waste generation. The California Integrated Waste Management Board (CIWMB) estimates that residential uses in the County generate an average of 1.95 pounds per resident per day, or 0.356 tons per resident per year (CIWMB, Countywide Profile for San Luis Obispo County, November 8, 2006). Specific weights of municipal solid waste vary from landfill to landfill. According to the CIWMB, conversion factors for each of the San Luis Obispo County municipal waste facilities are as follows: Chicago Grade Landfill (1,400 pounds per cubic yard [lbs/cy]), Paso Robles landfill (1,250 lbs/cy), and Cold Canyon Landfill (1,200 lbs/cy). The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Based upon a population generation factor of 2.35 persons per unit, Program HE 1.4 would result in a population increase of approximately 5,370 residents. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program

is to encourage development densities closer to what are called for under the General Plan. Nevertheless, prior to implementation of any recycling programs, development encouraged by Program HE 1.4 would generate approximately 10,472 pounds per day or 1,911 tons per year of waste. This would amount to approximately 2,730 cubic yards (cy) at the Chicago Grade Landfill, 3,058 cy at the Paso Robles Landfill, and 3,185 cy at the Cold Canyon Landfill. This amount of solid waste generated represents a small percentage (i.e. 0.15 percent of Chicago Grade, 0.07 percent of Paso Robles, and 0.08 percent of Cold Canyon) of the landfills' remaining capacities. Nevertheless, this amount of waste would hasten the utilization of the remaining capacities of County landfills.

Program HE 1.9: Require Development of Affordable Housing. Based upon a population generation factor of 2.35 persons per unit, Program HE 1.9 would generate approximately 11,870 residents. Therefore, prior to implementation of any recycling programs, development in accordance with Program HE 1.9 would generate approximately 23,147 pounds per day or 4,224 tons per year of waste. This would amount to approximately 6,035 cubic yards (cy) at the Chicago Grade Landfill, 6,759 cy at the Paso Robles Landfill, and 7,041 cy at the Cold Canyon Landfill. This amount of solid waste generated represents a small percentage (i.e. 0.33 percent of Chicago Grade, 0.15 percent of Paso Robles, and 0.19 percent of Cold Canyon) of the landfills' remaining capacities. Nevertheless, this amount of waste would hasten the utilization of the remaining capacities of County landfills.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Based upon a population generation factor of 2.35 persons per unit, Program HE 1.10 would generate approximately 902 residents. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Nevertheless, prior to implementation of any recycling programs, development encouraged by Program HE 1.10 would generate approximately 1,759 pounds per day or 321 tons per year of waste. This would amount to approximately 459 cubic yards (cy) at the Chicago Grade Landfill, 514 cy at the Paso Robles Landfill, and 535 cy at the Cold Canyon Landfill. This amount of solid waste generated represents a small percentage (i.e. 0.03 percent of Chicago Grade, 0.01 percent of Paso Robles, and 0.01 percent of Cold Canyon) of the landfills' remaining capacities. Nevertheless, this amount of waste would hasten the utilization of the remaining capacities of County landfills.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Buildout in accordance with the ordinances would permit an additional 7,720 units and an associated population of approximately 18,142 residents compared to what currently is occurring. These residents would generate an estimated 6,456 tons of waste per year. Based on the existing landfill capacities for the three County landfills that would dispose of this waste, if all waste generated by development under the proposed Affordable Housing Ordinances were to be disposed at one landfill, the volume of solid waste would only require 0.51 percent of Chicago Grade, 0.25 percent of Paso Robles, and 0.28 percent of the Cold Canyon landfills' remaining capacities. Nevertheless, development in accordance with the proposed Affordable Housing Ordinances would hasten the utilization of the remaining capacities of County landfills. Impacts are potentially significant.

Mitigation Measures. To promote solid waste reduction and recycling, the following mitigation measure is required.

PS-2(a) **Construction Solid Waste Minimization.** During the construction of units in accordance with the proposed Affordable Housing Ordinances, the following mitigation measures shall be implemented to reduce solid waste generation to the maximum extent feasible:

- Prior to construction, the contractor shall arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials shall be located on-site. The applicant, or authorized agent thereof, shall arrange for pick-up of recycled materials with a waste collection provider or shall transport recycled materials to the appropriate service center. Wood, concrete, drywall, metal, cardboard, asphalt, soil, and land clearing debris may all be recycled.

- The contractor shall designate a person to monitor recycling efforts and collect receipts for roll-off bins and/or construction waste recycling. All subcontractors shall be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins.

- The contractor shall use recycled materials in construction wherever feasible.

- The above construction waste recycling measures shall be incorporated into the construction specifications for the contractor.

Significance after Mitigation. With implementation of the above measure, impacts related to solid waste generation would be less than significant.

Impact PS-3 **The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated demand for fire protection. In addition, development in accordance with the ordinances could introduce population and structures into fire hazard areas. This is a Class II, *significant but mitigable, impact.***

The future development under the proposed Affordable Housing Ordinances (AHO) could introduce additional residents to high fire hazard areas throughout the County, which would be a potentially significant impact and would increase the burden on fire protection services. The fire hazard potential of an area is determined by the relative amounts of fuel loading, fire weather, and slope. Fuel loading refers to the age, type, and density of vegetation in an area. The fire weather index considers the number of hot, dry days. Slope refers to the topography of an area, which may hinder access for fire fighting efforts. Slope is also important because fire travels faster on steep slopes. There are many areas in the County that are subject to these

potentially significant fire threat areas, some of which may be used for future development under the proposed AHO.

As standard conditions of approval, the individual projects would be required to maintain a specific gallon per minute fire flow to firefighters during an emergency based on Public Works and the Fire Department specifications. Fire flow is defined as the amount of water required, above and beyond domestic needs, to extinguish a fire in a structure and which shall be available during peak water demand periods. Every applicant would be required to comply with the most recent Uniform Fire Code and implement County fire protection standards as a condition of project approval. The design of driveways is required to meet County standards to ensure adequate emergency access to the site. Future proposed road systems are required to allow unhindered Fire Department access and maneuvering during emergencies. In addition, the placement of fire hydrants is required to be designed with the guidance of the Fire Department.

As shown in Figure 4.8-2, much of the County contains high or very high fire hazards, including portions of Atascadero, Arroyo Grande, and the urban fringe of San Luis Obispo. Because the proposed Affordable Housing Ordinances are countywide, it is likely that future development under the proposed ordinances could introduce residents to high fire hazard areas, thereby increasing the burden on fire protection services. This would be a potentially significant impact.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirement in the RMF land use category, and reduced minimum setback and parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on affected parcels would increase. This intensified development could result in a greater public service demand on County fire departments.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, a greater overall development potential could result in a greater public service demand on County fire departments.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's

General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on identified parcels would increase. This additional development could result in a greater public service demands on County fire departments.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Buildout consistent with the General Plan, as encouraged by the proposed ordinances, would permit an additional 7,720 units and an associated population of approximately 18,142 residents. This population increase would result in the need for additional department services, potentially increasing response times and reducing the existing firefighter to population ratio. As a condition of project approval, applicants for development in accordance with the proposed Affordable Housing Ordinances would pay development impact fees to fund service improvements. Payment of these fees and implementation of the following mitigation measures would ensure less than significant impacts.

Mitigation Measures. In addition to the required fees described in the impact statement, the following mitigation measures are required.

PS-3(a) **On-Site Fire Protection.** Road widths and circulation routes, as well as the placement of fire hydrants and installation of automatic sprinkler systems, shall be designed with the guidance of the Fire Department. A road system that allows unhindered Fire Department access and maneuvering during emergencies shall be provided. Specifically, the following measures are required:

- Future residential access roads must be an all weather surface at least 20 feet in width, unobstructed by parking. Cul-de-sacs and turnouts must be to Fire Department standards. As the on-site roads are proposed to be a private system, there must be on-going, legally binding provisions in effect to maintain the roads to Fire Department approval.

- Road grades on all roads shall not exceed 16%, per the Uniform Fire Code.

- House numbers and street signs shall be lighted to County standards so that emergency vehicles including police and ambulances can locate residences in the event of any emergency.

- All fire apparatus access roads and driveways shall be designed and maintained to support the imposed loads of 20 tons at 25 mph, and shall be provided with a surface so as to provide all-weather driving capabilities and maintain 90% compaction.

PS-3(b) **Fire/Vegetation Management Plan.** Each future applicant who proposes to construct residences in a County identified High Fire Hazard Area shall prepare and submit a Fire/Vegetation Management Plan to the Fire Department that will meet the following requirements:

- The plan must set forth requirements to assure ongoing protection of all structures and roads, both prior to and after lot sales.
- The plan shall require 100 feet of clearance from chaparral brush to structures throughout the development, and 30 feet of clearance from grasslands to structures throughout the development.
- Vegetation within the first 30 feet of all structures must be strictly irrigated and controlled, with specific shrub species eliminated. No conifer (except Monterey pine, single specimen), eucalyptus, juniper, cypress, pampas grass, acacia, or palm trees shall be allowed within the 100-foot zone. Coastal live oak (Quercus sp.), California sycamore, Toyon and shrubs/trees approved by the County Fire Department will be acceptable within the 100-foot zone as well as the 30-foot zone.
- The plan shall outline vegetation management standards within the 30-foot buffer zone, such as:
    - Grasses and groundcovers shall be maintained at no more than 18 inches in height on slopes that require erosion control measures. Grasses shall be mowed elsewhere.
    - Trees must be limbed up to one third of their height to a maximum of 10 feet.
    - Flammable native shrubs shall not be planted or allowed to grow in continuous masses. Small clusters will be allowed as long as the minimum space between clusters is observed.
- The Fire/Vegetation Management Plan must clearly state exactly what management practices must be accomplished, date of annual compliance, and responsibility for cost of compliance.
- The plan must also include a Wildland Emergency Response check list (approved by County Fire Department) to be made available to all residents.

PS-3(c) **Structural Safeguards.** Individual property developers subject to the proposed ordinances shall provide the following structural safeguards within their projects:

- *Class A Roofs***.** All residential development under the AHO shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed.

- *Design of Accessory Features***.** Decks, gazebos, patio covers, and fences, must not overhang slopes and must be of one-hour fire retardant construction. Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be noncombustible.

- *Power Lines***.** All new power lines shall be installed underground in order to prevent fires caused by arcing wires.

- *Fire Walls.* Structures along the perimeter or exposed to internal open space areas shall have one hour rated exterior fire walls, with exteriors being more than 2 inches, and must not contain vinyl or plastic window frames or rain gutters or down spouts.

Significance after Mitigation. With implementation of the above measures, impacts on fire protection services would be less than significant.

Impact PS-4 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated demand for police protection and emergency medical services. With payment of development impact fees, this is a Class III, *less than significant*, impact.

There are agencies that do not currently meet their established department service ratios and their established response time goals throughout the planning areas of the County. The additional population that would result from the future development would result in additional demand on department service. However, responding to additional service calls would not significantly compromise response time goals, upon payment of public facility fees. As a condition of project approval, the applicant will be required to pay this fee at the time each building permit is issued.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirement in the RMF land use category, and reduced minimum setback and parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. Although the area of potential development would not change, the intensity of development on affected parcels would increase. This intensified development would result in an associated population increase of approximately 5,370 residents (based upon a population generation factor of 2.35 persons per unit). Additional

residents could result in greater public service demands on County police departments and emergency medical services.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, a greater overall development potential could result in greater public service demands on County police departments and emergency medical services.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on identified parcels would increase. This additional development could result in a greater public service demands on County police departments and emergency medical services.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Buildout consistent with the General Plan, as encouraged by the proposed ordinances, would permit an additional 7,720 units and an associated population of approximately 18,142 residents. This population increase would result in the need for additional department services, potentially increasing response times and reducing the existing deputy to population ratio. As a condition of project approval, applicants for development in accordance with the proposed Affordable Housing Ordinances would pay development impact fees to fund service improvements. Payment of these fees would ensure less than significant impacts.

Mitigation Measures. Beyond the required fees described in the impact statement, no additional mitigation measures are required.

Significance after Mitigation. Impacts would be less than significant.

Impact PS-5 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated student generation. The addition of these students would result in a Class II, *significant but mitigable,* impact.

Future development under the proposed Affordable Housing Ordinance could result in student generation levels that could have a significant impact on County schools that are currently operating near, at, or over capacity. Since the evaluation of school impacts under CEQA is limited to those effects with the potential to result in physical impacts, such as the need for construction of new classrooms or placement of portable classrooms, new student generation in districts that are currently overcapacity would be a significant impact. Table 4.8-4 in Section

4.8.1(e) summarizes the capacity of County school districts and ranks them by level of severity. According to the table, Shandon Unified, Coast Unified, Paso Robles, Templeton Unified, Atascadero Unified, San Luis Coastal Unified, and Lucia Mar Unified School Districts are all experiencing overcrowding in at least one of their schools. As a result, impacts would be most severe in areas served by these districts.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced open space requirement in the RMF land use category, and reduced minimum setback and parcel size for new development in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on affected parcels would increase. This intensified development could result in a greater public service demands on County school districts. Because the exact location of future development is only speculative at this time, and there are varying student generation rates for the different school districts in the County, it is not possible to quantify the number of students that would result from future development. However, there are districts in the County that are operating near, at or over capacities. Thus, any additional students would result in a significant impact on school services and facilities.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. Similar to Program HE 1.4, a greater overall development potential could result in a greater public service demands on County school districts. Because the exact location of future development is only speculative at this time, and there are varying student generation rates for the different school districts in the County, it is not possible to quantify the number of students that would result from future development. However, there are districts that are operating near, at or over capacities in the County. Thus, any additional students would result in a significant impact on school services and facilities.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. Although the area of potential development would not change, the intensity of development on identified parcels would increase. This additional development could result in a greater public service demands on County school districts. Because the exact location of future development is only speculative at this time, and there are varying student generation rates for the different school districts in the County, it is not possible

to quantify the number of students that would result from future development. However, there are districts that are operating near, at or over capacities in the County. Thus, any additional students would result in a significant impact on school services and facilities.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Buildout consistent with the General Plan, as encouraged by the proposed ordinances, would permit an additional 7,720 units and an associated population of approximately 18,142 residents. A portion of these new residents would be school aged children that could have significant impacts on County schools. The additional students generated by development in accordance with the proposed Affordable Housing Ordinances would increase the near capacity and over-capacity conditions within County school districts. The addition of these students could require the need for additional school facilities or the installation of more portable classrooms at existing facilities, resulting in a significant impact.

Development in accordance with the proposed Affordable Housing Ordinances would require payment of full development fees to the school district in which the project is located. These fees would contribute funding for new school facilities for the students potentially generated by the ordinances. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, with the payment of fees, impacts would be less than significant.

Mitigation Measures. The following mitigation measures are required:

PS-5(a) **Buildout Date Notification.** Each future applicant subject to the proposed Affordable Housing Ordinances shall notify the appropriate School District of the expected buildout date of each phase of the project to allow the District time to plan in advance for new students.

PS-5(b) **Statutory School Fees.** Each future applicant under the proposed Affordable Housing Ordinances shall pay the statutory school fees in effect at the time of issuance of building permits to the appropriate school districts.

Significance after Mitigation. With implementation of the above measures, impacts would be less than significant.

Impact PS-6 The proposed Affordable Housing Ordinances would modify current development standards, leading to increased population and associated parkland demand. This additional demand would result in a Class III, *less than significant,* impact on recreation facilities.

The Quimby Act gives the legislative body of a city or county the authority, by ordinance, to require the dedication of land or payment of in-lieu fees, or a combination of both, for park and

recreational purposes as a condition of approval of a tract map or parcel map. The existing Quimby Act parks to population ratio requirement in the County is 3 acres of parkland per 1,000 residents. The current population in the County of San Luis Obispo is 260,727 (Department of Finance, October 2005). However, at approximate buildout of the General Plan (2025), the County population is expected to reach 341,375 (San Luis Obispo County Population Projections, June 2005). Therefore, at buildout the County should have approximately 1,024 acres of parkland. The County has approximately 1,246 acres of existing and planned parkland (refer to Table 4.8-5). Therefore, the County will have a surplus of approximately 222 acres of parkland in 2025.

Program HE 1.4: Revised Residential Development Standards. Based upon a population generation factor of 2.35 persons per unit, Program HE 1.4 would result in a population increase of approximately 5,370 residents. Therefore, based on the County standard of 3 acres of parkland and open space per 1,000 residents, Program HE 1.4 would generate a demand for 16.1 acres of parkland compared to current conditions. However, the amount of development that would be accommodated under this program is already accounted for by the General Plan, so park planning efforts consistent with what are already anticipated under the General Plan would be sufficient.

Program HE 1.9: Require Development of Affordable Housing. Based upon a population generation factor of 2.35 persons per unit, Program HE 1.9 would generate approximately 11,870 residents. Therefore, based on the County standard of 3 acres of parkland and open space per 1,000 residents, Program HE 1.9 would generate a demand for 35.6 acres of parkland. However, the amount of development that would be accommodated under this program is already accounted for by the General Plan, so park planning efforts consistent with what are already anticipated under the General Plan would be sufficient.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Based upon a population generation factor of 2.35 persons per unit, Program HE 1.10 would generate approximately 902 residents. Therefore, based on the County standard of 3 acres of parkland and open space per 1,000 residents, Program HE 1.10 would generate a demand for 2.7 acres of parkland. However, the amount of development that would be accommodated under this program is already accounted for by the General Plan, so park planning efforts consistent with what are already anticipated under the General Plan would be sufficient.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Buildout consistent with the General Plan, as encouraged by the proposed ordinances, would permit an additional 7,720 units and an associated population of approximately 18,142 residents. This population increase would result in the need for 54.4 acres of parkland. As stated above, the county is expected to have approximately 222 surplus acres of parkland at buildout of the general plan (2025). Therefore, the parkland demand created by the proposed ordinances would be accounted for. In addition, future applicants will be required to pay an in-lieu public parks fee. Payment of in-lieu park fees would result in funding equivalent to the provision of public parks in accordance with State Quimby Act standards and as required by the County. Following payment of Quimby Act park fees, the proposed Affordable Housing Ordinances would result in a less than significant impact.

Mitigation Measures. No mitigation measures are required beyond the County standard Condition of Approval requiring the payment of Quimby Act fees.

Significance after Mitigation. Impacts would be less than significant.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

d~~e~~. Cumulative Impacts. Cumulative public service and utility impacts associated with future additional development from the Affordable Housing Ordinances would incrementally increase demand on wastewater systems, solid waste generation, fire protection, police/ emergency services, student generation, and parks and recreation demand. However, with the incorporation of mitigation measures listed above, public service and utility related impacts from future development in the County would be reduced. Therefore, the Affordable Housing Ordinances are not expected to have any cumulative impact on County public services and utilities.

4.9 TRANSPORTATION AND CIRCULATION

This section analyzes the potential traffic and circulation impacts associated with the proposed Affordable Housing Ordinances. The purpose of the analysis is to evaluate potential traffic impacts qualitatively, using published roadway traffic volumes based on recent traffic studies, and comparing these to anticipated traffic generated by future development accommodated under the proposed ordinances.

4.9.1 Setting

a. Level of Service (LOS) Methodology. The operations of roadway facilities are described with the term level of service (LOS). LOS is a qualitative description of traffic flow based on such factors as speed, travel time, delay, and freedom to maneuver. Six levels are defined, from LOS A with the best operating conditions to LOS F with the worst operating conditions (Table 4.9-1). The County of San Luis Obispo has adopted LOS C as the minimum standard for rural roadway operations and LOS D or better on roadways in urban areas. Caltrans strives to maintain operations at the LOS C/D threshold on state-operated facilities, including the eight highways discussed in Section 4.9.1(b).

Table 4.9-1. Level of Service Definitions

LOS	Delay (Seconds per Vehicle)	Definition
A	< 10.0	Conditions of free unobstructed flow, no delays and all signal phases sufficient in duration to clear all approaching vehicles.
B	10.1 – 20.0	Conditions of stable flow, very little delay, a few phases are unable to handle all approaching vehicles.
C	21.1 – 35.0	Conditions of stable flow, delays are low to moderate, full use of peak direction signal phases is experienced.
D	35.1 – 55.0	Conditions approaching unstable flow, delays are moderate to heavy, significant signal time deficiencies are experienced for short durations during the peak traffic period.
E	55.1 – 80.0	Conditions of unstable flow, delays are significant, signal phase timing is generally insufficient, congestion exists for extended duration throughout the peak period.
F	> 80.0	Conditions of forced flow, travel speeds are low and volumes are well above capacity. This condition is often caused when vehicles released by an upstream signal are unable to proceed because of back-ups from a downstream signal.

b. Major Highways. Figure 4.9-1 shows the State highway network in San Luis Obispo County. The following text provides a brief discussion of the major system components.

U.S. Highway 101 is a regional roadway that traverses through San Luis Obispo County, continuing north to San Francisco and south to Los Angeles. In the County, it provides a direct link to six of the seven incorporated cities and multiple unincorporated communities. U.S. 101 crosses the Santa Lucia mountain range at the Cuesta Grade, which has a gradient in excess of seven percent. Prior to completion of the Cuesta Grade widening project in October 2003, this section of the highway was considered the second worst bottleneck on Highway 101 between Los Angeles and San Jose (behind the Prunedale segment north of Salinas). Table 4.9-2 provides LOS indicators for segments of U.S. 101 that traverse the County.

Table 4.9-2. San Luis Obispo County U.S. 101 Levels of Service

Segment of U.S. 101	Year 2000	Year 2020
Santa Barbara County Line to Arroyo Grande City Limits	C	D
Southern Arroyo Grande City Limits to Avila Beach undercrossing	D	F
Avila Beach undercrossing to southern San Luis Obispo City Limits	D	F
Southern San Luis Obispo City Limits to northern San Luis Obispo City Limits	D	F
Northern San Luis Obispo City Limits to SR 58 junction	C	C
SR 58 junction to SR 46 West junction	C	D
SR 46 West junction to northern Paso Robles	C	C
Northern Paso Robles to Monterey County Line	A	A

Source: San Luis Obispo County Resource Management System, 2005 Annual Resources Summary Report

State Route (SR) 1 is a major north-south highway that traverses San Luis Obispo County predominately along the coast. In the southern portion of the County, SR 1 is a two lane highway that extends 17 miles between the Santa Barbara County line and U.S. 101 in the City of Pismo Beach. From this point, SR 1 runs contiguous with U.S. 101 to San Luis Obispo. Portions of the route were recently designated as a State Scenic Highway. North of San Luis Obispo, SR 1 is a two to four lane rural roadway running for approximately 58 miles between San Luis Obispo and the Monterey County line.

SR 1 primarily serves interregional traffic, much of it tourist in nature. However, commuter traffic is predominant between the cities of San Luis Obispo to Morro Bay.

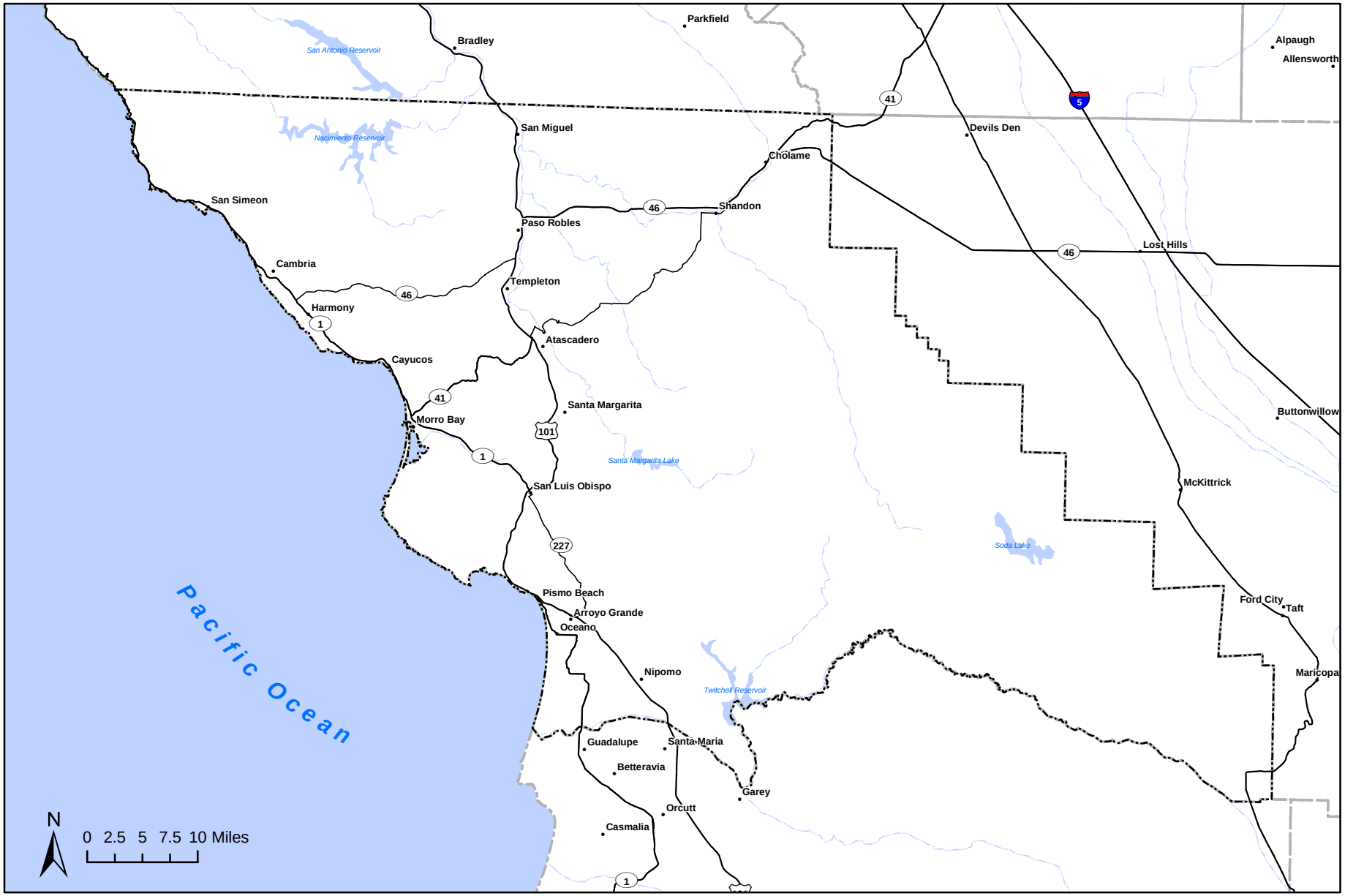
State Route (SR) 41 East and SR 41 West provides east-west access within and through San Luis Obispo County and the City of Paso Robles. East of U.S 101, SR 41 East provides a connection between the City of Atascadero and the Kern County line. West of U.S. 101, SR 41 West provides access to the Coast and SR 1. In this area, SR 41 West primarily serves local commuter traffic, although it also serves a substantial amount of recreational traffic during the summer moths.

State Route (SR) 46 East and SR 46 West are important regional and inter-regional travel corridors that provides east-west access within and through San Luis Obispo County and the City of Paso Robles. East of U.S. 101, SR 46 East is an important regional connection to Interstate 5 and farther east to Bakersfield and Fresno (via SR 41). West of US 101, SR 46 West provides access to the coast and SR 1.

State Route (SR) 58 is an east-west, two lane street/highway that connects U.S. 101 to I-5 and SR 99 in Kern County. The following roadways are designated as SR 58: El Camino Real (from U.S. 101 to Estrada Avenue), Estrada Avenue (from El Camino Real to West Pozo Road), West Pozo Road (from Estrada Avenue to Calf Canyon Highway), and Calf Canyon Highway (East of West Pozo Road).

State Route (SR) 166 is an east-west, rural two lane highway extending from Highway 101 two miles south of Nipomo to the Kern County line.

State Route (SR) 227 is a north-south, two to four lane highway extending eleven miles between U.S. 101 in Arroyo Grande to the City of San Luis Obispo. The primary purpose of the route is to serve local and commuter traffic between San Luis Obispo and the Five Cities area. Price Canyon Road, Oak Park Road and Corbett Canyon Road contribute traffic to SR 227.



Source: US Bureau of the Census TIGER 2000 data.

Highway Network

Figure 4.9-1

State Route (SR) 229 is a north-south, rural two-lane highway extending nine miles from SR 58 near Santa Margarita to SR 41 near Creston. Traffic is almost entirely local in nature. The alignment passes through mountainous terrain and contains many switchbacks. The existing facility has six to eight foot lanes with no shoulders.

c. Major County Roadways. The County maintains an extensive roadway system that ranges from heavily used principle arterials near urban centers to rural roads with lighter traffic volumes. As the County's population increases, so does the daily commuter traffic, business traffic, and traffic associated with the movement of goods and services. For the purposes of the countywide evaluation, discussion has been limited to road segments that are either currently on or anticipated to be included in the Resource Management System (RMS) severity criteria.

For roadways under County jurisdiction, the County RMS level of severity criteria sis based on projected Levels of Service (LOS), as described in Section 4.9.1(a) above. Levels of severity for County maintained roads are defined as follows:

- ***Level of Severity I****: When traffic projections indicate that roadway LOS D will occur within five years.*
- ***Level of Severity II:*** *When traffic projections indicate that roadway LOS D will occur within two years.*
- ***Level of Severity III****: When calculation of existing traffic flows indicates a roadway LOS D.*

Table 4.9-3 outlines County roadways which meet the criteria for RMS levels of severity I, II, or III, as well as those with no current recommended level of severity, but with increasing traffic volumes which may lead to future Level of Severity recommendations (the "watch list").

Table 4.9-3. Recommended Levels of Severity for County Roads

Level of Severity	Roadway
I	Tefft Street (Roadway capacity west of Mary Avenue)
II	None
III	Halcyon Road, between its intersections with Hwy 1 Halcyon Road, north intersection with Hwy 1 Price Canyon Road, SR 227 to Pismo Beach City limit South Bay Blvd, Santa Ysabel Avenue to Hwy 1 Tank Farm Road, SR 227 to Higuera Street Tefft Street (Intersection Capacity west of Hwy 101)
Watch List [1]	Avila Beach Drive Los Berros Road, south of El Campo Ramada Drive, south of SR 46 South Ocean Avenue, north of 13th Street Los Osos Valley Road, Foothill Road to Los Osos Creek Las Tablas Road, west of Duncan Road Nacimiento Lake Drive, east of Chimney Rock Road Vineyard Drive, U.S. 101 to Bethel Road Main Street (Cambria), Cambria Drive to Burton Drive

Source: San Luis Obispo County Resource Management System, 2005 Annual Resources Summary Report

[1] Roads with no current recommended level of severity, but with increasing traffic volumes which may lead to future level of severity recommendations.

d. Road Network by Planning Area

Adelaida Planning Area. The Adelaida area circulation system is a network of rural roads and highways. In the planning area, SR 46 West connects U.S. 101 and the communities in the Salinas River Valley to the communities of the north coast on SR 1. Travel on SR 46 is characterized by high seasonal peaks due to tourist related traffic. Identified problems occur due to recreational traffic passing through the area to Lake Nacimiento. Nacimiento Lake Drive frequently becomes dangerously congested during peak-use summer holiday weekends and is on the RMS watch list (refer to Table 4.9-3).

El Pomar/Estrella Planning Area. SR 46 and SR 41 (east of Shandon) are the major transportation links between San Luis Obispo County and the San Joaquin Valley in the El Pomar/Estrella Planning Area. Seasonal tourist traffic in the summer contributes significantly to the volume on the two-lane corridor. Traffic volumes exceed the desired level of service for rural highways, and major improvements are proposed to widen SR 46 to four lanes from the intersection of SR 41 and SR 46 near Cholame to Paso Robles (San Luis Obispo County, 2005).

Estero Planning Area. SR 1 is the main north-south route in the planning area. SR 41 intersects SR 1 in central Morro Bay. The community of Cayucos is located in the northern portion of the planning area. The streets within the Cayucos area serve mostly residential land uses. Roadway capacities on all major streets in Cayucos currently operate at acceptable levels of service (San Luis Obispo County, 2005).

South Bay Boulevard and Los Osos Valley Road provide regional access to the Los Osos community. The streets within the system are rural in nature with narrow pavement widths, unpaved shoulders, and on-street parking. South Bay Boulevard is a north-south road that extends north from Los Osos Valley Road towards the City of Morro Bay. Los Osos Valley Road connects the community of Los Osos to the City of San Luis Obispo and U.S. 101. South Bay Boulevard is currently at RMS level of severity criteria III, and traffic on Los Osos Valley Road is experiencing increasing traffic volumes, which may lead to a future level of severity recommendation.

Huasna-Lopez Planning Area. SR 166 is the major route between the southern San Joaquin Valley, southern San Luis Obispo County and northern Santa Barbara County. The highway provides access to large ranches and local rural roads in the southern portions of the planning area. Lopez Drive provides major access to the Lopez Lake Recreation Area as well the Arroyo Grande Valley.

Los Padres Planning Area. U.S. 101 is the principal arterial in the planning area, which begins at the Cuesta Grade and covers an area extending south to the Santa Barbara County line. Caltrans has recently implemented modifications to the roadway in order to increase safety (i.e., widened traffic lanes, a truck lane, etc.).

Las Pilitas Planning Area. Two of the more traveled roadways designated as "collectors" in the planning area are Pozo Road and Park Hill Road. Traffic volumes are relatively light.

Nacimiento Planning Area. Nacimiento Drive and Interlake Road are the major roads providing access to and through the planning area. Nacimiento Drive frequently becomes dangerously congested during peak-use summer holiday weekends, particularly over Godfrey

Grade between Chimney Rock Road and Heritage Ranch, and has been recommended for improvement from Paso Robles to the lake (San Luis Obispo County, 2005).

North Coast Planning Area. SR 1 runs north-south through the length of planning area and serves the primary transportation corridor to the communities of Cambria and San Simeon. Although the community of Cambria is expected to have relatively slow growth into the future, recreational and tourist traffic volumes on SR 1 are anticipated steadily increase, which may lead to additional level of service problems at many intersections in the community (San Luis Obispo County, 2005). Currently, many of the community's intersections are operating at LOS D levels or worse. In addition, Main Street, the primary arterial though the community of Cambria, is currently on the RMS watch list (refer to Table 4.9-3).

Salinas River Planning Area. U.S. 101 bisects this planning area in a north-south direction between Cuesta Grade and the Monterey County line, with SR 41 and SR 46 bisecting in an east-west direction. The communities of Garden Farms and Santa Margarita are approximately three and five miles south of the City of Atascadero, respectively. The County and Caltrans have identified long-term operational improvement needs in the vicinity of these communities (San Luis Obispo County, 2005).

The community of Templeton's primary north-south arterial (aside from U.S. 101) is Main Street, which intersects with Ramada and Theater Drives to the north to provide off-highway access to Paso Robles. Traffic impacts due to the expansion of the local wine industry, continued residential development in the area west of U.S. 101 and commercial development north of town along Ramada and Theater Drives will increasingly impact local streets and the freeway interchanges serving the community (San Luis Obispo County, 2005). Vineyard Drive, Las Tablas Road and Ramada Road are all on the RMS watch list.

San Luis Bay Planning Area (Coastal). U.S. 101 is the principal roadway in the planning area. In the vicinity of Pismo Beach, U.S. 101 operates at LOS D (San Luis Obispo County, 2005). The level of service of several roadways within the planning area will be affected by expected residential expansion in Pismo Beach and Arroyo Grande, which will create needs for road improvements and alternative transportation (San Luis Obispo County, 2005). Increased tourist traffic further burdens the circulation system.

Avila Road provides access to the community of Avila Beach and to the Diablo Canyon nuclear power plant. These roads operate at unacceptable levels of service during peak hours. High traffic volumes on summer weekends are considered normal for Avila Beach Drive and widening is not proposed due to physical and environmental constraints of the roadway (San Luis Obispo County, 2005). The other major road to Avila Beach from U.S. 101 is San Luis Bay Drive. From U.S. 101, San Luis Bay Drive parallels Avila Beach Drive on the north side of San Luis Creek.

The poor condition of County streets in Oceano is one of the main community problems. Broken pavement, lack of paving in some areas, and a lack of curbs, gutters and sidewalks inconveniences residents and contributes to an overall poor appearance. Traffic and pedestrian safety problems needing attention include correction of poor sight distances at some intersections, inadequate traffic regulation devices, lack of marked crosswalks and inadequate traffic enforcement. SR 1 detaches from U.S. 101 at Pismo Beach south through Oceano, and experiences heavy tourist and recreation traffic. This is expected to increase as tourist facilities are expanded in the coastal area (San Luis Obispo County, 2005).

San Luis Bay Planning Area (Inland). U.S. 101, SR 1 and SR 227 are major road segments providing access to and through the planning area. As residential growth and development occurs in the urban areas, these roads are expected to be impacted with additional traffic (San Luis Obispo County, 2005). Much of the development proposed in the cities of Pismo Beach and Arroyo Grande will have direct and substantial impacts on U.S. 101 and SR 227, since these highways are the main link to the employment centers. Halcyon Road, a principal arterial outside of the City of Arroyo Grande, is currently at RMS level of severity III (San Luis Obispo County, 2005).

See Canyon Road is a narrow country road that climbs the Irish Hills to the north. It connects with Perfumo Canyon Road into San Luis Obispo.

San Luis Obispo Planning Area. U.S. 101, SR 1 and SR 227 handle the bulk of trucking and passenger vehicle traffic throughout the planning area, although Los Osos Valley Road carries substantial traffic loads in the morning and evening commuter peak periods. The State highways carry local traffic but are also impacted heavily by traffic originating outside the planning area and the County. Future development in the planning area and increased through-traffic from tourists and commerce will add to traffic impacts. Tank Farm and Price Canyon Road are currently at an RMS level of severity III.

Shandon-Carrizo Planning Area. The Shandon-Carrizo circulation system is planned to accommodate anticipated traffic along existing roads and new routes as future development warrants their construction. SR 58 runs in an east-west direction through the northern portion of planning area and provides access to the rural community of California Valley and a direct connection to SR 33, located in Kern County.

South County Planning Area. The regional circulation system serving the South County planning area is primarily composed of U.S. 101, SR 1 and SR 166.

e. County Airports. There are currently two commercial airports and one private airport in the County. The San Luis Obispo County airport is located on roughly 320 acres of land approximately 3.5 miles southeast of the center of the City of San Luis Obispo, adjacent to SR 227. This airport currently provides the only regularly scheduled airline service in the County. Paso Robles Municipal Airport is located on 1,300 acres of land approximately 4.5 miles northeast of the center of the City of Paso Robles, and 3 miles east of U.S. 101 on the north side of SR 46. The Paso Robles Municipal Airport can presently accommodate larger aircraft than the San Luis Obispo Airport. A small airport provides private facilities in the community of Oceano. No public services are offered at this facility.

f. County Rail Services. San Luis Obispo is the busiest rail station in the County with the greatest number of options for intercity rail travel. Amtrak's premier national train, the Coast Starlight, serves San Luis Obispo. The Coast Starlight provides transportation from Los Angeles to Seattle, and is the busiest long distance train in the nation. The Coast Starlight provides a total of four stops per day within the County: two in the City of San Luis Obispo and two in the City of Paso Robles. The Pacific Surfliner provides one southbound and one northbound train from San Luis Obispo. This service provides a convenient morning departure from San Luis Obispo to Santa Barbara, Los Angeles and San Diego, with an evening return.

g. Pedestrian and Bicycle Facilities. Pedestrian facilities include sidewalks, crosswalks, and pedestrian signals at signalized intersections. Pedestrian activity is visible in the urban portions of the County, where development densities are high.

The County's existing bikeways are a system of Class I bike paths, Class II bike lanes on major streets and sporadic signage of Class III bike routes. Bicycle activity within the County is oriented primarily to and from major activity centers that include schools, parks, recreation facilities, employment centers and shopping centers. Bike classes are based on the following definitions:

- ***Class I*** *– Separated bike paths that are used most frequently in high traffic volume and high-speed areas, and other locations as required based on technical considerations.*
- ***Class II*** *– Bike lanes to include a striped division between traffic and stenciled bicycle symbol on pavement throughout the system.*
- ***Class III*** *– Bike route signified by signs in areas where Class I and II are not deemed feasible.*

h. Transit Service. Currently there are eleven public transit services operating in San Luis Obispo County. These include six fixed route services: Central Coast Area Transit (CCAT), South County Area Transit (SCAT), San Luis Obispo Transit (SLO Transit), Paso Robles Community Area Transit (PRCATS), Cambria's fixed route system (The Otter), and routes provided by the City of Atascadero). In addition, there are five demand-responsive services including Atascadero Dial-A-Ride (DAR), Paso Robles DAR, Morro Bay DAR, South Bay DAR and Runabout.

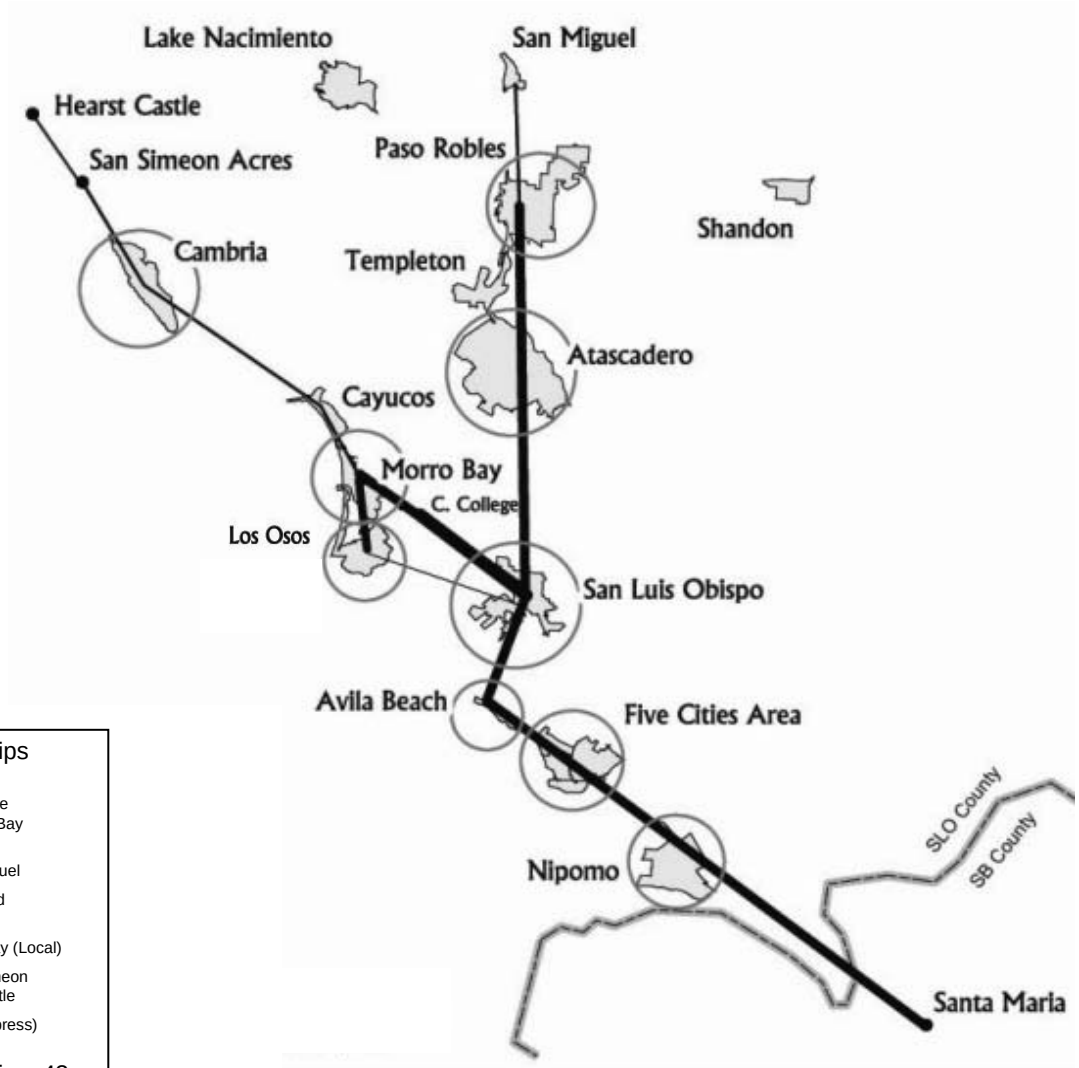
All major communities within San Luis Obispo County have some form of transit services (Figure 4.9-2). Deficiencies occur in communities identified as not currently being served by fixed route transit or local dial-a-rides have low populations or population densities, are geographically isolated, and/or have few demographic groups likely to use public transit. These communities are served by limited Ride-On services. Another measure of deficiency is whether minimum lifeline transit services exists (i.e. at least one round-trip fixed route transit service per day). Those communities that currently do not have this minimum lifeline services are the more isolated and small communities such as Creston and Shandon. Limited fixed route services have begun in Avila Beach.

4.9.2 Impact Analysis

a. Methodology and Significance Thresholds. The focus of this analysis is to determine the potential for the proposed Affordable Housing Ordinances to affect existing and future County roadway levels of service and assess short-term traffic safety impacts on public roadways and related traffic facilities (e.g., intersection signals). Methodology consisted of review of existing County roadway levels of service and potential impacts associated with increased traffic to County roadways, transit facilities, and pedestrian circulation/bikeways that would result from future development occurring under the proposed amendments.

In accordance with Appendix G of the State CEQA Guidelines, impacts would be significant if development in accordance with the proposed Affordable Housing Ordinances would result in any of the following:

- *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections);*



Regional Trip Generators

Paso Robles Area:
- Central Coast Fairground
- North Cuesta Campus
- Twin Cities Hospital

Atascadero Area:
- Atascadero STate Hospital
- Santa Margarita Lake

San Luis Obispo Area:
- Cal Poly SLO
- Cuesta College
- California Men's Colony
- French Hospital
- Slo Airport
- Sierra Vista Hospital

Five Cities Area:
- Pismo Discount Stores
- Avila Beach
- Arroyo Grande Village
- Pismo Pier
- Grover Beach Rail Station
- Arroyo Grande Hospital

Other Regional Trip Generators
North Coast Area:
- Hearst cAstle
- Nacimiento Lake
- Morro Bay Embarcadero

South Coast Area:
- Lopez Lake
- Montana De Oro State Park

N

0 10 20 Miles

Regional Bus Transit Trips

13 Trips:	SLO to Cuesta College including 12 to Morro Bay
11 Trips:	SLO to Paso Robles including 2 to San Miguel
9 Trips:	SLO to Five Cities and Santa Maria
6 Trips:	Los Osos to Morro Bay (Local)
3 Trips:	Morro Bay to San Simeon Acres and Hearst Castle
1 Trip:	SLO to Los Osos (Express)

Total Weekday Roundtrips: 43

Note: Circles indicate areas that operate their own transit system

Source: San Luis Obispo Council of Governemnts: Regional Transit Plan, 2005

San Luis Obispo County Transit Routes

Figure 4.9-2

- *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways;*
- *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks;*
- *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);*
- *Result in inadequate emergency access;*
- *Result in inadequate parking capacity; or*
- *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).*

San Luis Obispo County. For County roadway segments, degradation in the level of service from an acceptable level (LOS C or better) to an unacceptable level (LOS D, E, or F) is a significant impact. For segments already operating at LOS D, E, or F without the project, the addition of any project traffic to that location is a significant impact.

Caltrans. For Caltrans' facilities (intersections, roadway segment, freeway segments, and freeway ramp junctions), a degradation in the level of service from an acceptable level (LOS C/D threshold or better) to an unacceptable level (LOS D, E, or F) is a significant impact.

Pedestrian and Bicycle Impacts. An impact to pedestrians and bicyclists would be considered significant if implementation of the proposed project would conflict with existing or planned bicycle facilities or would generate pedestrian and bicycle demand without providing adequate and appropriate facilities for safe non-motorized mobility.

Transit Impacts. Impacts to transit would be considered significant if future development in accordance with the proposed Affordable Housing Ordinances would conflict with existing or planned transit facilities or would generate potential transit trips and would not provide adequate facilities for pedestrians and bicyclists to access transit routes and stops.

b. Project Impacts and Mitigation Measures.

Impact T-1 The proposed Affordable Housing Ordinances would modify the current development standards, leading to intensified development and associated average daily trips (ADT) on County roadway segments. These trips could lead to the degradation of existing level of service (LOS) criteria for County roadways and intersections. This is a Class II, *significant but mitigable*, impact.

Future development under the proposed Affordable Housing Ordinances (AHO) would result in an increased number of residential units which would resulting in an increased population and associated vehicle trips on County roadways. This AHO would revise development standards allowing the increase in buildout potential compared to what are allowed under existing standards. The increase in associated vehicle trips could result in a significant impact on roadways and intersections that are currently operating at or near LOS thresholds established by the County and the CEQA guidelines.

For the purpose of estimating the number of trips which could be generated by future development in accordance with the Affordable Housing Ordinances, rates published in the Institute of Transportation Engineers (ITE), *Trip Generation 6th Edition* were used. The ITE

manual is a standard reference used by jurisdictions throughout the country and is based on actual trip generation studies performed for various land uses. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced minimum site areas in the RMF land use category, and a reduced minimum parcel size for new parcels in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would generate approximately 15,150 average daily trips (ADT), 1,165 A.M. peak hour trips and 1,417 P.M. peak hour trips compared to current conditions.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units located throughout the County. These additional units would generate an estimated 33,488 average daily trips (ADT), 2,576 A.M. peak hour trips and 3,132 P.M. peak hour trips compared to current conditions.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would an estimated 2,546 average daily trips (ADT), 196 A.M. peak hour trips and 238 P.M. peak hour trips.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Buildout consistent with the General Plan, as encouraged by the proposed ordinances, would permit an additional 7,720 units and an associated 51,184 ADT (Table 4.9-4). The ITE trip generation land use code 220 (Apartment) was used to analyze the AHO trip generation volumes (6.63 ADT, 0.51 AM peak hour, 0.62 PM peak hour). If development in accordance with the Programs were to occur in areas of the County where existing LOS were at or nearing capacity (refer to Tables 4.9-1 and 4.9-2), impacts could be significant.

Table 4.9-4 Affordable Housing Ordinance Buildout Trip Generation

Affordable Housing Program	Number of Units	ADT	A.M. Peak Hour			P.M. Peak Hour		
			Entering	Exiting	Total	Entering	Exiting	Total
Program HE 1.4	2,285	15,150	186	979	1,165	949	468	1,417
Program HE 1.9	5,051	33,488	412	2,164	2,576	2,098	1,034	3,132
Program HE 1.10	384	2,546	31	165	196	159	79	238
Total Trip Generation:		**51,184**	**629**	**3,308**	**3,937**	**3,206**	**1,581**	**4,787**

Source: Institute of Transportation Engineers, 1997.

As seen in Table 4.9-3, full buildout under the proposed Affordable Housing Ordinances would result in an increase of approximately 51,184 average daily trips (ADT). It must be noted that these trips would be distributed throughout existing County roadways. With the exception of County roadways that have been rated as having a Level of Severity of II or worst (see Table 4.9-2) the existing County roadways could accommodate the increase in ADT.

Mitigation Measures. All development in accordance with the proposed Affordable Housing Ordinances would be subject to the goals outlined San Luis Obispo County Circulation Element, as well as policies contained within individual Area Plans. In addition, San Luis Obispo County and the San Luis Obispo Council of Governments (SLOCOG) currently have Regional Transportation Plan (RTP) goals, policies, and action items that address specific administrative measures to reduce traffic related impacts. These strategies are introduced on a programmatic level and are designed to reduce traffic and circulation impacts on a non-project specific level. On the project level, it is anticipated that any medium to large-scale development project in the County would require individual traffic and circulation analysis. The following mitigation measures would reduce potential impacts:

T-1(a) **Traffic Study**. Future residential development projects under the proposed Affordable Housing Ordinances (AHO) that will be located adjacent to or near County identified roadways as having a current County Resource Management System Level of Severity rating of II or III, shall be subject to a project specific traffic study that should recommend mitigation if necessary.

T-1(b) **Transfer Rural Inclusionary Housing Requirements.** The County should develop a program that allows the transfer of some of the inclusionary housing requirements for parcels within rural areas to available properties within more urbanized portions of the County. This would minimize potential traffic impacts by reducing trip lengths.

Significance after Mitigation. With required mitigation, impacts would be reduced to a less than significant level.

Impact T-2 **The proposed Affordable Housing Ordinances would modify the current development standards, leading to increased population and associated demand for pedestrian facilities and bicycle facilities. This increase in population density would encourage the use of existing and future bicycle and pedestrian facilities. This is a Class IV, *beneficial*, impact.**

Future development under the proposed Affordable Housing Ordinance Ordinances (AHO) would result in an increased number of residential units which would result in an increased population and associated demand for pedestrian facilities and bicycle facilities. The increase in population density would encourage the use of existing and future required pedestrian and bicycle facilities. This increase in use would reduce demands on local roadways and public transportation systems, resulting in a beneficial impact.

An impact to pedestrians and bicyclists would be considered significant if implementation of the proposed project would conflict with existing or planned bicycle facilities or would generate pedestrian and bicycle demand without providing adequate and appropriate facilities for safe non-motorized mobility. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. The overall effect of Program HE 1.4 would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. These additional units would result in an associated population increase of approximately 5,370 residents (based upon a population generation factor of 2.35 persons per unit). This increased population would increase the demand for pedestrian facilities and bicycle facilities, encouraging the use of such facilities, and potentially reducing the demand for automobile trips.

Program HE 1.9: Require Development of Affordable Housing. The overall effect of Program HE 1.9 would be an estimated 5,051 additional bonus units. These addition units would result in an associated population increase of approximately 11,870 residents (based upon a population generation factor of 2.35 persons per unit). Similar to Program HE 1.4, this increased population would increase the demand for pedestrian facilities and bicycle facilities, encouraging the use of such facilities, and potentially reducing the demand for automobile trips.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. The overall effect of Program HE 1.10 would be the potential for an additional 384 housing units on the identified RMF lots. These addition units would result in an associated population increase of approximately 902 residents (based upon a population generation factor of 2.35 persons per unit). This increased population would increase the demand for pedestrian facilities and bicycle facilities, encouraging the use of such facilities, and potentially reducing the demand for automobile trips.

Overall, the proposed Affordable Housing Ordinances could result in a population increase of approximately 18,142 residents. These residents would increase demand for pedestrian facilities and bicycle facilities, encouraging the use of these facilities.

Mitigation Measures. As discussed above, no mitigation would be necessary, as this would be a beneficial impact.

Significance after Mitigation. Impacts would be less than significant.

Impact T-3 Future development in accordance with the Affordable Housing Ordinances could result in inadequate site access and/or parking supply. This is a Class III, *less than significant*, impact.

Future development under the proposed Affordable Housing Ordinances (AHO) would result in an increased number of residential units which would require new parking spaces and new access to the development sites. Should an inadequate number of parking spaces be provided and or unsafe or improperly sized access roads be provided, a significant impact would result.

County standards are established regulating the parking requirement for residential projects. Access to the residential units would be regulated by the County Fire Departments design code for emergency access and by the County Public Works Department for safety features. During project review all parking and access proposed would be reviewed by the County to ensure the proposed development is consistent with any applicable design guidelines. The characteristics and potential impact of each ordinance are discussed below.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced minimum site areas in the RMF land use category, and a reduced minimum parcel size for new parcels in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. As discussed above, residential would be independently reviewed to ensure consistency with any applicable development code, as they relate to parking standards and site access. However, because there are no specific plans for individual development projects in accordance with Program HE 1.4, it is not possible to definitively determine the adequacy of parking supply and site access at this time. However, individual projects would be expected to comply with conditions of their approval, which would address access and parking requirements. Impacts are expected to be less than significant.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units. As discussed above, residential would be independently reviewed to ensure consistency with any applicable development code, as they relate to parking standards and site access. However, because there are no specific plans for individual development projects in accordance with Program HE 1.9, it is not possible definitively determine the adequacy of parking supply and site access at this time. However, individual projects would be expected to comply with conditions of their approval, which would address access and parking requirements. Impacts are expected to be less than significant..

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this

development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. As discussed above, residential would be independently reviewed to ensure consistency with any applicable development code, as they relate to parking standards and site access. However, because there are no specific plans for individual development projects in accordance with Program HE 1.10, it is not possible to definitively determine the adequacy of parking supply and site access at this time. However, individual projects would be expected to comply with conditions of their approval, which would address access and parking requirements. Impacts are expected to be less than significant.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. Buildout consistent with the General Plan, as encouraged by the proposed ordinances, would not increase the overall traffic potential already anticipated by regional traffic models, but may allow such development to occur more quickly than is occurring at current growth rates. Therefore, impacts related to parking demand would be less than significant. Future applicants would be required to comply with County Land Use Ordinance Section 22.18.050 and any other approved parking standard design guidelines as a condition of project approval. Additionally, all access will be designed according to County Fire Code standards and will be reviewed by the County Public Works department to determine adequate safety features are includes. Impacts will be less than significant.

Mitigation Measures. Beyond standard County review and Conditions of approval, no mitigation is required.

Significance after Mitigation. With implementation of parking spaces in accordance with County standards, parking impacts would be less than significant.

Impact T-4 The proposed Affordable Housing Ordinances would modify the current development standards, leading to increased population and associated demand for airport services, rail services, and County transit services. This is a Class III, *less than significant,* impact.

While future development under the proposed Affordable Housing Ordinances (AHO) would result in increased population and associated demand on airport services, rail services, and the County transportation system, these services have capacity to accommodate the increased demand.

Program HE 1.4: Revised Residential Development Standards. Program HE 1.4 would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, including: reduced parking requirements within the Residential Multi-Family (RMF) land use category, reduced minimum site areas in the RMF land use category, and a reduced minimum parcel size for new parcels in both Residential Single-Family (RSF) and Residential Multi-Family (RMF) land use categories. The overall effect would be the potential for an additional 2,285 housing units more than are currently developed on the same number of existing RSF and RMF parcels. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. For this reason, it is

anticipated that the increase in demand on airport services, rail services, and the County transit system would be absorbed by the three services. Less than significant impacts would result.

Program HE 1.9: Require Development of Affordable Housing. Program HE 1.9 would encourage the provision of affordable housing, including a basic inclusionary housing requirement, in-lieu fees and a density bonus for providing affordable housing on-site. The overall effect would be an estimated 5,051 additional bonus units. However, the increase in demand on airport services, rail services, and the County transit system would be absorbed by the three services. Less than significant impacts would result.

Program HE 1.10: Establish Minimum Residential Multi-Family Densities. Program HE 1.10 would increase the development density of zoned RMF parcels in the County by establishing a minimum density of 20 units per acre for 50 existing parcels. The overall effect would be the potential for an additional 384 housing units on the identified RMF lots. However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. However, the increase in demand on airport services, rail services, and the County transit system would be absorbed by the three services. Less than significant impacts would result.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. New residents would increase demand for airport services, rail services, and County transit services on systems that have capacities to accommodate the increased demand. Less than significant impacts would result.

Mitigation Measures. No mitigation is required.

Significance after Mitigation. Impacts would be less than significant.

c. Subsequent CEQA Review Consideration: Program HE 1.10. The parcels that have been identified to have the minimum density requirement under program HE 1.10 have been analyzed in relation to the above listed impacts and associated mitigation measures. Appendix C includes a table that presents each parcel and identifies which, if any, of the above listed mitigation measures would apply to a development project on that parcel.

de. Cumulative Impacts. Cumulative traffic increases associated with future additional development from the Affordable Housing Ordinances would incrementally increase Average Daily Traffic levels along County roadways and increased demands on pedestrian facilities, bicycle facilities, airport services, rail services, and County transit services. However, with the incorporation of mitigation measures listed above for roadway impacts, traffic and circulation related impacts from future development in the County would be reduced to a less than significant level on a project by project basis. Therefore, the Affordable Housing Ordinances are not expected to have any significant cumulative impacts on County transportation and circulation services.

5.0 GROWTH INDUCING IMPACTS

Section 15126(g) of the State CEQA Guidelines requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. The Affordable Housing Ordinances' potential to induce growth is discussed in this section.

Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed Affordable Housing Ordinances' growth inducing potential could therefore be considered significant if it could result in the extension of infrastructure be that could accommodate capacities greater than the growth currently planned.

5.1 ECONOMIC GROWTH

The proposed Affordable Housing Ordinances implement three programs from the San Luis Obispo County General Plan Housing Element (amended July 20, 2004). The housing programs encourage affordable housing production and retention of the County's affordable housing stock to address an identified area-wide shortage such housing. They also are intended to encourage development within the urbanized portions of the County, which may have indirect economic benefits. The ordinances do not directly encourage any new commercial or industrial development. Therefore, the proposed ordinances would not directly generate jobs or economic activity. Based on a factor of 2.35 persons per dwelling unit, the proposed Affordable Housing Ordinances would be expected to generate approximately 18,142 additional residents countywide. This represents an increase of approximately 6.9% over the current County population (263,242; California Department of Finance, January 2006). However, this development would be consistent with the buildout potential anticipated under the County's General Plan, since the intent of the program is to encourage development densities closer to what are called for under the General Plan. The estimated 18,142 new residents that could be added throughout the County would incrementally increase activity in retail establishments and may generate demand for such services as landscaping, gardening, home cleaning and maintenance. However, new residents are expected to draw on existing retail and commercial services already available in the County, rather than inducing new service providers to relocate to the area. As a result, no significant physical effects are expected to result from economic growth generated by the proposed Affordable Housing Ordinances. In a general sense, the proposed ordinances are expected to have beneficial economic effects on local retailers and service providers.

Mitigation Measures. None required.

Significance after Mitigation. No significant environmental impacts relating to economic growth are anticipated.

5.2 POPULATION GROWTH

The population of San Luis Obispo County has been steadily increasing over the past several decades. Between 1990 and 2000, the population of San Luis Obispo County increased approximately 13.6%. The County's population increased another 6.7% between 2000 and 2006.

According to the San Luis Obispo Council of Governments (SLOCOG), San Luis Obispo County's population is projected to continue to increase, reaching 314,567 to 352,496 by the year 2025. This represents an increase of approximately 19 to 34% over the current population of 263,242. It should be noted that SLOCOG's projections are based on the buildout potential of the General Plans of the County and each city within the County.

Overall, all three Programs would result in the same development potential compared to what could currently occur under the General Plan, but they would encourage densities more consistent with what is envisioned under the General Plan. The increment between current conditions and General Plan buildout would be about 7,720 dwelling units. Based upon a population generation factor of 2.35 persons per unit, these additional units would result in an associated population increase of approximately 18,142 residents. However, since this increased population is consistent with County General Plan buildout projections, it is also consistent with SLOCOG population projections, which are based on General Plan buildout assumptions.

The ordinances would directly result in population growth by encouraging affordable housing production and retention to address the identified area-wide shortage. The ordinances do this by providing more flexible standards in some instances would indirectly facilitate additional population growth in the future. As a result, the ordinances are expected to be growth-inducing from this perspective. However, such growth would be less than significant, since it is consistent with County and regional long-term growth projections.

Mitigation Measures. No mitigation measures are required.

Significance after Mitigation. Impacts would be less than significant.

5.3 REMOVAL OF OBSTACLES TO GROWTH

The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development. The majority of this development would occur along urban fringe areas or in unincorporated infill areas of the County. As a result, development resulting from the proposed ordinances would not require the extension of new urban infrastructure, including roadways, water and sewer service, and drainage facilities. Thus, development under the ordinances is not expected to be growth-inducing from this perspective.

Mitigation Measures. None required.

Significance after Mitigation. Impacts would be less than significant.

6.0 ALTERNATIVES

As required by Section 15126(d) of the State CEQA Guidelines, this EIR examines a range of reasonable alternatives to the proposed Affordable Housing Ordinances project that could feasibly achieve similar objectives. The discussion focuses on alternatives that may be able to reduce some of the adverse impacts associated with the proposed ordinances. Included in this analysis are the CEQA-required "no project" alternative, three alternatives that exclude one of the proposed ordinances while implementing the remaining two programs, and one alternative that assumes revised ordinances to encourage urban infill. These are summarized below, and subsequently discussed in greater detail within the impact analysis for each alternative:

- **Alternative 1: No Project Alternative.** This alternative assumes that the proposed Affordable Housing Ordinances are not implemented, and that the County would be developed in accordance with existing zoning and General Plan designations.

- **Alternative 2: Program HE 1.4 Exclusion.** This alternative examines the effect of excluding Program HE 1.4: Revised Residential Development Standards. This alternative would only implement Programs HE 1.9 and HE 1.10.

- **Alternative 3: Program HE 1.9 Exclusion.** This alternative examines the effect of excluding Program HE 1.9: Require Development of Affordable Housing. This alternative would only implement Programs HE 1.4 and HE 1.10.

- **Alternative 4: Program HE 1.10 Exclusion.** This alternative examines the effect of excluding Program HE 1.10: Establish Minimum Residential Multi-Family Densities. This alternative would only implement Programs HE 1.4 and HE 1.9.

- **Alternative 5: Revised County Ordinances to Encourage Infill.** This alternative implements the proposed Affordable Housing Ordinances and additionally assumes the County would revise other existing ordinances to further direct growth into urbanized areas and away from rural areas.

The California Supreme Court, in *Citizens of Goleta Valley v. Board of Supervisors* (1990), indicated that a discussion of alternative sites is needed if the project "may be feasibly accomplished in a successful manner considering the economic, environmental, social, and technological factors involved" at another site.

As suggested in *Goleta*, several criteria form the basis of whether alternative sites need to be considered in detail. These criteria take the form of the following questions:

1. *Could the size and other characteristics of another site physically accommodate the project?*
2. *Is another site reasonably available for acquisition?*
3. *Is the timing of carrying out development on an alternative site reasonable for the applicant?*
4. *Is the project economically feasible on another site?*
5. *What are the land use designation(s) of alternative sites?*
6. *Does the lead agency have jurisdiction over alternative sites?* and

7. *Are there any social, technological, or other factors which may make the consideration of alternative sites infeasible?*

The proposed Affordable Housing Ordinances would be applied on a countywide basis. As such, the project areas are distributed throughout San Luis Obispo County. Therefore, an alternative project site is not evaluated in this EIR because there are no other available sites that could reasonably accomplish the proposed project's objectives.

Each alternative is described in detail in the following discussion. For reference, Table 6-1 and Table 6-2 compare the development characteristics of the five alternatives considered in this evaluation to the project described in Section 2.0 of this document.

Table 6-1. Existing and Projected Housing Units in Unincorporated Areas of San Luis Obispo County

Alternative	Housing Units in Urban Areas			Housing Units in Rural Areas			Total Change
	2005	2025	Change	2005	2025	Change	
Proposed Project: Affordable Housing Ordinances	25,858	45,324	19,466	18,802	22,748	3,946	23,412
Alternative 1: No Project	25,858	37,604	11,746	18,802	26,679	7,877	19,623
Alternative 2: Exclude HE1.4	25,858	43,039	17,181	18,802	25,033	6,231	23,412
Alternative 3: Exclude HE1.9	25,858	40,273	14,415	18,802	24,010	5,208	19,623
Alternative 4: Exclude HE1.10	25,858	44,940	19,082	18,802	23,132	4,330	23,412
Alternative 5: Added Infill Rules	25,858	46,113	20,255	18,802	21,959	3,157	23,412

Source: SLO County Planning and Building Department

Table 6-2. Comparison of Project Alternatives

Alternative	On Affected Parcels			Differences from Proposed Project
	Current Potential for Housing Units [1]	Future Potential for Housing Units [2]	Difference	
Proposed Affordable Housing Ordinances	12,630	20,350	7,720	
Alternative 1	12,630	12,630	0	Does not implement the proposed ordinances and assumes development in accordance with existing zoning and General Plan designations. Full General Plan Buildout potential would not likely be realized, because ordinances would not be enacted to reduce regulatory constraints.
Alternative 2	2,852	8,287	5,435	Excludes Program HE 1.4: Revised Residential Development Standards.
Alternative 3	12,630	15,299	2,669	Excludes Program HE 1.9: Require Development of Affordable Housing.
Alternative 4	9,778	17,144	7,336	Excludes Program HE 1.10: Establish Minimum Residential Multi-Family Densities.

Table 6-2. Comparison of Project Alternatives

Alternative	On Affected Parcels			Differences from Proposed Project
	Current Potential for Housing Units [1]	Future Potential for Housing Units [2]	Difference	
Alternative 5	12,630	20,350	7,720	Implements the proposed project and additionally revises existing ordinances to further direct growth into urbanized areas and away from rural areas.

1 *Shows current development potential on affected parcels, based on historic development patterns facing existing regulatory constraints.*

2 *Shows development potential that could occur on these parcels as a result of the proposed Ordinance's removing regulatory constraints toward achieving General Plan buildout. This number is within existing General Plan buildout potential.*

It should be noted that Tables 6-1 and 6-2 look at development potential in two ways. Table 6-1 shows what the County's overall likely development potential would be under any of the alternatives. This analysis was prepared by County planning staff, and considers the likelihood of development within growth management constraints that may be in place. Ultimately, it concludes that total development under the General Plan, with the various alternatives, would not vary greatly, with the exception of those alternatives that exclude Program HE 1.9, which requires additional development of affordable housing. The key differences in the alternatives under this approach are the extent that one or another would shift the focus of development from rural to urban areas within the County.

Table 6-2 focuses more on the development potential of specific parcels within the County that could be directly affected by the implementation of one or more of the Housing Element programs in question. Thus, it is less focused on the "big picture" of the effect on development under the General Plan in the context of other growth management efforts, than simply comparing raw development potential on affected parcels. Both tables are useful in the context of the analysis for comparison purposes.

6.1 ALTERNATIVE 1: NO PROJECT

6.1.1 Description

This alternative assumes that the proposed Affordable Housing Ordinances are not implemented, and that development on the otherwise affected parcels within the County would occur in accordance with existing zoning and General Plan designations. The intent of the proposed project is to help achieve the buildout potential of the County's General Plan by encouraging development at the densities that are already envisioned by the General Plan. This alternative would not reduce the regulatory constraints associated with achieving General Plan buildout, the development potential under the No Project alternative would be less than under the proposed project. As shown in Table 6-1, it is estimated that the difference in development potential between the proposed project and this alternative would be 7,720 dwelling units throughout the County, with both scenarios being within current General Plan buildout projections. The No Project Alternative's smaller buildout potential would also result in an estimated 18,142 fewer countywide residents that the proposed project.

It should also be noted that development potential in the context of growth management efforts under this alternative would be less than for the proposed project. An estimated 19,623 dwellings countywide would be expected in 2025, compared to 23,412 under the proposed project. However, a much larger proportion of development would be focused in rural areas under this alternative (Table 6-1).

6.1.2 Impact Analysis

As discussed above, this alternative would result in 7,720 fewer residential units and an estimated 18,142 fewer residents than the proposed project. Since fewer residents would be added to County, impacts based on a per capita generation would be reduced. These issues include air quality, noise, public services and utilities, transportation and circulation, and water resources. Similarly, because less residential development would occur, fewer residents and property would be exposed to geologic or other public safety hazards. At the same time, greater development potential within the rural areas would likely occur under this alternative. This could arguably result in adverse impacts related to air quality and traffic in the context of achieving regional goals related to these issues.

In addition, because fewer units would be constructed and impervious surfaces could be reduced, hydrology and water quality impacts would be reduced as well. At the same time, concentrating more development in rural areas could have adverse impacts related to these issues as well.

Under this alternative, the amount of land likely to be developed may be greater as compared to the proposed Affordable Housing Ordinances, since more development in large properties in rural areas might occur. Impacts to agricultural resources, biological resources, and cultural resources could be greater than those anticipated under the proposed Affordable Housing Ordinances.

Overall, impacts would be both greater and lesser than for the proposed project.

6.2 ALTERNATIVE 2: PROGRAM HE 1.4 EXCLUSION

6.2.1 Description

This alternative would include two of the three programs that are part of the proposed Affordable Housing Ordinances project. Affordable housing would be encouraged through inclusionary housing and minimum density requirements for residential single and multi-family zoned land. The difference between this alternative and the proposed project is that Program HE 1.4: Revised Residential Development Standards would not be included. Therefore, the amount of residential development is expected to be less.

Table 6-3 summarizes the difference in buildout characteristics between the proposed project and this alternative. As described therein, buildout in accordance with Alternative 2 would result in 2,285 fewer units when compared to the proposed project.

Table 6-3. Buildout Comparison of Alternative 2 and the Proposed Project

	Current Potential for Housing Units	Future Potential for Housing Units	Difference in Buildout Potential
Proposed Project			
Program HE 1.4	9,778	12,063	2,285
Program HE 1.9	0	5,051	5,051[1]
Program HE 1.10	2,852	3,236	384
Total	***12,630***	***20,350***	***7,720***
Alternative 2			
Program HE 1.9	0	5,051	5,051[1]
Program HE 1.10	2,852	3,236	384
Total	***2,852***	***8,287***	***5,435***

[1] Expected number of bonus units

It should also be noted that long-term development in the context of County growth management efforts would likely result in development potential similar to what is expected under the proposed project (Table 6-1). However, a greater proportion of that development under this alternative would be concentrated in rural areas as compared to what is likely under the proposed project (Table 6-1).

6.2.2 Impact Analysis

Agricultural Resources. This alternative would likely result in Countywide development potential similar to what is expected under the proposed project. However, as noted in Section 4.1, *Agricultural Resources*, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential agricultural conversion impacts would likely be greater this alternative as compared to the proposed project.

Overall, impacts would be greater than what is expected under the proposed Affordable Housing Ordinances project, though impacts related to site disturbance would be similar.

Air Quality. This alternative would result in 2,285 fewer homes on the affected parcels when compared to the proposed project. At the same time, overall development potential Countywide through 2025 is likely to be similar to what is expected under the proposed project, but more of the development would be concentrated in rural areas. This could result in longer commutes, which could increase air emissions relative to what is expected under the proposed project.

As discussed in Section 4.2, *Air Quality*, the proposed project is consistent with the 2001 Clean Air Plan (CAP) population projections because the additional residential units and associated population allowed under the proposed ordinances would help achieve the General Plan buildout, not exceed it. This alternative would result in 2,285 fewer units and 5,370 fewer residents when compared to the proposed project. Therefore, this alternative would be similarly consistent with this CAP consistency criterion.

Overall, air quality impacts would be slightly greater than expected under the proposed project.

Biological Resources. This alternative would likely result in Countywide development potential similar to what is expected under the proposed project. However, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential biological impacts would likely be greater this alternative as compared to the proposed project.

Cultural Resources. This alternative would likely result in Countywide development potential similar to what is expected under the proposed project. However, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential impacts to cultural resources would likely be greater this alternative as compared to the proposed project, since more development could occur on sites that are currently disturbed to a lesser extent.

Overall, cultural resource impacts would be slightly greater than expected under the proposed project.

Hydrology and Water Quality. This alternative would likely result in Countywide development potential similar to what is expected under the proposed project. However, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Impacts related to erosion, sedimentation, and pollutant discharges during construction would be increased, since more impacts in rural areas are more difficult to control because of lack of drainage infrastructure.

Overall, hydrology and water quality impacts would be greater than the proposed Affordable Housing Ordinances.

Geologic Hazards. This alternative would result in 2,285 fewer units and 5,370 fewer residents when compared to the proposed project. At the same time, this alternative would likely result in Countywide development potential similar to what is expected under the proposed project. As a result, fewer structures and people would be subject to risk from active and potentially active faults in the County on the sites in question, but overall impacts would be similar since development potential is similar. Overall, impacts from geologic hazards would be similar to those expected under the proposed project.

Noise. This alternative would result in 2,285 fewer units when compared to the proposed project. As a result, grading- and construction-related noise impacts would be reduced. Similarly, because this alternative would result in 5,370 fewer residents, it would place fewer sensitive receptors in areas exposed to nuisance noise levels, including near state highways, major county roadways or city streets, railroad operations, public or private airport operations, military activities and/or industrial facilities. Fewer people would be exposed to higher noise levels in the urban areas, where noise levels are highest. Thus, impacts under this alternative would likely be less than for the proposed project.

Public Services and Utilities. This alternative would result in 2,285 fewer units and 5,370 fewer residents when compared to the proposed project. As a result, impacts related to

wastewater, solid waste, fire protection, police protection and emergency services, schools, and parks and recreation would be reduced for the parcels affected by the ordinances. At the same time, this alternative would likely result in Countywide development potential similar to what is expected under the proposed project, but would likely result in more development in rural areas. The extension of public services and utilities would likely be more difficult in rural areas than in urban areas where the infrastructure is already in place. Overall, impacts would likely be greater than under the proposed project.

Transportation and Circulation. As discussed in Section 4.9, *Transportation and Circulation*, it is estimated that development pursuant to Program HE 1.4 will generate approximately 15,150 average daily trips (ADT). By eliminating Program HE 1.4, this alternative also eliminates these trips. As a result, traffic impacts on County roadways and intersections would be incrementally reduced when compared to the proposed Affordable Housing Ordinances. Impacts related to pedestrian, bicycle and transit demand, access and parking would also be proportionately reduced. At the same time, overall development in the County is likely to be similar under this alternative because of the nature of other growth management efforts the County has in place. Overall, impacts may be slightly less under this alternative, since development would be more distributed throughout the County, including on lesser used roadways in rural areas.

Water Resources. This alternative would result in 2,285 fewer units and 5,370 fewer residents when compared to the proposed project. As a result, impacts related to water resource demand would be reduced for the parcels affected by the proposed ordinances. At the same time, overall development in the County is likely to be similar under this alternative because of the nature of other growth management efforts the County has in place. Overall water consumption would likely be similar, though more development in rural areas would likely require more private wells in groundwater sources. Because such wells would not be controlled by community services districts, it may be more difficult to track long term impacts on water resources under this alternative.

6.3 ALTERNATIVE 3: PROGRAM HE 1.9 EXCLUSION

6.3.1 Description

This alternative would include two of the three programs that are part of the proposed Affordable Housing Ordinances project. Affordable housing would be encouraged through residential development standards and minimum density requirements for residential single and multi-family zoned land. The difference between this alternative and the proposed project is that Program HE 1.9: Require Development of Affordable Housing would not be included. Therefore, the amount of multi-family development is expected to be less.

Table 6-4 summarizes the difference in buildout characteristics between the proposed project and this alternative. As described therein, buildout in accordance with Alternative 3 would result in 5,051 fewer units when compared to the proposed project.

Table 6-4. Buildout Comparison of Alternative 3 and the Proposed Project

	Current Potential for Housing Units	Future Potential for Housing Units	Difference in Buildout Potential
Proposed Project			
Program HE 1.4	9,778	12,063	2,285
Program HE 1.9	0	5,051	5,051[1]
Program HE 1.10	2,852	3,236	384
Total	***12,630***	***20,350***	***7,720***
Alternative 3			
Program HE 1.4	9,778	12,063	2,285
Program HE 1.10	2,852	3,236	384
Total	***12,630***	***15,299***	***2,669***

[1] Expected number of bonus units

It should also be noted that likely development in the context of County growth management efforts would likely result in development potential less than what is expected under the proposed project (Table 6-1). However, a greater proportion of that development under this alternative would be concentrated in rural areas as compared to what is likely under the proposed project (Table 6-1). This will result in impacts that are both greater than lesser than expected under the proposed project, as described below.

6.3.2 Impact Analysis

Agricultural Resources. This alternative would result in 5,051 fewer units when compared to the proposed project. However, as noted in Section 4.1, *Agricultural Resources*, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential agricultural conversion impacts would likely be greater this alternative as compared to the proposed project.

Overall, impacts would be greater than what is expected under the proposed Affordable Housing Ordinances project, though impacts related to site disturbance would be similar.

Air Quality. This alternative would result in 5,051 fewer units on affected parcels when compared to the proposed project. As a result, temporary air quality impacts from grading and construction would be reduced on those sites. At the same time, while overall development potential Countywide through 2025 is likely to be less than what is expected under the proposed project, but more of the development would be concentrated in rural areas. This could result in longer commutes, which could increase air emissions relative to what is expected under the proposed project. Impacts would thus be both less than and greater than expected under the proposed project.

As discussed in Section 4.2, *Air Quality*, the proposed project is consistent with the 2001 Clean Air Plan (CAP) population projections because the additional residential units and associated population allowed under the proposed ordinances would help achieve the General Plan buildout, not exceed it. This alternative would result in 5,051 fewer units and 11,870 fewer residents when compared to the proposed project. Therefore, this alternative would be similarly consistent with this CAP consistency criterion.

Biological Resources. This alternative would result in 5,051 fewer units on affected parcels, mostly in urban areas, when compared to the proposed project. However, as noted in Section 4.3, *Biological Resources*, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential biological impacts would likely be greater this alternative as compared to the proposed project, since the rural areas likely have more biological resource value.

Cultural Resources. This alternative would result in 5,051 fewer units on affected parcels when compared to the proposed project. However, as noted in Section 4.4, *Cultural Resources*, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential impacts to cultural resources would likely be greater this alternative as compared to the proposed project, since the rural areas likely have more undisturbed areas containing cultural resources.

Hydrology and Water Quality. This alternative would result in 5,051 fewer units on affected parcels when compared to the proposed project. Impacts related to erosion, sedimentation, and pollutant discharges during construction would be reduced accordingly on those parcels. In addition, because the amount of paved areas would be reduced, permanent increases in surface runoff and accelerated erosion would be reduced compared to the proposed project. Because of lesser development potential, storm water transport of pollutants, bacteria, and sediment into downstream facilities would also be reduced. In addition, because this alternative eliminates 5,051 units that could otherwise be placed within the 100-year flood zones and dam inundation zones located throughout the County, impacts related to flood hazard and dam inundation exposure would also be reduced.

At the same time, more development in rural areas is likely to occur under this alternative. Impacts related to erosion, sedimentation, and pollutant discharges during construction would be increased, since more impacts in rural areas are more difficult to control because of lack of drainage infrastructure.

Overall, hydrology and water quality impacts would be both greater and lesser expected under the proposed Affordable Housing Ordinances.

Geologic Hazards. This alternative would result in 5,051 fewer units and 11,870 fewer residents when compared to the proposed project. As a result, fewer structures and people would be subject to risk from active and potentially active faults in the County, particularly with regard to strong fault rupture and/or ground shaking hazards. Similarly, fewer structures and people could be exposed to soil-related hazards, including expansive soils, erosive soils, subsidence and settlement, and liquefaction, and fewer structures and people could be exposed to landsliding hazards. At the same time, more development could occur in rural areas, where the risk of landsliding and other geologic hazards may be incrementally greater. Overall, impacts from geologic hazards would be both lesser and greater than those expected under the proposed Affordable Housing Ordinances.

Noise. This alternative would result in 5,051 fewer units on affected parcels when compared to the proposed project. As a result, grading- and construction-related noise impacts would be reduced. Similarly, because this alternative would result in 11,870 fewer residents, it would place fewer sensitive receptors in areas exposed to nuisance noise levels, including near state highways, major county roadways or city streets, railroad operations, public or private airport operations, military activities and/or industrial facilities.

As discussed in Section 4.9, *Transportation and Circulation*, it is estimated that Program HE 1.9 will generate approximately 33,488 average daily trips (ADT). By eliminating Program HE 1.9, this alternative also eliminates these trips, resulting in incrementally reduced transportation related noise compared to the proposed Affordable Housing Ordinances.

Overall, noise impacts would be reduced when compared to the proposed project.

Public Services and Utilities. This alternative would result in 5,051 fewer units and 11,870 fewer residents when compared to the proposed project. As a result, impacts related to wastewater, solid waste, fire protection, police protection and emergency services, schools, and parks and recreation would be reduced. At the same time, while this alternative would likely result in less Countywide development potential than what is expected under the proposed project, more development could occur in rural areas. The extension of public services and utilities would likely be more difficult in rural areas than in urban areas where the infrastructure is already in place. Overall, impacts would likely be both lesser and greater than expected under the proposed project.

Transportation and Circulation. As discussed in Section 4.9, *Transportation and Circulation*, it is estimated that Program HE 1.9 will generate approximately 33,488 average daily trips (ADT) associated with development on affected parcels. By eliminating Program HE 1.9, this alternative also eliminates these trips. In addition, overall development potential countywide is likely lesser under this alternative. As a result, traffic impacts on County roadways and intersections would be incrementally reduced when compared to the proposed Affordable Housing Ordinances. Impacts related to pedestrian, bicycle and transit demand, access and parking would also be proportionately reduced.

Water Resources. This alternative would result in 5,051 fewer units and 11,870 fewer residents when compared to the proposed project. As a result, impacts related to water resource demand would be reduced for the parcels affected by the proposed ordinances. Overall water consumption would likely be less, though more development in rural areas would likely require more private wells in groundwater sources. Because such wells would not be controlled by community services districts, it may be more difficult to track long term impacts on water resources under this alternative.

6.4 ALTERNATIVE 4: PROGRAM HE 1.10 EXCLUSION

6.4.1 Description

This alternative would include two of the three programs that are part of the proposed Affordable Housing Ordinances project. Affordable housing would be encouraged through

residential development standards and inclusionary housing. The difference between this alternative and the proposed project is that Program HE 1.10: Establish Minimum Residential Multi-Family Densities would not be included. Therefore, the amount of residential development is expected to be less.

Table 6-4 summarizes the difference in buildout characteristics between the proposed project and this alternative. As described therein, buildout in accordance with Alternative 4 would result in 384 fewer units when compared to the proposed project.

Table 6-5. Buildout Comparison of Alternative 4 and the Proposed Project

	Current Potential for Housing Units	Future Potential for Housing Units	Difference in Buildout Potential
Proposed Project			
Program HE 1.4	9,778	12,063	2,285
Program HE 1.9	0	5,051	5,051[1]
Program HE 1.10	2,852	3,236	384
Total	***12,630***	***20,350***	***7,720***
Alternative 4			
Program HE 1.4	9,778	12,063	2,285
Program HE 1.9	0	5,051	5,051[1]
Total	***9,778***	***17,144***	***7,336***

[1] Expected number of bonus units

It should also be noted that long-term development in the context of County growth management efforts would likely result in development potential similar to what is expected under the proposed project (Table 6-1). However, a greater proportion of that development under this alternative would be concentrated in rural areas as compared to what is likely under the proposed project (Table 6-1).

6.4.2 Impact Analysis

Agricultural Resources. This alternative would likely result in Countywide development potential similar to what is expected under the proposed project. However, as noted in Section 4.1, *Agricultural Resources*, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential agricultural conversion impacts would likely be greater this alternative as compared to the proposed project.

Overall, impacts would be greater than what is expected under the proposed Affordable Housing Ordinances project, though impacts related to site disturbance would be similar.

Air Quality. This alternative would result in 384 fewer homes on the affected parcels when compared to the proposed project. At the same time, overall development potential Countywide through 2025 is likely to be similar to what is expected under the proposed project, but more of the development would be concentrated in rural areas. This could result in longer commutes, which could increase air emissions relative to what is expected under the proposed project.

As discussed in Section 4.2, *Air Quality*, the proposed project is consistent with the 2001 Clean Air Plan (CAP) population projections because the additional residential units and associated population allowed under the proposed ordinances would help achieve the General Plan buildout, not exceed it. This alternative would result in 384 fewer units when compared to the proposed project. Therefore, this alternative would be similarly consistent with this CAP consistency criterion.

Overall, air quality impacts would be slightly greater than expected under the proposed project.

Biological Resources. This alternative would likely result in Countywide development potential similar to what is expected under the proposed project. However, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential biological impacts would likely be greater this alternative as compared to the proposed project.

Cultural Resources. This alternative would likely result in Countywide development potential similar to what is expected under the proposed project. However, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Thus, the magnitude of potential impacts to cultural resources would likely be greater this alternative as compared to the proposed project, since more development could occur on sites that are currently disturbed to a lesser extent.

Overall, cultural resource impacts would be slightly greater than expected under the proposed project.

Hydrology and Water Quality. This alternative would likely result in Countywide development potential similar to what is expected under the proposed project. However, the proposed project would not change the area of potential development. At the same time, more development in rural areas is likely to occur under this alternative. Impacts related to erosion, sedimentation, and pollutant discharges during construction would be increased, since more impacts in rural areas are more difficult to control because of lack of drainage infrastructure.

Overall, hydrology and water quality impacts would be greater than the proposed Affordable Housing Ordinances.

Geologic Hazards. This alternative would result in 384 fewer units and 902 fewer residents when compared to the proposed project. At the same time, this alternative would likely result in Countywide development potential similar to what is expected under the proposed project. As a result, fewer structures and people would be subject to risk from active and potentially active faults in the County on the sites in question, but overall impacts would be similar since development potential is similar. Overall, impacts from geologic hazards would be similar to those expected under the proposed project.

Noise. This alternative would result in 384 fewer units when compared to the proposed project. As a result, grading- and construction-related noise impacts would be reduced.

Similarly, because this alternative would result in 902 fewer residents, it would place fewer sensitive receptors in areas exposed to nuisance noise levels, including near state highways, major county roadways or city streets, railroad operations, public or private airport operations, military activities and/or industrial facilities. Fewer people would be exposed to higher noise levels in the urban areas, where noise levels are highest. Thus, impacts under this alternative would likely be less than for the proposed project.

Public Services and Utilities. This alternative would result in 384 fewer units and 902 fewer residents when compared to the proposed project. As a result, impacts related to wastewater, solid waste, fire protection, police protection and emergency services, schools, and parks and recreation would be reduced for the parcels affected by the ordinances. At the same time, this alternative would likely result in Countywide development potential similar to what is expected under the proposed project, but would likely result in more development in rural areas. The extension of public services and utilities would likely be more difficult in rural areas than in urban areas where the infrastructure is already in place. Overall, impacts would likely be greater than under the proposed project.

Transportation and Circulation. As discussed in Section 4.9, *Transportation and Circulation*, it is estimated that development pursuant to Program HE 1.10 will generate approximately 2,546 average daily trips (ADT). By eliminating Program HE 1.10, this alternative also eliminates these trips. As a result, traffic impacts on County roadways and intersections would be incrementally reduced when compared to the proposed Affordable Housing Ordinances. Impacts related to pedestrian, bicycle and transit demand, access and parking would also be proportionately reduced. At the same time, overall development in the County is likely to be similar under this alternative because of the nature of other growth management efforts the County has in place. Overall, impacts may be slightly less under this alternative, since development would be more distributed throughout the County, including on lesser used roadways in rural areas.

Water Resources. This alternative would result in 384 fewer units and 902 fewer residents when compared to the proposed project. As a result, impacts related to water resource demand would be reduced for the parcels affected by the proposed ordinances. At the same time, overall development in the County is likely to be similar under this alternative because of the nature of other growth management efforts the County has in place. Overall water consumption would likely be similar, though more development in rural areas would likely require more private wells in groundwater sources. Because such wells would not be controlled by community services districts, it may be more difficult to track long term impacts on water resources under this alternative.

6.5 ALTERNATIVE 5: REVISED COUNTY ORDINANCES TO ENCOURAGE INFILL

6.5.1 Description

This alternative implements the proposed Affordable Housing Ordinances and additionally would require the County to revise other existing ordinances to further direct growth into urbanized areas and away from rural areas, consistent with "smart growth" principles. The

number of permitted units would be the same under this alternative as under the proposed project. However, because this alternative would accelerate urban buildout and discourage rural buildout, a greater proportion of the additional 7,720 units that could be anticipated under the proposed project would be located in unincorporated urban areas of the County, rather than in rural areas.

6.5.2 Impact Analysis

Agricultural Resources. Although this alternative would result in the same number of dwelling units as the proposed Affordable Housing Ordinances, it would accelerate urban buildout and decelerate rural buildout. The result would be development in already urbanized areas or on land that is already designated for urban use, and the subsequent preservation of rural and agricultural areas. In addition, this alternative would somewhat reduce the overall development footprint by promoting compact urban development. As a result, impacts related to the conversion of agricultural lands to non-agricultural uses would be less than the proposed project. In addition, because development would occur primarily in urban areas, fewer units and consequently less human activity would be located on or adjacent to agricultural operations in rural portions of the County. As a result, conflicts between urban uses and existing and future on- and off-site agricultural uses would be reduced when compared to the proposed ordinances. In addition, overall impacts to agricultural operations would be substantially reduced.

Air Quality. As discussed above, this alternative would somewhat reduce the overall development footprint by promoting compact urban development, while discouraging rural development. As a result, temporary air quality impacts from grading and construction would be incrementally reduced. In addition, although this alternative would generate the same amount of average daily vehicle trips as the proposed Affordable Housing Ordinances (see *Transportation and Circulation* discussion below), it would reduce trip lengths compared to the proposed project. The result would be a reduction in the rate of increase in vehicle trips and miles traveled compared to the rate of population growth. In addition, this alternative complies with CAP Land Use Control Measure L-1 to a greater extent than the proposed project. CAP Land Use Control Measure L-1 contains the following policies:

- *Cities and unincorporated communities should be developed at higher densities that reduce trips and travel distances and encourage the use of alternative forms of transportation.*
- *Urban growth should occur within the urban reserve lines of cities and unincorporated communities. Rural areas of the county should be maintained as open space, agricultural lands and very low density residential development (20 acre or larger parcel size).*
- *Local planning agencies should encourage transit use by planning neighborhoods and commercial centers at densities to allow for convenient access to and use of local and regional transit systems.*

Compared to the proposed project, this alternative would further direct growth into urbanized areas and away from rural areas, resulting in greater densities in urban areas and the commensurate preservation of rural areas as open space. Therefore, this alternative would be achieve even greater consistency with the CAP as compared to the proposed project.

Overall, this alternative would result in fewer air quality impacts than the proposed project.

Biological Resources. Although this alternative would result in the same number of dwelling units as the proposed Affordable Housing Ordinances, it would accelerate urban buildout and discourage rural buildout. The result would be development in already urbanized areas or on land that is already designated for urban use and the subsequent preservation of rural and biologically sensitive areas. In addition, this alternative would somewhat reduce the overall development footprint by promoting compact urban development. As a result, impacts related to sensitive habitats, special status species, and wildlife movement corridors would be less than the proposed project.

Cultural Resources. Although this alternative would result in the same number of dwelling units as the proposed Affordable Housing Ordinances, it would accelerate urban buildout and discourage rural buildout. The result would be development in already urbanized areas or on land that is already designated for urban use and the subsequent preservation of rural areas. As discussed in Section 4.4, *Cultural Resources,* previous disturbance in urban areas generally reduces the likelihood of discovering previously unknown archaeological resources. In addition, this alternative would somewhat reduce the overall development footprint by promoting compact urban development. As a result, impacts to identified or unrecognized historic resources, identified and previously unidentified pre-historic archeological resources and paleontological resources would be less than the proposed project. In addition, because development would only occur in urban areas, fewer units and consequently less human activity would be located in rural areas where previously unidentified or undisturbed resources are more likely to occur. As a result, impacts related to relic collecting and/or vandalism would be somewhat reduced when compared to the proposed project.

Overall, cultural resource impacts would be less than the proposed Affordable Housing Ordinances.

Hydrology and Water Quality. As discusses above, this alternative would somewhat reduce the overall development footprint by promoting compact urban development. Impacts related to erosion, sedimentation, and pollutant discharges during construction would be reduced accordingly. In addition, because the amount of paved areas would be incrementally reduced, permanent increases in surface runoff and accelerated erosion would be reduced compared to the proposed project. Storm water transport of pollutants, bacteria, and sediment into downstream facilities would also be reduced. Concentration of future development within urbanized areas could also reduce flood potential associated with development in more rural areas where flood control infrastructure is not currently developed, or in areas subject to localized flooding.

Overall, hydrology and water quality impacts would be less than the proposed Affordable Housing Ordinances project.

Geologic Hazards. This alternative would result in the same number of dwelling units as the proposed Affordable Housing Ordinances. Therefore, development under this alternative would expose the same number of units and residents to risk from active and potentially active faults in the County, particularly with regard to strong fault rupture and/or ground shaking hazards. Similarly, the same number of structures and people could be exposed to soil-related hazards, including expansive soils, erosive soils, subsidence and

settlement, and liquefaction. However, because these units would be located in urban areas, this alternative would expose fewer structures and people to landsliding hazards, as urban areas are generally flat.

Overall, impacts from geologic hazards would be less than the proposed Affordable Housing Ordinances.

Noise. This alternative would result in the same number of dwelling units as the proposed Affordable Housing Ordinances. As a result, grading- and construction-related noise impacts would be similar. In addition, because this alternative would result in the same number of residents, it would similarly place sensitive receptors in areas exposed to nuisance noise levels, including near state highways, major county roadways or city streets, railroad operations, public or private airport operations, military activities and/or industrial facilities. This alternative would generate the same amount of average daily vehicle trips as the proposed Affordable Housing Ordinances (see *Transportation and Circulation* discussion below). Therefore, noise levels on major roadways throughout the County would also be similar to the proposed project. At the same time, the concentration of additional residents in urban areas, where noise generation is a greater issue, is likely to result in exposing more people to high noise levels.

Overall, noise impacts would be slightly greater compared to the proposed Affordable Housing Ordinances.

Public Services and Utilities. This alternative would result in the same number residential units as the proposed project. As a result, direct impacts related to wastewater, solid waste, fire protection, police protection and emergency services, schools, and parks and recreation would be reduced. It should be noted, however, that compact urban development would incrementally reduce impacts to fire and police protection and other emergency services, primarily because residents would be located closer to service areas, thereby reducing response time demands.

Overall, public service impacts would be less than expected under the proposed Affordable Housing Ordinances.

Transportation and Circulation. This alternative would result in the same number residential units as the Affordable Housing Ordinances. Therefore, this alternative would generate the same number of average daily trips. However, by concentrating development within urban areas, it may result in lesser impacts to rural roadways that might otherwise require improvements, which in turn could result in impacts related to growth inducement.

In addition, the increase in population density caused by the proposed ordinances would encourage the use of existing and future required pedestrian and bicycle facilities. This increase in use would reduce demands on local roadways and public transportation systems, resulting in a beneficial impact. Because this alternative would further increase the use of pedestrian and bicycle facilities compared to the proposed project, this beneficial impact would be even greater under this alternative.

Overall, transportation and circulation impacts would be less than the proposed Affordable Housing Ordinances project.

Water Resources. This alternative would result in the same number residential units as the proposed project. However, the concentration of development in urbanized areas would likely allow for more efficient use of existing water delivery infrastructure. In some cases, this may also discourage the development of additional groundwater wells in rural areas that could be in areas of potential overdraft. As a result, impacts related to water resource demand would be potentially less than for the proposed project.

6.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

This section evaluates the findings for the proposed project and the five alternatives under consideration. It also identifies the environmentally superior alternative for each issue area, as shown on Table 6-6. In accordance with the State CEQA Guidelines, if the No Project Alternative is identified as the Environmentally Superior Alternative, the alternative among the remaining scenarios that is environmentally superior must also be identified. In addition, Table 6-5 shows whether each alternative's environmental impact is better than, worse than, or similar to the proposed project.

Table 6-6. Impact Comparison of Alternatives to Proposed Project

Issue	Proposed Affordable Housing Ordinances	Alt. 1 *(No Project Alternative)*	Alt. 2 *(Program HE 1.4 Exclusion)*	Alt. 3 *(Program HE 1.9 Exclusion)*	Alt. 4 *(Program HE 1.10 Exclusion)*	Alt. 5 *(Revised County Ordinances to Encourage Infill)*
Agricultural Resources	=	-	-	-	-	+
Air Quality	=	+ / -	-	+ / -	-	+
Biological Resources	=	-	-	-	-	+
Cultural Resources	=	-	-	-	-	+
Hydrology and Water Quality	=	+ / -	-	+ / -	-	+
Geologic Hazards	=	+ / -	=	+ / -	=	+
Noise	=	+	+	+	+	-
Public Services and Utilities	=	+ / -	-	+ / -	-	+
Transportation and Circulation	=	+ / -	+	+	+	+
Water Resources	=	+	=	+	=	+
Overall	**=**	**+ / -**	**-**	**+ / -**	**-**	**+**

+ Environmentally Superior to the Proposed Project
- Environmentally Inferior to the Proposed Project
= Impacts Similar to Proposed Project

Alternative 5 (~~No Project~~ Revised County Ordinances to Encourage Infill) is considered environmentally superior overall, since it includes the same buildout potential as the proposed project, but concentrates more development in urban areas, where environmental impacts are likely to be less.

Alternatives 1 and 3 are environmentally superior to the proposed project from the standpoint that they would result in less overall development, but because more of the development would occur in rural areas, impacts related to the protection of environmental resources in rural areas would be greater.

7.0 REFERENCES AND PREPARERS

7.1 REFERENCES

7.1.1 Bibliography

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7.2 LIST OF PREPARERS

This EIR was prepared by Rincon Consultants, Inc. under contract to the County of San Luis Obispo. Mr. Jeff Oliveira served as project manager for the County of San Luis Obispo. Persons involved in data gathering analysis, project management, and quality control include:

Rincon Consultants, Inc.

John Rickenbach, AICP, Quality Assurance/Quality Control
Kevin Merk, Senior Plant Ecologist/Restoration Specialist
Trevor Keith, Environmental Planner
Megan Edgar, Environmental Planner
Tim Dodson, Environmental Planner
Katherine Warner, Graphic Designer

8.0 COMMENTS and RESPONSES

8.1 INTRODUCTION

In accordance with Section 15088 of the California Environmental Quality Act Guidelines, the County of San Luis Obispo, as the lead agency, has reviewed the comments received on the Draft Environmental Impact Report (DEIR) for the Affordable Housing Ordinances and has prepared written responses to the comments received. The DEIR was circulated for a 45-day public review period that began March 2, 2007 and concluded on April 30, 2007. The comment letters included herein were submitted by public agencies, professional associations, and private citizens.

Each comment that the County received is included in this section. Responses to these comments have been prepared to address the environmental concerns raised by the commentors and to indicate where and how the EIR addresses pertinent environmental issues.

The Draft EIR and this Comments and Responses section collectively comprise the Final EIR for the Affordable Housing Ordinances. Any changes made to the text of the Draft EIR correcting information, data or intent, other than minor typographical corrections or minor working changes, are noted in the Final EIR as changes from the Draft EIR.

The comment letters have been numbered sequentially, and each issue within a comment letter, if more than one, has a letter assigned to it. Each comment letter is reproduced in its entirety with the issues of concern lettered in the right margin. References to the responses to comments identify first the letter number, and second, the lettered comment (3B, for example, would reference the second issue of concern within the third sequential comment letter).

The focus of the responses to comment is the disposition of environmental issues that are raised in the comments, as specified by Section 15088 (b) of the State CEQA Guidelines. Detailed responses are not provided to comments on the merits of the proposed project. However, when a comment is not directed to an environmental issue, the response indicates that the comment has been noted and forwarded to the appropriate decision-makers for review and consideration, and that no further response is necessary.

8.2 REVISIONS TO THE DRAFT EIR

This section presents clarification and modifications to information contained in the Draft EIR, based on the comments and responses presented in Section 8.3 (written comments) of this report. All text from the Draft EIR is italicized (*Italicized*) so the context of the changes can be seen. Additions are underlined (<u>underlined</u>) where text is added and deletions are strike-through (~~strike-through~~) type. The numbers in parentheses refer to the applicable comment number from the comments and responses discussed in section 8.3.

1. The first paragraph of Section 3.1 page 3-1 of the DEIR has been revised to read as follows in the FEIR:

Located along the Central Coast of California, San Luis Obispo County is bounded by the Pacific Ocean to the west, Monterey County to the north, Kern County to the east, and Santa Barbara County to the south. The San Luis Obispo County region is moderately urbanized, but remains as a generally low density, rural and agricultural area of California that has grown as a major tourist destination. The region includes seven incorporated cities: Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and San Luis Obispo. The seven incorporated urban areas include approximately 57% of the county's total population (California Department of Finance, "City/County Population Estimates with Annual Percent Change," January 2006). Urban concentrations in the unincorporated portions of the county include Avila Beach, Cambria, Cayucos, Garden Farms, Heritage Ranch, Los Osos/Baywood Park, Nipomo, Oceano, San Simeon, Santa Margarita, ~~Shell Beach~~, Halcyon, San Miguel, Shandon, and Templeton. All of the urban areas within San Luis Obispo County are linked to Highways 1 and 101, which are the primary transportation corridors serving the region.

[Response 5C]

2. The first sentence of the second paragraph on page 4.1-2 of the DEIR has been removed to read as follows in the FEIR:

~~The majority of the farmland losses in Table 4.1-1 occurred due to conversions to low-density residential uses in rural areas.~~ As the County population continues to grow in the absence of affordable housing ordinances, it is likely that further increases in this type of farmland conversion will occur as more rural/agriculturally productive lands are converted to low density development.

{Response 5D}

3. The first paragraphs of page ES-2 of the DEIR have been revised to read as follows in the FEIR:

Alternative 5 (~~No Project~~ Revised County Ordinances to Encourage Infill) is considered environmentally superior overall, since it includes the same buildout potential as the proposed project, but concentrates more development in urban areas, where environmental impacts are likely to be less.

Alternatives 1 and, 3, and 5 are environmentally superior to the proposed project from the standpoint that they would result in less overall development, but because more of the development would occur in rural areas under alternative 1 and 3, impacts related to the protection of environmental resources in rural areas would be greater.

{Response 6A}

4. The first paragraph of page 6-18 of the DEIR has been revised to read as follows in the FEIR:

Alternative 5 (~~No Project~~ Revised County Ordinances to Encourage Infill) is considered environmentally superior overall, since it includes the same buildout potential as the

proposed project, but concentrates more development in urban areas, where environmental impacts are likely to be less.

{Response 9C}

5. Mitigation measure AG-1(B) of the DEIR has been revised to read as follows in the FEIR:

AG-1(b) ***Inclusionary Housing on Agricultural Parcels.*** *The inclusionary housing requirement in accordance with Program HE 1.9 shall be subject to the following restrictions:*

- *For projects on agricultural land or in areas containing prime agricultural soils, ~~affordable~~ residential units shall not be constructed on-site. Rather, the inclusionary requirement shall be met through off-site (non-agricultural) construction, payment of in-lieu fees, or the donation of non-agricultural land for the subsequent development of ~~affordable~~ housing.*
- *~~Affordable h~~Housing shall only be allowed on-site provided there are no impacts to agricultural resources.*

{Response 13G}

8.3 COMMENTORS on the DRAFT EIR

Commentors on the Draft EIR include public agencies, professional associations, and citizen. These are shown in Table 8-1.

Table 8-1. Commentors on the Draft EIR

Letter No.	Commentor	Agency	Date
Public Agencies			
1	Brian R. Smith Advance Planner	City of Santa Maria, Community Development Department	March 22, 2007
2	Greg O'Sullivan Fire Chief	Templeton Fire Department, Templeton Community Services District	March 22, 2007
Private Citizens or Organizations			
3	Lisa Delk	Work Training Programs, Supportive Services Coordinator	April 23, 2007
4	Trudy Jarratt President	League of Women Voters of San Luis Obispo County	April 24, 2007
5	Jerry Bunin Government Affairs Director	Home Builders Association of the Central Coast	April 16, 2007
6	Pearl Munak	Transitional Food and Shelter, Inc.	April 16, 2007
7	Morgan Rafferty	Environmental Center of San Luis Obispo	April 30, 2007
8	Carol Fleury	EOC Planning & Program Development	April 30, 2007
9	Linde Owen	Private Citizen	April 30, 2007
10	Frank West	Private Citizen	April 30, 2007
11	D. Gregg Doyle	Private Citizen	April 30, 2007
12	Carole Maurer	Private Citizen	April 30, 2007
13	Jerry Rioux Executive Director	San Luis Obispo Housing Trust Fund	April 30, 2007
14	Scott Smith Deputy Director	Peoples' Self-Help Housing Corporation	April 27, 2007
15	Phil Henry Chairman	South County Advisory Council	March 27, 2007

Letter #1

To: Jeff Oliveira, County of San Luis Obispo Department of Planning and Building
From: Brian R. Smith, City of Santa Maria

The City of Santa Maria is not a Responsible Agency for this action, and we will not be submitting comments responding to this Draft EIR. However, I would appreciate receiving a copy of the Planning Commission Staff Report for this item, prior to the public hearing. Please include my name on the mailing list. **1A**

Thank you for the opportunity to comment.

Brian R. Smith, AICP
Advance Planner
City of Santa Maria
Community Development Department
110 S. Pine Street, #101
Santa Maria, CA 93458
(805)925-0951, ext.443
(805)928-7565 fax

Letter 1

COMMENTOR: Brian R. Smith, Advance Planner, City of Santa Maria

DATE: March 22, 2007

RESPONSE:

Response 1A

The commentor acknowledges that the City of Santa Maria is not a Responsible Agency for this project. The applicant requests that he receive a copy of the Planning Commission Staff Report for this item prior to public hearing. The comment is not directed to an environmental issue; the comment is herein noted and will be forwarded to the appropriate decision-makers for review and consideration.

Templeton Fire Department

Est. 1909

Letter #2

206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@templetoncsd.org

Greg O'Sullivan, Fire Chief

3-22-07

County of San Luis Obispo
% Jeff Oliveira
County Department of Planning and Building, Room 300
County Government Center
San Luis Obispo, CA 93408

Jeff,

I have reviewed the draft EIR regarding the Affordable Housing Ordinance (ED06-253, LRP2005-00010). The document appears to have 'addressed' the County Fire Department's current firefighting abilities and impacts to that agency due to any future growth this ordinance may provide. However, it is most likely affordable housing will be 'clustered' in currently established suburban/urban areas, most which are served by local fire departments (whether via CSDs or fire protection districts), not the County Fire Department. This is a major omission of the document. **2A**

The second major component, which does not appear to be adequately addressed, is the impact on fire agencies due to the increase number of emergency medical service (EMS) calls, which typically make up 75%-85% of fire department's call load. A single EMS call can involve law enforcement, an ambulance and multiple fire units. An increase in the population will have a corresponding increase in EMS calls. This increase in emergency calls will have a significant and negative impact on the operations of most fire departments, particularly those departments who are staffed primarily with volunteers. Mitigation measures should be included in this document. **2B**

As with most items involving growth the matter of funding to offset impacts as the result of growth becomes a political decision, meaning should mitigation measures (and any necessary funding) be in place prior to the growth's impact, or should the growth be permitted, with the anticipation of the growth paying as it goes. It should be noted this EIR focuses on residential housing and typically the income received from this type of development does not offset the costs of providing emergency services without some form of tax override. **2C**

It is hoped these issues would be further explored and addressed in the final EIR.

Respectfully submitted,

Greg O'Sullivan
Fire Chief

Letter 2

COMMENTOR: Greg O'Sullivan, Fire Chief, Templeton Fire District

DATE: March 22, 2007

RESPONSE:

Response 2A

The commentor states that because most of the clustered affordable housing would be built within suburban/urban areas, fire protection services would be provided by local fire departments (Community Service Districts and or fire protection districts) rather than the County Fire Department. Page 4.8-9 of the DEIR states that the unincorporated areas of the County are served by fire districts and or individual CSDs.

Response 2B

The commentor states that the EIR does not address impacts on emergency medical service (EMS) calls. The commentor further states that the increase in population and associated EMS calls from the affordable housing ordinance would impact the operations of most fire departments, warranting mitigation. Page 4.8-18 of the DEIR discusses the emergency services provided throughout the County. Mitigation measures are included in the DEIR that require fire prevention construction techniques (DEIR pages 4.8-33-35). Additionally, the EIR acknowledges the County's standard conditions of approval requiring the payment of development impact fees for police and emergency medical services (4.8-35) which would reduce any potentially significant impact.

Response 2C

The commentor states that development impact fees from affordable housing projects do not offset the costs of providing emergency services. The amount of development impact fees that are charged by the County is not a CEQA issue; instead the fee amount is a County policy issue that should be dealt with in another venue. The comment is not directed to an environmental issue; the comment is herein noted and will be forwarded to the appropriate decision-makers for review and consideration.

Letter #3

Monday, April 23, 2007

Jeff Oliveira
County of San Luis Obispo
County Government Center
San Luis Obispo CA 93408

Re: Comments on Draft EIR for County Affordable Housing Ordinances (ED06-253, LRP2005-00010)

Dear Mr. Oliveira,

The lack of affordable housing is the greatest challenge that San Luis Obispo County faces. We need to do everything that is reasonably possible to increase the supply of affordable housing for local residents and employees. We also need to minimize the impacts of development on the rural areas of the county. By concentrating development at higher densities in urbanized areas and away from rural areas, the proposed Affordable Housing Ordinances will help in both areas.

It appears that the Draft EIR's conclusions of the impacts of development under the proposed Affordable Housing Ordinances are based on comparisons with the impacts of no development in the county at all. If the Draft EIR had correctly compared the impacts of the Ordinances with the impacts that will result from current development policies (the No Project Alternative), it should have concluded that the Ordinances will reduce the environmental impacts of future development in this county.

While Table 6.6 of the Draft EIR indicates that the proposed Ordinances will reduce the environmental impacts on biological resources, agricultural resources and cultural resources when compared to the No Project Alternative, these facts are not incorporated in the report's conclusions. **3A**

By reducing the environmental impacts on Biological Resources, the proposed Ordinances should have Class IV (beneficial) impacts rather than the Class I (significant and unavoidable) impacts as concluded in the Draft EIR. Likewise by reducing the environmental impacts on agricultural resources and cultural resources, the Ordinances should also have Class IV impacts rather then Class II (significant but mitigable) impacts in these areas.

In conclusion, the environmental impacts that the Draft EIR attributes to the proposed Affordable Housing Ordinances are overstated and should not be accepted by the County Board of Supervisors.

However, if the Draft EIR is accepted, the Board of Supervisors should unanimously adopt a statement of overriding considerations based on the local housing crisis and move forward with the Ordinances.

Sincerely,

Lisa Delk
Work Training Programs
Supportive Services Coordinator

Letter 3

COMMENTOR: Lisa Delk, Work Training Programs, Supportive Services Coordinator

DATE: April 23, 2007

RESPONSE:

Response 3A

The commentor acknowledges that reducing development in rural areas and increasing development in urban areas would minimized environmental impacts; concurrent with discussion in the DEIR. The commentor feels that the EIR analyzed development impacts under the proposed Affordable Housing Ordinances (AHO) compared to no development at all; resulting in an overestimate of AHO impacts. The EIR analyzed impacts of the AHO compared to development in the County without the AHO, or in accordance with existing zoning and general plan designations. The commentor suggests that reduced biological impacts under the AHO should result in a Class IV impacts instead of a Class I impacts. Because there is a possibility that current parcels are undersized, that is they do not meet existing minimum square footage requirements, they would not be given land clearance for development under the existing zoning and general plan designations. With the proposed Affordable Housing Ordinances (AHO), the undersized parcels may be given land use clearance for development. Other parcels may be just large enough to support two single family residences under the new ordinances development standards, rather than just one residence under the existing zoning and general plan designations. Development under the proposed ordinances would allow reduced setbacks compared to existing zoning and general plan designations. Thus, the proposed AHO may result in a greater development area on the same number of lots. Therefore, there is the potential that more sensitive habitat, special status species, and wildlife corridors would be impacts from the proposed AHO. CEQA guidelines require impacts be analyzed to the extent reasonably feasibly (§15151). Because it is possible that a greater development area could occur in a single parcel under the proposed AHO as compared to the existing zoning and general plan designations, these biological impacts are possible and must be accounted for. Because this is a program level EIR (as opposed to a project specific EIR), the feasibility of the mitigation measures identified to reduce biological impacts cannot be adequately determined at this time, thus a Class I impact has been concluded. It is possible that impacts would be less under the proposed AHO, but as mentioned above, because there is a possibility of increased development area on a parcel, a reasonable worst case scenario analysis must be carried through.

Letter #4

League of Women Voters Of San Luis Obispo County

Postal Address: Post Office 4210, San Luis Obispo, California 93403
Office Location: 4111 Broad Street, San Luis Obispo, CA
Phone (805) 543-2220 · www.slo.ca.lwvnet.org · e-mail info@slo.ca.lwvnet.org

OFFICERS

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1st Vice-President Program
Ann Garfinkel

2nd Vice-President Voter Services
Sara Horne

Secretary
Lee Chivens

Treasurer
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DIRECTORS

on and Health Issues
Donna Sullivan

Communications
Galen Ricard

Development
Robert McDougle

and Use & Planning
Emily Penfield

Member Services
Colleen Ehrenberg

Voter Editor
Elinor Kogan

April 24, 2007

SLO County Planning Department
Attn: Jeff Oliveira (joliveira@co.slo.ca.us.)
SLO County Center
San Luis Obispo, CA

Subject: Comments on DEIR - Affordable Housing 2007

The LWV San Luis Obispo County strongly supports Alternative 5 which is considered "environmentally superior overall" and includes the same build-out potential as the proposed project with concentration for development in urban areas.

League has a position on Affordable Housing, Planning and Land Use and Agriculture and are strong supporters of CEQA and the Williamson Act. We have considered these positions in our review of the DEIR.

The main reasons we support Alternative 5 over the three sets of ordinances proposed are the Class I issues and the impact on agriculture identified in AG 1 which would lead to " intensified development and *permanent* conversion of agricultural areas to non-agricultural uses." We also feel that use of a "Statement of Overriding Considerations" for Class 1 impacts is inappropriate. **4A**

League feels that Alternative 5 will have moderate impacts on our County. It is an ordinance we can stand behind and support. Indeed, we would be open to hosting public forums to educate the public on the benefits of infill.

Respectfully,

Trudy Jarratt
President

cc: LWVBOD

Letter 4

COMMENTOR: Trudy Jarratt, President, League of Women Voters of San Luis Obispo County

DATE: April 24, 2007

RESPONSE:

Response 4A

The commentor states the support of alternative 5, rather than the proposed project. Alternative 5 was identified as the environmentally superior alternative. The alternatives are apart of the record and will be available for the decision-makers consideration.

Letter #5

Home Builders Association
OF THE CENTRAL COAST

providing quality housing and communities

Monday, April 16, 2007

County of San Luis Obispo
C/O Jeff Oliveira
County Government Center
San Luis Obispo, Ca. 93408

Dear Jeff Oliveira:

The Home Builders Association thanks San Luis Obispo County for the opportunity to comment on the Affordable Housing Ordinances' Draft Environmental Impact Report (DEIR).

Overall, the DEIR was disappointing. It appeared to not fully understand how "smart growth" principles work, misunderstood the role housing plays in healthy community development, and offered only minimal analysis of the negative environmental impacts of the "no project option." The DEIR will be more credible if it actually examines how existing housing and land use policies have contributed to and created environmental impacts and added to high housing costs and compares that information to the possible impacts of the proposed Affordable Housing Ordinance. **5A**

The "significant and unavoidable" Class I impacts the DEIR cited -- loss of sensitive habitat and special species and impairment of habitat corridors -- and "significant but mitigable" Class II impacts illogically imply that housing built inside already developed urban areas and along the edge of those urban areas could have greater environmental impacts than continuing the current housing policies and land use decisions that don't promote urban infill.

The Home Builders Association has serious and substantial reservations about the effectiveness of inclusionary housing programs. They have not produced significant amounts of affordable housing elsewhere but have increased market-rate home construction costs. Compared to even the best-crafted inclusionary program, more affordable housing can be produced by zoning more land for all types of housing, making the development review process more predictable and streamline, and getting the government and public to support well-designed higher density development. We will highlight these issues in more detail at the appropriate time, when the actual ordinance is considered. However, we believe that the county proposal to make development standards more flexible and establish minimum densities for specific parcels inside urban areas will help make it easier to produce housing affordable to the workforce, although they are just small steps on a long journey. We also believe that the county's draft inclusionary housing ordinance is well-crafted and reasonably balanced, although still needing refinement. **5B**

If anything, the county should go farther to promote building housing for the workforce and first-time home buyers. For example, as the report notes on page 2-10, lowering the minimum lot size from 6,000 to 4,000 square feet to encourage multi-family housing will only affect 180 lots countywide, less than a rain drop in the ocean. Housing built on smaller lots will by nature be smaller. What we call "affordability by design." The land costs will be lower. The homes will be smaller. Smaller homes sell for less. Such actions as reducing minimum lot size and reasonable changes in other ordinances (such as reducing setback requirements) will help the building community find an economically realistic way to produce housing affordable to the workforce.

811 El Capitan Way, Suite 120
San Luis Obispo, California
93401-3333

805.546.0418: phone
805.546.0339: fax
www.hbacc.org: internet

Here are the association's comments on the DEIR.

The DEIR contains factual errors:

- Page 2-14 makes an assumption on how many density bonus units will be created in the county based on how many have been created in the last five years under the Santa Barbara County program; however, Santa Barbara County's current density bonus program is less than three years old and has not had time to have a statistically viable result to measure.
- Page 3-1 lists Shell Beach as an unincorporated area. It is part of the City of Pismo Beach. The unincorporated community of Halcyon is not listed.

5C

The DEIR contains errors of omission:

- Page 2-1 notes that the proposed ordinances will impact 3,025 acres of the county but doesn't note that the acreage represents only 0.001375 percent of the county. The report repeatedly misses similar opportunities to put issues in realistic perspectives that would make them seem less consequential.

The DEIR contains numerous unsupported generalizations about the area's housing situation, building community, and proposed ordinances. The final draft should either provide evidence to support these claims or drop them from the report:

- Throughout the DEIR, the report implies that the inclusionary housing program will produce 5,051 density bonus market-rate units. This is a fundamental mistake. The proposed inclusionary program would require new development to build affordable units. The bonus or extra units are the affordable ones, not the market rates ones. There would be no extra or bonus units without the inclusionary requirement.
- It is beyond highly unlikely that the inclusionary program would produce 5,051 density bonus units. Many builders will not use the density bonus option because it won't fit all projects. Some will pay an in-lieu fee instead of building affordable units onsite, thus receiving no bonus units. It is impossible to accurately guess how many density bonus units will result. It is totally misleading to assume they will all be built.
- Page 1-4 states "Due to high urban housing costs throughout the County, there has been increasing development in rural areas where housing is typically more affordable." The report should provide information to compare how much development is occurring or has occurred in rural vs. urban areas. Nothing in the document seems to substantiate the quoted statement.
- In addition, the DEIR says rural housing is more affordable on Page 1-4 and more expensive in a footnote for a table on Page 2-14. The DEIR needs to decide what it wants to say and then provide evidence that proves it. Any comparison between rural and urban housing should account for county established densities, county established lot sizes, development requirements, and other legal restrictions that impact the price homes sell for in the market in order for the comparison to be valid.
- Page 2-14 Table 2 claims: "It is anticipated that most rural area developers will pay in-lieu fees rather than provide required affordable housing units on-site. Rural residential developments tend to offer expensive units and homesites." This obviously shows that the DEIR acknowledges that the maximum number of density bonus units will not be built, but it disregards that knowledge elsewhere in the report. Home builders know that every project is different. Such things as land costs, location, and environmental constraints differ dramatically from project to project and the housing market varies from year to year. It is wrong to conclude that most rural projects would make the same decision regarding paying fees. And as noted above, the DEIR provides absolutely no factual support to compare urban and rural housing costs.
- Page 4.1-2 says: "The majority of the farmland losses in Table 4.1-1 occurred due to conversions to low-density residential uses in rural areas" The report provides no factual support for that assertion. How many acres were lost over how many years? What percentage of total county farmland was lost to residential development over what time period? How many new agricultural jobs were created during the time being measured?
- Page 4.1-7 reports: "The proposed Affordable Housing Ordinances would modify current development standards, leading to intensified development and permanent conversion of agricultural areas to non-agricultural uses." It is hard to see how encouraging development inside urban areas will negatively impact rural agricultural operations. The DEIR seems to lightly pass over the ordinance's actual goal of reducing conversions by encouraging urban infill.

5D

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San Luis Obispo, California
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www.hbacc.org: internet

- Page 4.1-11 asserts that establishing minimum densities would produce 384 additional multi-family units. "These additional units would result in an associated population increase of approximately 902 residents." Population increases when babies are born, businesses expand, or people move into the county. Creating more multi-family housing opportunities won't cause anyone to get pregnant, a company to add jobs, or someone to move here. People won't move to a county for affordable housing. You create new housing because the population grows. You create affordable housing for the people already living here. You can't logically attribute population growth to creating affordable housing. The DEIR repeats this fallacy throughout the report, such as 4.4-11 claiming that "the Affordable Housing Ordinances would result in a population increase of approximately 18,142." Each instance where the DEIR makes this claim should be corrected.
- Page 4.3-23 states: "The increase in density would also result in greater population of people that could result in potential impacts to habitat due to human activities that could result in direct or indirect disturbance of habitat areas." This is another fundamental misunderstanding of what the DEIR should be analyzing. Increasing density doesn't result in greater population. Increasing density concentrates where normal population increases will live. By focusing housing for normal population growth on urban infill, the Affordable Housing Ordinances should decrease future impact on habitat.

5D

As noted in the commentary above, the DEIR needs to be more factual and less opinionated if it is to be of substantial value to county decision-makers, the general public and the builders who will be asked to provide the affordable housing.

The Home Builders Association looks forward to continuing to participate in finding feasible solutions to our ongoing affordable housing problems.

Sincerely yours,

Jerry Bunin
Government Affairs Director
Home Builders Association of the Central Coast

811 El Capitan Way, Suite 120
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Letter 5

COMMENTOR: Jerry Bunin, Government Affairs Director, Home Builders Association of the Central Coast.

DATE: April 16, 2007

RESPONSE:

Response 5A

The commentor expresses disappointment with the DEIR; suggesting that the EIR illogically identified Class I and II impacts as a result of development under the Affordable Housing Ordinances, resulting in greater environmental impacts compared to development without the ordinances. The DEIR states the benefits of urban infill and discloses that environmental impacts would indeed be reduced in rural areas, but may be greater in urban areas by implementing the AHO compared to future development without the ordinances.

Response 5B

The commentor states reservations regarding inclusionary housing programs. The commentor feels that best way to create more affordable housing is to zone more land for residential development and streamline the review process. The Commentor feels that by reducing the minimum lot size and reducing setbacks, more affordable housing could be provided to the workforce. The comment is not directed to an environmental issue; the comment is herein noted and will be forwarded to the appropriate decision-makers for review and consideration.

Response 5C

The commentor does not agree with the DEIRs methodology and assumptions used to estimate the number of density bonus units.

The commentor points out that the DEIR incorrectly identified Shell Beach as an unincorporated area. The DEIR also failed to mention Halcyon as an unincorporated community. Changes will be made in the FEIR.

The commentor states that proposed ordinances would impacts 3,025 acres of the County, which is only 0.001375 percent of the County area.

Response 5D

The commentor questions the likely buildout of 5,051 density bonus units. As stated and shown in Table 2-12 (page 2-14) of the DEIR, this value is based on assumptions and actual development projects in Santa Barbara County. This number of bonus units may not actually be constructed; however, this assumption was used for analysis in this program level EIR.

The commentor points out an apparent inconsistency in the DEIR relative to the affordability of housing in rural areas of the County. The EIR states, in two different locations, that housing is

more affordable in rural areas, and less affordable in rural areas. As stated on page 1-4 of the DEIR, rural housing is more affordable that urban housing. This language for example, is referring to the affordability of living in Shandon, San Miguel, or Cholame as compared to living in a Templeton subdivision. The intent of the AHO is to require new development within areas such as Templeton to be built at higher densities to provide affordable housing and reduce the need for people to live in more rural areas outside of towns, thereby reducing the impacts on traffic, air quality, agricultural, and biology, to name a few. The language in the footnote of table 2-12 states rural housing is more expensive and developers will choose to pay in lieu fees instead of providing affordable housing on-site. This language for example, is referring to large lot subdivisions such as in Edna Ranch or the Avila Valley where affordable housing units would not be built and fees would be paid instead. This scenario was used and acknowledged in the methodology applied to developing the estimated 5,051 bonus units. The EIR does appear to be inconsistent on rural residential affordability; however the intent of the above discussed language was consistently used throughout the analysis of the EIR.

The commentor points out a statement in the DEIR (page 4.1-2, second paragraph, first sentence) that lacks evidence to support its claim. This statement will be removed in the FEIR

The commentor expresses disagreement with the assumption that housing development is a population generator. The commentor feels that in all instances where impacts are assessed based on an assumed increase in population, the EIR and its analysis should be changed. The assumed population generation from residential housing development is based on commonly accepted worst case scenario analysis methodologies of CEQA practitioners.

Letter #6

To: JOLIVEIRA@CO.SLO.CA.US
Subject: Affordable housing

I am a volunteer for one of the non-profit corporations that try to pick up the pieces when housing is not affordable. The name of it is Transitional Food and Shelter, Inc. We give temporary, 24-hour shelter to homeless persons who are too disabled to be in an overnight shelter. This includes patients being discharged from hospitals, needing bed rest, ill, injured and disabled (temporarily or permanently). It is sad that SSI, Veterans Benefits and Workers Compensation do not pay enough to allow the recipient to both pay rent and eat. We also help families where one member of the family is a low-paid employee and another is disabled. Most homelessness is caused by high rents and low incomes. It is not voluntary or caused by character flaws or bad choices.

After what I have seen in my volunteer work, I am happy to say I am profoundly enthusiastic about the three proposals for affordable housing now under consideration by the county: inclusionary housing, minimum density for multi-family zones, and revising housing development standards to make housing more affordable. I am so glad this is being proposed, and I hope it will be implemented. God bless you.

I am also a member of a church. My church supports my volunteer work, and looks with compassion on all those victimized by unaffordable housing.

This county needs this action more than any other measure that could be proposed. Please pass my comments on to the Board of Supervisors.

Thank you.

Sincerely,

Pearl Munak
3770 N. River Rd.
Paso Robles, CA 93446
238-7056

6A

Letter 6

COMMENTOR: Pearl Munak, Citizen.

DATE: April 16, 2007

RESPONSE:

Response 6A

The commentor expresses support of the three proposed affordable housing ordinances. The comment is not directed to an environmental issue; the comment is herein noted and will be forwarded to the appropriate decision-makers for review and consideration.

Letter #7

1204 Nipomo Street
San Luis Obispo, CA 93401
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www.ecoslo.org

ENVIRONMENTAL CENTER
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April 30, 2007

Jeff Oliveira
County of San Luis Obispo
County Government Center
San Luis Obispo, CA 93408

VIA Email: joliveira@co.slo.ca.us

RE: DEIR for the San Luis Obispo County Affordable Housing Ordinance

Dear Mr. Oliviera,

Thank you for the opportunity to submit comments on behalf of the Board of Trustees and hundreds of members of the Environmental Center of San Luis Obispo County (ECOSLO) on Draft Environmental Impact Report for the San Luis Obispo Draft Affordable Housing Ordinance. We are concerned about deficiencies in the analysis in this Draft Environmental Impact Report and ask that these be addressed in the Final Environmental Impact Report. The 'no project" analysis fails to analyze the impacts of development in the county that will occur if the ordinances are not passed. We are very concerned about the rate development in the rural areas and believe that we need to promote smart growth in this county to limit the environmental impacts of low-density development or sprawl. ECOSLO supports creative, well-designed smart growth projects in urban areas. We see this kind of development as the only way to achieve affordable housing in this county.

7A

The DEIR discusses but then fails to incorporate the principles of Smart Growth that were adopted by the San Luis Obispo County Board of Supervisors on June 7, 2005. These principles call for sustainable growth that provide a variety of housing opportunities with walkable communities, open space, natural beauty, and mixed land use. Smart growth reduces rural development and all of the impacts it causes to natural resources, air quality, habitat, open space and agriculture.

The Class 1 impacts identified in the EIR are speculative because the EIR fails to make the connection between increased density and the impacts. The increase in density doesn't necessarily result in an increase in impacts. Instead, increased density could be accomplished

through height adjustments, better site design, better parking designs, under structure design and thoughtful property management. For example, the Lachentara Project in Avila Beach is a 33-unit housing project that received multiple bonuses. This project should have shown the increased impacts shown in this EIR, however just the opposite occurred. Even though this site is steep, it contains an oak woodland and has access issues, this project showed few if any significant impacts due to its thoughtful design, use of height adjustments, creative use of elevation differences, and the use of effective project management. Instead of the speculative impacts described in the EIR, this real life example shows that the EIR is incorrect in its assumptions.

Another glaring example of the inadequacy of the analysis of this EIR is the similar treatment it gives of impacts in the development of a rural area. The recently released DEIR for the Santa Margarita Ranch Ag Cluster identified many of the same impacts for this massive and environmentally damaging rural subdivision. It is not logical to conclude that a dense urban project can have similar physical impacts as a rural subdivision located on culturally significant land.

7A

The erroneous conclusions of the analysis must be corrected. It should have been reasonably assumed that increased density in an urban area cannot have impacts equal to rural development. The County's General Plan, including the Conservation and Ag and Open Space Elements, identify the richness of the natural environment of the rural areas of the county. These natural resources are not identified in the urban areas of the County. Therefore, urban projects cannot have impacts similar to rural projects because the settings are so different. The Final Environmental Impact Report must reflect the fact that well-planned, high-density development within urban areas cannot have impacts equal to that of rural development. In order to be consistent, these impacts must be changed to Class 2 or Class 3.

Thank you for the opportunity to comment on these proposed ordinances.

Sincerely,

Morgan Rafferty

Letter 7

COMMENTOR: Morgan Rafferty, Environmental Center of San Luis Obispo.

DATE: April 30, 2007

RESPONSE:

Response 7A

The commentor feels that the DEIR did not address impacts from development that would occur if the ordinances were not approved. As discussed in the CEQA statues and guidelines §15126.6, the significant effects of the alternatives shall be discussed, but in less detail that the significant effects of the project as proposed. Please refer to page 6-3 of the DEIR, as Alternative 1 (no project) directly addresses this point. Alternative 1 discusses residential development that would occur in accordance with existing zoning and general plan designation.

Response 7B

The commentor states that DEIR fails to address smart growth principals that were adopted by the County board of Supervisors on June 7, 2005. Please refer to the first complete paragraph on page 1-5 of the DEIR for a listing of smart growth principals that the ordinances are intended to implement.

Response 7C

The commentor states that the identified Class I impacts are speculative because the EIR fails to make the connection between density and the impacts. The commentor goes on to state that increased density does not necessarily result in increased impacts. The DEIR is in agreement with this commentor on this issue. As noted in the DEIR regarding Class I impacts; because the feasibility of the mitigation measures cannot be determined at this time, the cumulative effect of the implementation of the Affordable Housing Ordinances is a Class I impact. Please refer to Response 3A for a detailed explanation. The DEIR does reflect the commentors thoughts that: well-planned, high density development with urban areas will have less impacts than rural development. However, the program level analysis of this EIR, and the lack of project specific details for analysis, require a worst case assumption to be taken, resulting in Class I impacts.

Letter #8

April 30, 2007

Jeff Oliveira
County of San Luis Obispo
County Government Center
San Luis Obispo CA 93408

via e-mail joliveira@co.slo.ca.us

Re: Comments on Draft EIR for County Affordable Housing Ordinances (ED06-253, LRP2005-00010)

Dear Mr. Oliveira,

EOC encourages the Board of Supervisors to realize the appropriateness of the Ordinance addressed by this Draft EIR and pass the Ordinance as written. EOC agrees with and supports Jerry Rioux's viewpoint set forth in the Tribune on April 26, 2007.

Beyond Mr. Rioux's viewpoint, we would like to offer some additional thoughts on the draft EIR and Ordinance.

It appears that this EIR was done on the assumption that no development is currently allowed in San Luis Obispo County, thereby missing the point of this ordinance, that development is occurring notwithstanding the proposed Ordinance and affordable housing needs to be incorporated into it. The Class I impacts listed are same that occur as a result of development under current regulations today, and listing them as such in this EIR creates a huge distraction from the need for this Ordinance. Many of the impacts raised seem to be moot points in light of this.

Though this is a complex issue, creating no affordable housing goes far beyond any impacts that can be listed in an EIR.

This County's workforce is aging, and those of us who came here early enough to purchase housing at an affordable rate are looking at retirement. Where will the coming generation of employees live? If air quality is a consideration, consider then that we now have local employees looking to King City for housing. The exhaust from cars commuting from King City and Santa Maria will cause far more exhaust than the cars coming from our north and south county areas. A commuter who lives within the county is far more likely to access mass transit or carpool than someone coming from outside the county. **8A**

The impact of a parent commuting an hour each way takes its toll on the family. They may arrive home more stressed which affects parent-child interaction. Dinner with the family is forfeited and quality time is lost. The Search Institute's research on the 40 developmental assets -- building blocks for healthy development -- show evidence that children who spend regular time with their parents (dinner being an especially important one) are far less likely to be involved in adolescent pregnancy, alcohol and drugs or violence later on in life.

Ultimately, the impact of not moving forward with this Ordinance will result in fewer affordable units built in San Luis Obispo County. This impact means fewer working people owning homes. That lack of ownership creates a situation where more people pay rent beyond what they should, resulting in little or no savings and the financial insecurity of living in a paycheck to paycheck situation where an illness, car problem, or unexpected expense can render one homeless due to a sudden inability to pay rent.

Thank you for your consideration of these issues.

Sincerely,

Carol Fleury
EOC Planning & Program Development

Letter 8

COMMENTOR: Carol Fleury, EOC Planning and Program Development.

DATE: April 30, 2007

RESPONSE:

Response 8A

The commentor supports the proposed ordinances and realizes that affordable housing is a major issue in the County. The commentor states support of Jerry Rioux's viewpoint that was published in the Tribune on April 26, 2007. The commentor feels that the EIR analyzed the proposed AHO impacts compared to no development within the County and that impacts under the ordinances would be the same as impacts under existing development standards, thereby listing Class I impacts distracts attention away from the need of these proposals. Class I impacts were concluded based on the program level of analysis of this EIR and because the feasibility of the mitigation measures cannot be determined until project-specific applications are presented. Please refer to Response 3A for a detailed explanation.

Letter #9

LOCAC COMMENT LETTER

From:
Linde Owen lindeowen@earthlink.net
Subject:
Comments on Affordable Housing Ordinance EIR

I would like to start by addressing the Project Objectives:

1) Allow greater densities within residential zones.
a) I think some design standards that address 'livable communities' need to be added to the prospect of densifying existing neighborhoods to address aesthetics, traffic, and livability.
b) Increased parking and traffic needs to be carefully addressed. More density more on-street parking. Encourage fill-in on routes that accomodate public transportation and walkable community.
c) As to parcel size of 6000 sq ft per new residential single family, would encourage clustering for subdivisions and any retention of open space, to allow sense of space whenever possible.
d) The increase of affordable rental housing seems a bigger need than owner occupied affordable housing stock, since approximately half of the current housing is in the form of rentals and very few can afford to purchase their own home.
e) Respect the Resources. Infill will have an effect on sewer, water, and traffic. Some areas may not lend to overstressing existing resources and should be an important consideration when looking at increasing density.

Over-all Comment:
The County would maybe be more effective at facilitating the acquisition of low-end single family housing and multi-plex housing by gathering in lieu fees from development, grants, and Affordable Housing resource monies through partnering with a dynamic non-profit company that could manage the maintenance, rental management and county goals. This approach will increase affordable housing at a higher rate than some of the other approaches in this EIR.

9A

2) Require some inclusionary housing as a part of residential development.
a) This may not be appropriate or affective for many developments. In lieu fees could better address the purchase of future affordable housing that fits neighborhoods and traffic patterns for residents who may use public transportation or wish to live closer to their jobs. Could see in lieu fees from new development as well as remodel projects based on a percentage of the construction costs, perhaps 20% for new, 10% for remodel going into a trust fund used to purchase existing rental options as well as facilitate future non-profit construction. The need for workforce, senior and low income housing exists now, tomorrow may be too late when trying to keep the vibrant fabric of these categories closer to their work and needs and design livable community standards.
b) Linkage Concept is appropriate but might suggest lowering the fee to 5% to encourage new businesses to remain in the community.

9B

3) Provide for more flexible standards that would encourage the development of housing types that may be more affordable.

a) Would like to see some discussion of allowing future mobile home park or modular options on some of the 50 parcels identified as possible sites for higher density. Also encourage they be done non-profit.

b) I continue to encourage that a non-profit manage and partner with the County to provide affordable housing by collecting fees and purchasing the most affordable multi-plexes and single family residential throughout the County with equal percentages going to each community, as possible and available.

Those are my comments on the three proposed changes. I find the EIR alternative study interesting in that two of the alternatives show that they are environmentally superior to the proposed ordinance changes. For instance 'No Project' (Alternative 1) and Alternative 3 seem to have litle negative affect except for the amount of housing they can provide. Also there is some confusion as to whether Alternative 1 or 5 is the 'No Project' (page 6-17 and 6-18). The proposed project suggests lower impact on water resources... I can't see the logic, especially if it means an increase in residential density over the 'No Project'.
I believe infill is a reasonable method of increasing housing but believe there needs to be a better guarantee that new construction is the best method of increasing affordable housing. I am also concerned that poorly done infill will lower the livibility of many parts of the county's existing communities if not done carefully with individual criteria to protect that livability during the process.

9C

Thanks,
Linde Owen
LOCAC member, but speaking as an individual.
(805) 528-6403

Letter 9

COMMENTOR: Linde Owen, Citizen.

DATE: April 30, 2007

RESPONSE:

Response 9A

The commentor thinks that some design standards that address livable communities when discussing the prospect of densifying communities; in-fill should be encouraged where public transportation exist as well as walkable communities; 6,000 sq ft single family residential parcels would encourage clustering of subdivisions and any retention of open space, to allow a sense of space whenever possible; affordable rental housing is more important than owner occupied affordable stock; that some may not be suited for dense development as water, sewer, and circulation resources are already stressed; and that County may be more effective at obtaining affordable housing by partnering with a non-profit company to manage affordable housing stock. The comment is not directed to an environmental issue; the comment is herein noted and will be forwarded to the appropriate decision-makers for review and consideration.

Response 9B

The commentor does not feel that inclusionary housing would be appropriate for many developments and that in lieu fees would be a better option. The comment does not address the adequacy of the EIR, nor does it request clarification of any issue contained therein.

Response 9C

The commentor would like to see the that the 50-parcels identified for minimum density requirements have a discussion of allowing future mobile home park or modular options on some of the sites. The commentor points out a typo on page 6-18 of the DEIR, this correction will be made in the FEIR.

Letter #10

FRANK WEST COMMENT LETTER

Dear Mr. Oliveira, I live on Hudson Ave. in Cambria. A mere 40 paces directly in front of my front door is a 25 foot wide parcel of land being considered for development by Habitat for Humanity. Our street is less than one tenth of a mile long. With already 15 houses on the street(most without
garages) parking is very limited. The street is only 20 feet wide. Barely big enough for a fire truck without the cars parked on it as is. The CCSD would be breaking it's own rules to allow development on such a lot. We, the immediate neighbors, know that there are other larger lots available for that purpose. God bless Habitat for Humanity for it's great work. We believe that a better decision could be made for the good of the future inhabitants of the new and larger home , and the wellfare of the current residents now in place,to choose another site instead of the one being
considered on Hudson Av. Thank You for your consideration.
Sincerly,
Frank West

10A

Letter 10

COMMENTOR: Frank West, Citizen.

DATE: April 30, 2007

RESPONSE:

Response 10A

The comment is not directed to an environmental issue; the comment is herein noted and will be forwarded to the appropriate decision-makers for review and consideration.

Letter #11

CAL POLY COMMENT LETTER

30 April 2007
To: Jeff Oliveira Government Center, County of San Luis Obispo, CA 93408

Dear Mr. Oliveira and other County officials:

I wish to comment on SLO County's Draft "Affordable Housing Ordinances" EIR. Reading this document reminds the professional of the shortcomings, and in this case possible misleading nature, of the Environmental Impact Report process. I support the proposed ordinance changes, but urge the County to correct misstatements in the EIR before it is certified.

First, while I am not an attorney, I believe that the orientation of the Alternatives may leave the EIR open to legal challenge. As noted in the document, the "project," in this case, is a series of policy changes within the context of existing housing and land use policy. As such, the "project" should be compared to the required "do-nothing" alternative of leaving extant policies in place. In that light, it is inaccurate to state (as the Draft EIR does in many places, particularly with regard to Class II impacts on infrastructure) that the "project" will result in increased population. Indeed, under current policies, the type of housing most frequently built in the county includes larger units, consuming more land, and more often at high-end market rates. These units are often appealing to outside investors, semi-retirees, and retirees, which does result in population increase. However, there is no evidence that smaller units — and in particular those which would be contractually and legally limited to lower-income households (at various sub-median income levels) would attract/generate population growth. In fact, such units would likely reduce overcrowding in units that are currently over-subscribed due to a lack of such compact units countywide; this would mean that more housing units would house the same population which inhabits the county today. On the other hand, the "no-project" alternative — which has been followed to date — results in larger units, unrestricted in price or rent, that attract population growth from outside the county. Thus, the "project" should properly be reviewed as leading to LESS population growth than the "no-project" alternative comprising current policy, and as such should mostly be listed as Class IV, "Beneficial Effect" on the environment. **11A**

Second, while the DEIR typically notes that some development has more negative environmental impacts than NO development, due to the fact that the "baseline" is current land use and development policy, it is neither fair nor accurate to suggest that the policy changes in the "project" would result in further environmental damage — when properly compared to the existing policy status quo. Loss of habitat and agricultural lands — aside from the above issue of population growth — would actually be reduced through the set of policy changes proposed as the "project." **11B**

In addition, there is evidence that water and energy use in smaller, more compact housing units is less than that of the larger units being built under current policy; thus, again these proposals are properly analyzed to have a positive impact on environmental quality.

I would be pleased to provide more information on the likely impacts of these ordinances upon request. In the meantime, I urge the County and its consultants to correct these errors in comparison, so that the actual impact of the proposals can be accurately understood.

Sincerely,

D.Gregg Doyle, Ph.D.
Cal Poly Dept. of City and Regional Planning, 93407 dgdlib@yahoo.com, 805-441-7649

Letter 11

COMMENTOR: D. Gregg Doyle, Citizen.

DATE: April 30, 2007

RESPONSE:

Response 11A

The commentor supports the proposed ordinances but feels the DEIR is misleading. The commentor feels that the DEIR is open to legal challenge due to the orientation of alternatives. The commentor states that the DIER should analyze a "do-nothing" alternative, where development would occur under existing policies. The DEIR does exactly this through the analysis of Alternative 1 (no-project) where it is stated that development would occur in accordance with existing zoning and general plan designations (pages 6-3 through 6-4). The commentor feels it is inaccurate to state that the proposed project will result in increased population. He is of the opinion that the proposed project would lead to a decrease in population compared to the no-project alternative. Discussion on page 2-7 of the DEIR includes reference to "smart growth" principles that encourage increased and intensified development in existing urban areas. As a worst case scenario for CEQA analysis purposes, it was assumed that the ordinances and subsequent development would increase population in the urban areas.

Response 11B

The commentor states that the baseline condition of comparison is the current land use and development policy, thus it is neither accurate nor fair to suggest that the policy change will result in further environmental damage. The DEIR did compare the proposed polices to the development that would occur under the existing land use policies. As proposed in the DEIR, certain impacts, such as air quality, would be reduced through implementation of the proposed ordinances, compared to the existing development pattern. Class I impacts were concluded based on the program level of analysis of this EIR and because the feasibility of the mitigation measures cannot be determined until project specific applications are presented. Please refer to Response 3A for a detailed explanation.

Letter #12

April 30, 2007

County of San Luis Obispo
C/o Jeff Oliveira
County Government Center
San Luis Obispo, CA 93408

From: Carole Maurer

Re: Affordable Housing Ordinances DEIR, February 2007

Dear Jeff:

As a member (and Chair) of Los Osos Community Advisory Council (LOCAC), I hear a lot from the public about the need for affordable housing in Los Osos, so I certainly support the county ordinances that will promote affordable housing and those that will not harm the environment. In theory, I support Alternative 5: Revised County Ordinances to Encourage Infill*. I do not support gaining affordable housing through urban sprawl for all the negative reasons that are mentioned in the document.

But, with a building moratorium in place in Los Osos for lack of a sewer system and now another potential moratorium due to the lack of drinking water due to salt water intrusion, I wonder how we can even consider the additional units here until the overdraft has been reversed. Essentially, our population is now more than at capacity for our water supply. So, any figures that deal with water need to take into consideration the proposed per unit usage figures based on water conservation and valid estimates for buildout in Los Osos without the need for water importation. There is little to no support in this area for imported water (I believe that was implied in the EIR), and based on recent reports, there is little water to import for anyone. **12A**

The infill alternative should include a discussion of the impact on the aesthetics and character of an existing community, and the possibility of using rezoning to alter the mix of housing allowed in existing areas within the urban reserve line. These appear to me to be as important as the other environmental factors when considering "smart growth" in an already existing neighborhood. This would apply to any already developed area, not just for Los Osos. I question, though, whether infill alone would achieve the number of additional units for the county that are proposed, and still keep intact/improve the character and quality of life of the communities. It will take creative architectural and resource development and modifications (utilities, parks, transportation, etc.) to achieve this goal. **12B**

Assuming that the infill alternative is chosen for Los Osos, the transportation impact won't necessarily be less, as stated in the EIR, unless intercity transportation and the amenities that keep residents in the Los Osos area increase, as well. People will continue to use LOVR to go to San Luis Obispo and South Bay Blvd to go to Morro Bay and northward, with traffic increasing as the population increases. In fact, each of the issues discussed in the EIR will have negative

* Note: There's a typo in the EIR Executive Summary (page ES-2) and in 6.6 Environmental Superior Alternative that says that Alternative 5 is "No Project" (page 6-18). This was quite confusing until I read more of the document.

impacts for the infill alternative, with the result that the "savings" due to this alternative may not be as great as implied. There would be a need to work with the existing infrastructure and resources, rather than developing them fresh for new projects with the latest technology and ideas, as would occur in a completely new development. A positive aspect associated with the infill alternative, though, is that the community remains or becomes more diversified because of the encouragement of housing to support people with differing income levels. In time, this should result in an enhanced business environment that would mitigate some of the negative aspects mentioned above.

12B

I also support measures to keep the affordable housing that currently exists in the communities affordable for the future. This would include mobilehome parks, whether at existing sites or through the development of new ones, and rental units for those who are unable to afford home purchase.

LOCAC did not have time to comment on this EIR specifically as a group, so the above comments are my own. However, they are based on what I've been hearing from the other members and the public, especially as they relate to the need for affordable housing in Los Osos and also the water severity issue right now.

Thank you.

Carole Maurer
LOCAC Chairperson, but writing as an individual
Los Osos
(805) 528-8018
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Letter 12

COMMENTOR: Carole Maurer, Citizen.

DATE: April 30, 2007

RESPONSE:

Response 12A

The commentor expresses support for alternative 5 that was presented in the DEIR. The commentor points out a typo on page ES-2 of the DEIR, this will be corrected in the FEIR. The commentor points out the lack of a sewer system and adequate drinking water supplies in the community of Los Osos. As each development project under the proposed ordinances are submitted to the County, they will be subject to project specific environmental review. The DEIR established mitigation requiring proof of water supply and sewer systems prior to development approval. The proposed ordinances will help achieve the envisioned buildout of the General Plan by encouraging and in some cases requiring higher density construction. The ordinances will not generate housing and population levels that are above the level that was analyzed for in the General Plan.

Response 12B

The commentor feels that aesthetic impacts are as an important impact as any other when analyzing for urban infill alternatives. As discussed in section 4.11 of the DIER, aesthetic issues are less than significant as County aesthetic and architecture polices currently apply to development projects. The commentor suggests the urban infill in Los Osos would not necessarily result in reduced traffic impacts as people would still continue to commute to San Luis Obispo and Morro Bay. A mitigation measures in the EIR and standard practice of the County, development projects will be subject to paying in lieu fees for traffic impacts. Thus, roadway improvements can occur as the General Plan buildout is reached. These ordinances would help achieve the General Plan buildout populations, thus the project would not have a significant impact on roadway operation beyond what was determined in the General Plan EIR. People commuting from Los Osos is not a significant impact. The commentor also states support for existing mobile home parks, potential new parks, as well as rental units for those people who can not afford to purchase homes.

Letter #13

April 30, 2007

Delivered via email to joliveira@co.slo.ca.us, original will follow by US Mail.
Jeff Oliveira
County of San Luis Obispo
County Government Center
San Luis Obispo CA 93408

Re: Comments on Draft EIR for County Affordable Housing Ordinances (ED06-253, LRP2005-00010)

Dear Mr. Oliveira,

Thank you for the opportunity to comment on the Draft EIR for the County of San Luis Obispo's proposed Affordable Housing Ordinances – the Proposed Project.

I encourage the County to reject the EIR and its conclusions concerning the impacts of the Proposed Project. The EIR exaggerates the environmental impacts of the Proposed Project based on a combination of insufficient data, false assumptions, false statements and spurious analysis. Because of this, the EIR erroneously claims that the Proposed Project will cause various Class 1 and Class II environmental impacts. Most of these should be listed as Class IV (beneficial) environmental impacts because the Proposed Project will actually have fewer and less severe impacts than the No Project Alternative.

The EIR also reads like a standard template that was written for a far different scenario and was not properly adapted to analyze and evaluate the Proposed Project. At times, the EIR appears to compare the impacts of development under the Proposed Project to No Development in the unincorporated county rather than to the development that will occur under current planning and development policies – the correct No Project Alternative. This needs to be corrected. **13A**

Because I have identified so many concerns with the EIR, I have combined them in a separate document which is attached to this letter. The attached document is part of my comments on the Draft EIR.

Even if the Draft EIR is accepted, the Board of Supervisors should adopt a statement of overriding considerations on the basis of the county's housing affordability crisis and move forward with the proposed affordable housing ordinances.

Sincerely

Jerry Rioux
Executive Director

attachment

4111 Broad Street, Suite A-6, San Luis Obispo, CA 93401 ♦ (805) 543-5970 ♦ www.slochtf.org

Detailed Comments concerning EIR for SLO County Affordable Housing Ordinances
Prepared by Jerry Rioux, San Luis Obispo County Housing Trust Fund

This document includes numerous comments concerning the Draft EIR for San Luis Obispo County's proposed Affordable Housing Ordinances. These ordinances are the Proposed Project for which the EIR was commissioned.

The Proposed Project will change county development policies to 1) require the development of affordable housing in larger developments, 2) require development at higher densities on some parcels and 3) reduce development standards on other parcels. The direct goal of these policies is to increase the development of affordable housing. Secondary goals of these policies are to concentrate development in and around urbanized areas and reduce development in rural areas.

The purpose of the EIR is to identify, analyze and evaluate the environmental impacts of the Proposed Project. These impacts are supposed to be compared to the No Project Option – which will occur under the county's current development policies.

The comments in this document are grouped into the following categories:

- No Development vs. No Project Alternative
- Class IV (beneficial) Environmental Impacts
- Faulty Research and Analysis
- False Statements and Assumptions
- Exaggeration of Density Bonus Projections
- Impacts on Biological Resources
- Impacts on Agricultural Resources
- Mitigation Measures
- Income Discrimination
- Overriding Circumstances - Local Housing Crisis

No Development vs. No Project Alternative

EIRs are supposed to identify and evaluate the environmental impacts that will occur as a result of <u>changes</u> in development policies. For purposes of this EIR, the affordable housing ordinances are the Proposed Project and the current development policies are the No Project Alternative. However, this EIR seems to judge at least some of the impacts of the Proposed Project against No Development in the unincorporated county rather than the development that will occur under current policies – the No Project Alternative. Consequently, the EIR significantly overstates the environmental impacts that the Proposed Project will have.

The EIR also seems to ignore the fact that the Proposed Project will reduce development in rural areas as well as the benefits of this reduced development. In addition, it ignores Table 6-6, which rates the relative impacts of the Proposed Project against various alternatives, including the No Project Alternative. This table rates the No Project Alternative as being "Environmentally Inferior to the Proposed Project" in the areas of agricultural resources, biological resources and cultural resources.

If the EIR had properly evaluated the Proposed Project against the No Project Alternative, all of the EIR's Class I impacts and most of its Class II impacts would be Class IV impacts. Here are some examples of the EIR comparing the Proposed Project to No Development rather than the No Project Alternative.

- The EIR's Impact B-1 states that "(f)uture development in accordance with the Affordable Housing Ordinances could permanently remove sensitive habitat areas." This is a false statement because

EIRs are supposed to be based on the impacts of the Proposed Project when compared with the No Project Alternative and not with No Development. Every parcel that will be developed under the Proposed Project will be developed under the No Project Alternative. Because no additional land will be developed, no sensitive habitat areas will be lost as a result of the Proposed Project. The Proposed Project will also reduce housing development in rural areas, which will significantly reduce impacts on sensitive habitat areas. Because of this, the Proposed Project really has a Class IV (beneficial) impact on sensitive habitat areas rather than the Class I impact attributed by the EIR.

- The EIR's Impact B-2 states that "(f)uture development in accordance with the Affordable Housing Ordinances would potentially affect special status species" – a Class I impact. This is also untrue because the EIR incorrectly judges the Proposed Project against No Development rather than the No Project Alternative. Because no additional land will be developed under the Proposed Project, no special status species will be impacted. In fact, the Proposed Project will reduce development in rural areas, which will reduce impacts on special status species. Because of this, the Proposed Project should be rated a Class IV.
- The EIR's Impact B-3 states that "(f)uture development in accordance with the Affordable Housing Ordinances could permanently affect wildlife movement corridors." – another Class I impact. This is equally false because the EIR uses No Development as its basis for evaluating the Proposed Project. No additional land will be developed under the Proposed Project, so no wildlife movement corridors will be impacted. In fact, the Proposed Project will reduce development in rural areas, which will reduce impacts on wildlife movement corridors. The Proposed Project should consequently have a Class IV impact.
- The EIR projects that between 2005 and 2025 the number of housing units in rural areas of the county will increase by 41.9% under current development policies – the No Project Alternative. Under the Proposed Project, the number of housing units projected for rural areas will be reduced by half. The EIR generally ignores the positive impacts that will result from this reduced development.
- Table 6-6 in the EIR indicates that the Proposed Project will have lower environmental impacts on biological, agricultural and cultural resources. Even so, the EIR claims that the Proposed Project will have Class I impacts on biological resources and Class II impacts on agricultural and cultural resources.
- In no place does the EIR analyze the improvements that the Proposed Project will have on rural areas relative to current development policies.
- By its approach, the EIR assumes that all development – regardless of its design or location – will have the same environmental impacts.
- This EIR illustrates that environmental planners lack the skills and understanding to properly evaluate the sometimes subtle impacts of changes in development policies such as smart growth, compact development and sustainable development.

Class IV (Beneficial) Environmental Impacts

When a Proposed Project will reduce existing environmental problems or hazards, it should be classified as having Class IV (Beneficial) environmental impacts.

- Because the affordable housing ordinances will concentrate development in and around existing urbanized areas and away from rural areas, many of its impacts are lower than what would occur under existing development policies. Consequently, the EIR should rate most of the impacts as Class IV rather than Class I or Class II.
- The EIR states, on page 2-9, that "impacts from a given amount of development are generally more severe when that development occurs in rural areas than they are when that development occurs in urban areas." Unfortunately, the EIR seems to ignore the fact that the Proposed Project will reduce development in rural by half as compared to the No Project Alternative.

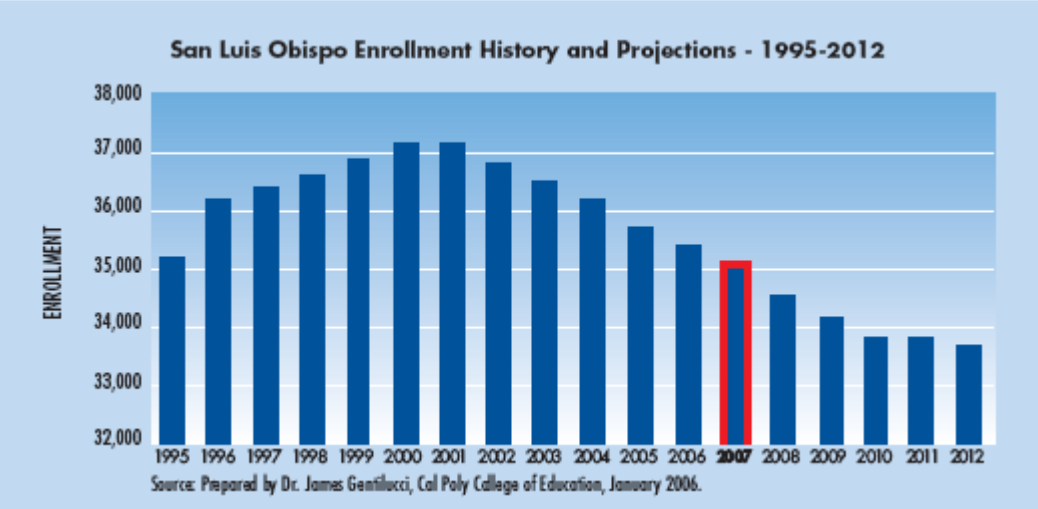
13A

- Table 6-6 of the EIR indicates that the No Project Alternative is "Environmentally Inferior to the Proposed Project" relative to environmental impacts on agricultural resources, biological resources and cultural resources. The EIR's conclusions seem to totally ignore these assessments. **13A**

Faulty Research and Analysis

The EIR is riddled with false statements and assumptions, inadequate and incomplete research and analysis, and flawed or distorted logic. As a consequence, the EIR significantly overstates the environmental impacts of the Proposed Project. Here are some examples:

- The traffic section of the EIR concludes that the 7,720 homes that will be added to urban areas of the county by the Proposed Project will cause Class II environmental impact on county roadways and intersections. The EIR totally ignores the impacts of the 3,789 homes that will not be built in rural areas as a result of the Proposed Project. Because rural homes are more remote from jobs and services, they generate both more trips and longer trips and consequently have greater impacts on roads than the urban development that will occur under the Proposed Project. The net traffic impacts of the Proposed Project will consequently be far less – perhaps two-thirds less – than what the EIR states.
- The EIR states that "(T)he conversion of prime agriculture lands to non-agricultural uses is a concern within the County…" and backs this with a table that shows that 197 acres of prime farmland was converted to nonagricultural uses between 2002 and 2004. The EIR ignores the fact that its source – California's Farmland Mapping and Monitoring Program (FMMP) – reported that SLO County gained 3,389 acres of prime farmland between 1984 and 2004. **13B**
- The EIR also states that "(a)lthough acreage of agricultural land in San Luis Obispo County has declined, total agricultural production valuations from 1996 to 2005 have increased by over $271 million… (emphasis added)" The EIR's first statement is false. According to the FMMP, the total acreage of agricultural land in SLO County increased, rather than decreased, between 1996 and 2004.[1] And the reason why agricultural production increased over this period was that the acreage of the three highest classes of agricultural land all increased during this period – by an average of 22%.
- The EIR claims that the Proposed Project will cause school overcrowding – a Class II environmental impact. The County Department of Education, however, warns that "adjusting to declining enrollments" is the top challenge that local schools face (see chart, below). The California Department of Finance (DOF) also projects that local school enrollments will drop for a number of years before returning to current levels. The EIR excludes this information from its analysis.



[1] Data for 2005 is not available from the Farmland Mapping and Monitoring Program.

False Statements and Assumptions

The EIR repeatedly states that the Proposed Project "would allow more development on the same land area than was envisioned in the General Plan" and uses this to justify its conclusions that the Proposed Project will have various Class I and Class II impacts. However, the EIR contradicts itself by also saying that the increased housing development that will occur under the Proposed Project is within the range anticipated in the General Plan. I believe that the higher development is consistent with the General Plan and especially the Housing Element. These false statements concerning the Proposed Project's General Plan consistency resulted in the EIR exaggerating the environmental impacts of the Proposed Project.

As for false assumptions, the EIR states in the analysis of alternatives that "air quality, noise, public services and utilities, transportation and circulation, and water resources" are impacted on a per capita basis. It uses this assumption to conclude that more people results in greater impacts without taking into account past or future development patterns. Here are two examples of where these impacts are not constant.

13C

- Per capita water consumption is inversely related to housing density – the higher the density, the lower the water consumption per unit. Single family homes on small lots use significantly less water then those on larger lots. Multifamily housing uses even less water than single family homes on small lots. By reducing the development of housing on large lots in rural areas by 3,931 units, the Proposed Project will save enough water to supply nearly 16,000 units built at high densities in urban areas. This is a net reduction in water consumption when compared to the No Project Alternative.
- The per capita cost of providing utilities and streets is also inversely related to housing densities. While higher capacity water, sewer, gas and electrical lines and wider streets are needed to serve higher density development, the per capita cost of installing the infrastructure for urbanized areas is lower than for lower density rural areas.

An additional false assumption is noted below, under the Impacts on Agricultural Resources. There are other false assumptions in the projection of inclusionary bonus units.

Exaggeration of Density Bonus Projections

The EIR projects that the inclusionary housing ordinance – one of the three ordinances of the Proposed Project – will create 5,051 additional or bonus units of affordable housing between 2005 and 2025. While the county needs far more affordable housing than this, there are errors in the EIR's logic and math. As a result, far fewer affordable units will actually be built over this time frame. This should reduce the environmental impacts of the project.

It appears that the EIR consultants base the projected number of inclusionary bonus units either on 1) the potential population of the unincorporated county in the fourth millennium or 2) the total county population in 2025[2] rather than the population of the unincorporated areas of county. Because the EIR starts with such a high population projection, its projection of the number of inclusionary bonus units that will be produced is more than five times too high if its other assumptions are correct.

13D

The following table uses the assumptions presented in Table 2-12 and compares the EIR's projected inclusionary bonus units to the number of inclusionary units that will be produced if we start with SLOCOG's high population projection for the unincorporated county in 2025 and the number of homes that will be produced under the No Project Alternative.

[2] The EIR uses a 2025 population of 311,103 as the basis for projecting how many units the inclusionary housing ordinance will create. SLOCOG projects that the total county population will be between 314,580 and 331,510 in 2025 and that the unincorporated county will have between 129,130 and 135,420 people.

	Table 2-12[3]	SLOCOG High Projection	No Project Alternative
Projected Population	311,103	135,420	NA
Projected Total Units[4]	132,384	57,626	64,283
Existing Units (Jan 1, 2006)[5]	48,194	48,194	48,194
Total Potential Units	84,190	9,432	16,089
Possible Bonus Units (20%)	16,838	1,886	3,218
Expected Bonus Units (30%)	5,051	566	965

I think it is reasonable to expect that the inclusionary ordinance could result in an additional 1000 to 2000 units by 2025.

From another perspective, it is mathematically impossible for the inclusionary ordinance's 20% density bonus to increase housing production by 5,051 units between 2005 and 2025. Under the No Project Alternative, 19,623 housing units will be produced over this period. The 5,051 inclusionary bonus units equates to 25.7% of the total units that will be built with No Project. If every unit built under the No Project Alternative included inclusionary bonus units, at most 3,925 bonus units could be built. This would require that every home built be in a project with five or more units and that every developer chose to build the inclusionary units. This obviously will not happen. **13D**

In order for 5,051 inclusionary bonus units to be built, 25,255 market rate units would have to be built in developments with five or more units. In addition, every developer would have to build their affordable units rather than pay in-lieu fees. This would result in 30,306 new housing units, which is 29.4% higher than the total units projected for the Proposed Project. And this figure does not include any housing being built in developments of one to four units or any housing that is built between 2005 and the adoption of the inclusionary ordinance.

State density bonus law also needs to be considered when projecting the number of inclusionary bonus units that will be produced as a result of the inclusionary ordinance. Some bonus units will be produced under state density bonus whether or not the inclusionary housing ordinance is adopted. State density bonus law became more generous and more difficult to circumvent since the Housing Element was adopted. It now mandates density bonuses of up to 35%, rather than 20%, and local jurisdictions are required to provide incentives and/or concessions to make it possible to actually develop the bonus units. Consequently, the EIR should discount the number of units that will result from the inclusionary ordinance.

Impacts on Biological Resources

The EIR claims that the Proposed Project will have three Class I environmental impacts on biological resources because development under the affordable housing ordinances "could permanently remove sensitive habitat areas" (Impact B-1), "would potentially affect special status species" (Impact B-2) and "could permanently affect wildlife movement corridors" (Impact B-3). These impacts are totally bogus because the EIR analyzes the Proposed Project's environmental impacts on biological resources based on "(t)he future development of the additional 7,720 residences beyond what was anticipated under the **13E**

[3] The numbers in this column come from the EIR.
[4] The first column is the EIR's population projection of 311,103 divided by the US Census Bureau's average household size (2.35) for SLO County. The second column is SLOCOG's high population projection for the unincorporated county for 2025 divided by an average household size of 2.35. The third column is the number of housing units that are projected for 2025 under the No Project Alternative.
[5] For some reason, the EIR uses the California Department of Finance's population projection of 113,256, but does not use DOF's estimate of 45,620 housing units in the county.

General Plan…" and totally ignores the fact that 3,931 fewer homes being built in rural areas as a result of the Proposed Project.

The 7,720 additional homes are, in fact, consistent with the General Plan and will be built with no net increase in developed land. However, perhaps 4,000 to 20,000 acres of rural land will be spared from development, grading and fencing as a result of the Proposed Project reducing development in rural areas.[6] Since rural areas are where the greatest impacts on biologic resources occur, the EIR's analysis of biological impacts is totally flawed. The biological impacts of the proposed Project should be Class IV.

13E

The absurdity and bias of the EIR can be seen in how it assesses the biological impact of the minimum density ordinance, which will allow 384 additional housing units to be built on 50 sites that are currently zoned multifamily residential and already have the potential for 2,852 units. The EIR claims that this ordinance alone will have potentially significant and unavoidable impacts on sensitive habitat areas, special status species and wildlife movement corridors even though no additional land will be developed as a result of this ordinance.

Impacts on Agricultural Resources

Like much of the public, the EIR assumes that any and all development in SLO County will result in the loss of agricultural land and especially farmland. As a consequence, the development that will occur under the Proposed Project will cause negative environmental impacts on agricultural resources. If the authors of the EIR had properly analyzed the historic impacts of development on agricultural land in SLO County and compared what will occur under the Proposed Project and the No Project Alternative, they could have only concluded that the Proposed Project will have a Class IV impact on agricultural resources.

This is because the Proposed Project will concentrate development in and around urban areas and reduce the number of homes built in rural areas by half, the Proposed Project will reduce the amount of agricultural land that is converted to urban and "other" uses. This, in turn, will reduce the direct and indirect impacts on agricultural resources that would occur under the No Project Alternative. The following information supports these points.

13F

- The analysis of impacts on agricultural resources ignores two important facts that are presented elsewhere in the EIR: 1) that the Proposed Project will only increase development on urban land that will be developed under the No Project Alternative and 2) that 3,931 fewer homes will be built in rural areas. Since there will be no net increase in developed land in urbanized areas of the county and thousands of acres in rural land will be spared from development, there is no logical basis for the EIR to conclude that the Proposed Project will permanently convert "agricultural areas to non-agricultural uses" and "create conflicts between urban uses and existing and future on- and off-site agricultural uses" when compared to what will occur under the No Project Alternative.
- The EIR claims that the "acreage of agricultural land in San Luis Obispo County has declined." It supports this claim by presenting information from the California Farmland Mapping and Monitoring Program (FMMP) for 2002 to 2004. If the authors had properly researched this matter, they would have learned that the amount of agricultural land and farmland in SLO County fluctuates both up and down from year to year. The overall trends, however, are that total agricultural acreage is relatively stable over time and the combined amount of prime farmland, farmland of statewide importance and unique farmland has increased significantly.
- While the EIR indicates that its main concern is with the loss of prime farmland, farmland of statewide importance and unique farmland, the FMMP reports that SLO County gained 21,262 acres or 33.2 square miles of prime farmland, farmland of statewide importance and unique farmland between 1984 and 2004. **For perspective, this is more than three times the area of the City of**

[6] This is based on average housing densities of approximately 1 to 5 units per acre.

San Luis Obispo. In light of this, how can the EIR claim that the Proposed Project will have Class II impacts on agricultural resources?

- The EIR claims that "(c)umulative development throughout the greater San Luis Obispo County area would gradually convert agricultural land to non-agricultural use." The EIR includes no information to support this assumption. From 1990 to 2004[7] shows that while the population and number of housing units in the unincorporated areas of SLO County increased significantly, the amount of farmland in the county increased nearly as much.

Changes in Population, Housing Units and Agricultural Land - 1990 to 2004

	1990	2004	Change	% Change
Population	90,116	11,0138	20,022	22.2%
Housing Units	34,607	43,506	8,899	25.7%
Agricultural Land (in acres)				
Prime Farmland	40,763	40,508	-255	-0.6%
Farmland of Statewide Importance	12,697	19,750	7,053	55.5%
Unique Farmland	27,829	35,697	7,868	28.3%
Combined Farmland	81,289	95,955	14,666	18.0%
Total Agricultural Land	1,024,365	1,027,176	2,811	0.3%

Notes: Population and housing figures are for the unincorporated areas of San Luis Obispo County.
Population and housing figures for 1990 are from the US Census.
Population and housing figures for 2004 are from the California Department of Finance.
All agricultural acreage is from the California Farmland Mapping and Monitoring Program.

13F

Mitigation Measures

Many of the mitigation measures recommended in the EIR are, in fact, current county or state requirements that apply for most or all development. It is disingenuous to claim that the Proposed Project will have Class II environmental impacts unless current requirements are met. While these requirements were adopted to reduce the environmental impacts of development, they are not eliminated by the Proposed Project, but will be required whether or not the Affordable Housing Ordinances are approved.

Income Discrimination

Mitigation measure AG-1b, which recommends that affordable housing be banned from agricultural land and agricultural areas, shows that the environmental consultants are clearly elitists who are totally out of touch with the diversity of our state and county. This mitigation measure also appears to violate state and federal fair housing laws, state density bonus law and state anti-NIMBY law. It should be repugnant to local policy makers.

- The EIR recommends that the development of affordable housing be prohibited "on agricultural land or in areas containing prime agricultural soils." Only housing for the wealthy should be allowed. Why should it be okay for people who earn more than $100,000 per year to live on converted agricultural land, but not teachers, nurses, fire fighter, public safety officials or others who earn less money?
- The logic behind this proposed mitigation measure also seem totally specious. How can prohibiting affordable homes from being built on an agricultural site that is lost to the development of expensive homes mitigate the loss of the agricultural land? The site is lost in either case!

13G

[7] This is the maximum range of time for which population, housing and agricultural data are all available.

- It should be remembered that exclusionary zoning and development policies, such as recommended Mitigation measure AG-1b, are among the many reasons why SLO County has an affordable housing crisis.

Overriding Considerations – Local Housing Crisis

If a Proposed Project will cause Class I (significant and unavoidable) environmental impacts, a Statement of Overriding Considerations is needed to approve the project. Even if the Board of Supervisors believes that the Affordable Housing Ordinance will cause Class I environmental impacts, the severity of the county's affordable housing crisis clearly warrants that a statement of overriding considerations be adopted in order to move forward with the Affordable Housing Ordinances despite the Class I impacts.

Some of the facts that should help justify a Statement of Overriding Considerations include:

13G

- The National Association of Home Builders (NAHB) reported that only 7.1% of the homes sold in this county during the fourth quarter of 2006 were affordable to a family that earns the county median income. NAHB ranked us the 14th least affordable of the 202 metropolitan areas in the country.
- The 2000 Census reported that 36.4% of the low income households in SLO County paid more than 50% of their gross income for housing. This rate, of what the Census calls severe housing cost burden, was higher in SLO County than in 3,114 of the 3,149 counties in the nation.
- A survey by the SLO Chamber of Commerce found that 87% of its members had difficulty recruiting or retaining employees due the lack of affordable housing.
- A survey by the City of San Luis Obispo found that 93% of likely voters felt that the lack of affordable housing is a serious or very serious problem. In the same survey, 39% stated that affordable housing is the single top problem they face.

Letter 13

COMMENTOR: Jerry Rioux, Executive Director, San Luis Obispo County Housing Trust Fund.

DATE: April 30, 2007

RESPONSE:

Response 13A

The commentor feels that the DEIR should be rejected by the County as it exaggerated the impacts, based on insufficient data, false assumptions, false statements and spurious analysis. The commentor feels that the identified Class I and II impacts should be Class IV impacts. The commentor feels that the DEIRs analysis is based on no development in the unincorporated County rather than development that would occur based on current planning and development standards. The EIR did compare the proposed ordinances with development patterns that would occur under existing zoning and general plan designations. Such as but not limited to; page 4.1-7, 4.2-12, 4.3-23, and page 4.4-16 include discussion referring to development that would occur without implementation of the proposed ordinances or under the existing general plan and zoning regulations.

The commentor presents examples of where he feels the DEIR compared the proposed project to no development rather than development under existing zoning and general plan designations. The commentor feels impact B-1, B-2, and B-3 analyzed the proposed project to no development because every parcel that will be developed under the proposed project will be developed under the no project alternative. He argues that because no additional land will be developed under the proposed project compared to the no project alternative, no sensitive habitat will be lost. Because there is a possibility that current parcels are undersized, that is they do not meet existing minimum square footage requirements, they would not be given land clearance for development under the existing zoning and general plan designations. Refer to Response 3A for a detailed discussion.

With the proposed Affordable Housing Ordinances (AHO), the undersized parcels may be given land use clearance for development. Other parcels may be just large enough to support two single family residences under the new ordinances development standards, rather than just one residence under the existing zoning and general plan designations. Development under the proposed ordinances would allow reduced setbacks compared to existing zoning and general plan designations. Thus, the proposed AHO may result in a greater development area on the same number of lots. Therefore, there is the potential that more sensitive habitat, special status species, and wildlife corridors would be impacted from the proposed AHO. CEQA guidelines require impacts be analyzed to the extent reasonably feasibly (§15151). Because it is possible that a greater development area could occur in a single parcel under the proposed AHO as compared to the existing zoning and general plan designations, these biological impacts are possible and must be accounted for. Because this is a program level EIR (as opposed to a project specific EIR), the feasibility of the mitigation measures identified to reduce biological impacts cannot be adequately determined at this time, thus a Class I impact has been concluded. It is possible that impacts would be less under the proposed AHO, but as

mentioned above, because there is a possibility of increased development area on a parcel, a reasonable worst case scenario analysis must be carried through.

Response 13B

The commentor feels that the DEIR is filled with false statements and assumptions, inadequate and incomplete research and analysis, and flawed or distorted logic. As a result, the DEIR overstates the environmental impacts. The commentor gives examples of where he feels this has occurred. The commentor feels the DEIR did not account for the reduction of 3,789 residences that would not be built in rural areas through the implementation of the AHO. As stated on page 6-4 of the DEIR, the no project alternative could result in adverse air quality and traffic impacts by allowing rural development to occur under the existing zoning and general plan designations.

The commentor presents a larger time frame for observing the area of agricultural land in the County. The DEIR presents a short background discussion of agriculture in the County and points out that the agricultural land area decreased from the period of 2002 to 2004. The commentor does not challenge the validity of this statement; he simple presents a larger time frame than the DEIR and states that the agricultural land area in the County has increased from 1984 to 2004.

The commentor provides quotes from the County Department of Education stating that adjusting to declining enrollments is the top challenge that local schools face; the commentor questions why a discussion of declining school population was not included in the EIR. As a worst case scenario, for CEQA analysis purpose, it was assumed that schools would in impacted by development under the proposed ordinances. As project specific development projects are presented to the County, development impacts fees will be levied on applicants. As discussed on page 4.8-38 of the DEIR school impact fees will be established pursuant to Section 65995 (3)(h) of the California Government Code. Mitigation measure PS-5(b), page 4.8-38 of the DEIR requires that statutory school fees be paid by applicants.

Response 13C

The commentor feels that the DEIR is filled with false statements and assumptions that result in an overstatement of the environmental impacts. The commentor feels that the DEIR used the statement that the proposed AHO would allow more development on the same land area than was envisioned in the General Plan. The commentor goes on to state that this false statement leads to the false conclusion of Class I and II impacts. As mentioned in response to comment 13A, the proposed AHO could possibly allow more development on the same land area than what was envisioned in the General Plan. The commentor feels that the DEIR contradicts itself with the above statement and the statement in the DEIR that increased housing development which will occur under the proposed project is within the range anticipated in the General Plan. The increased development potential (reduced setbacks, smaller required lot sizes, and minimum densities) established in the ordinances would create more development on the same number of single and multi-family zoned parcels, thereby helping the County achieve the buildout assumed in the General Plan because current development patterns have been lower than the General Plan envisioned.

The commentor states that a false assumption was made by assuming that air quality, noise, public services and utilities, transportation and circulation, and water resources are impacts on a per capita basis. The commentor states that the DEIR assumed more people equals more impacts without taking into account past or future development patterns. The DEIR does use a per capita assumption as a means to reasonably assess the impacts of increased population of the above mentioned resources.

Response 13D

The commentor feels that the assumptions made to estimate the expected number of bonus houses that could be built under program 1.9 (Table 2-12) were based on errors in logic and math. The commentor provides an alternative analysis that he prepared regarding the density bonus program to argue that far fewer density bonus houses would be built, thereby reducing the environmental impacts stated in the DEIR. The commentor provides details in his approach to estimated expected bonus units based on his assumptions. However, the commentor does not address the adequacy of the EIR, nor does it request clarification of this issue.

The commentor feels the DEIR should discount the number of units that will result from the inclusionary ordinance because of the state density bonus law that will allow density bonuses regardless if the proposed ordinance is passed. The DEIR assumed a reasonable worst case scenario and analyzed the impacts from the assumed number of houses to be built under the propose ordinances, as described in the project description.

Response 13E

The commentor feels the identified biological impacts are not accurate. Please refer to discussion response 13A.

Response 13F

The commentor feels that the proposed project would have beneficial impacts on agricultural resources. The commentor reiterates points made in the EIR such as: the proposed ordinance would concentrate development in urban area; and that the proposed ordinances would reduce development in the rural areas. As stated previously, CEQA guidelines require impacts be analyzed to the extent that reasonably feasibly (§15151); thus, any parcel that is currently under agricultural production, albiet zoned as single or multi-family residential, a conversion of agricultural productive land is reasonable feasible scenario. While this scenario of agricultural conversion could occur under the existing zoning and General Plan designations, the proposed AHO could increase the area of land developed on a single parcel, potentially removing more land from agricultural production.

The commentor presents a larger time frame for observing the area of agricultural land in the County. The DEIR presents a short background discussion of agriculture in the County and points out that the agricultural land area decreased from the period of 2002 to 2004. The commentor does not challenge the validity of this statement; he simple presents a larger time frame than the DEIR and states that the agricultural land area in the County has increased from 1984 to 2004.

Response 13G

The commentor feels that many of the proposed mitigation measures are current County or state requirements that would apply to any development. The commentor states disagreement with proposed mitigation measure AG-1(b) of the DEIR. The language of mitigation measure AG-1(b) will be clarified in the FEIR in an attempt to satisfy the commentor such that the word "affordable" will be removed. The commentor supports the adoption of a Statement of Overriding Considerations for the identified impacts by the County Board of Supervisors.

Letter #14

Peoples' Self-Help Housing Corporation

April 27, 2007

County of San Luis Obispo
C/o Jeff Oliveira
County Government Center
San Luis Obispo, CA 93408 **SENT VIA FAX: (805) 788-2413**

SUBJECT: COUNTY AFFORDABLE HOUSING ORDINANCES – Draft EIR

Dear Mr. Oliveira:

Peoples' Self-Help Housing would like to express our support for the three affordable housing ordinances proposed for San Luis Obispo County. Our non-profit organization has worked diligently to produce and manage affordable housing in San Luis Obispo County since 1970. While we have produced a significant number of affordable homeownership and rental housing units, the housing crisis in this county has worsened, not improved. Lack of affordable housing has now become a middle income issue, impacting the availability and stability of our local workforce. **14A**

We urge the adoption of the Revised Residential Development Standards, Inclusionary Requirements, and Minimum Density Ordinances. These are consistent with County Housing Element programs adopted in 2004, and would allow implementation of several key strategies to increase the affordable housing supply.

Sincerely,

Scott Smith
Deputy Director

☑ 3533 Empleo Street
San Luis Obispo, CA 93401
Tel: (805) 781-3088
Fax: (805) 544-1901
E-mail: admin@pshhc.org
www.pshhc.org

A United Way Agency

26 E. Victoria Street
Santa Barbara, CA 93101
Tel: (805) 962-5152
Fax: (805) 962-8152
E-mail: sboffice@pshhc.org
www.pshhc.org ☐

Letter 14

COMMENTOR: Scott Smith, Deputy Director, Peoples' Self-Help Housing Corporation.

DATE: April 27, 2007

RESPONSE:

Response 14A

The commentor expresses supports the three proposed affordable housing ordinances. The comment is not directed to an environmental issue; the comment is herein noted and will be forwarded to the appropriate decision-makers for review and consideration.

Letter #15

SOUTH COUNTY ADVISORY COUNCIL
PO Box 1165 Nipomo, CA 93444-1165

March 27, 2007

Office of the Board of Supervisors
Attn: Katcho Achadjian, Fourth District Supervisor
County Government Center
San Luis Obispo, California 93408-2040

Re: RMF Zoning Changes

Gentlemen:

At the March 26th meeting, the South County Advisory Council discussed the matter of changes to RMF zoning. Inasmuch as 142 of the 180 RMF parcels said to be in the County are in the Nipomo area, the council has strong feelings about changes. At the March 26th meeting, the Council voted unanimously to recommend that you incorporate the following in your update of Title 22:

1. Maintain the current minimum parcel size in RMF designations at 6,000 square feet. The proposed reduction to 5,000 square feet would have significant resource impacts, including an increase in water demand of 20%. (current zoning may already require supplemental water)
2. We recommend an increase of minimum densities on RMF zoning from ten (10) to fifteen (15) units per acre, but at least in rural communities reduce those RMF areas now at twenty (20) units per acre to fifteen (15) units per acre.
3. We recommend that detached single family dwellings not be permitted to be built in RMF zoned land.
4. We recommend that currently mandated open space areas in RMF zoned areas be maintained and that reductions not be allowed.
5. We recommend that excellent highly articulated design standards be mandated in densified RMF zones. These standards must be mandated by the use of language such as "shall" and "must" rather than by terms such as "should" and "may." Examples of these standards are:

   No external "fortress" fencing; no internal fencing (possibly excepting small "kitchen gardens" with very low fences); adopt LID standards to reduce construction & maintenance costs and increase recharge; all areas between RMF buildings to be open and held in common by residents (or by owners, if rentals); adopt turf limits and require drought-resistant vegetation; require individual-looking building details; provide one parking place per bedroom, with off-street visitors parking.

6. We are in favor of defending our existing most-affordable housing by not allowing conversion to apartments or condominiums or by breaking mobile home parks into smaller units.
7. We suggest linking the permitting of all building in RMF to both allocation of open "playable" space and the funding of sustainable O&M for pocket parks, by either developers or Quimby fees.

15A

8. We recommend that no increased densities be allowed on RMF-zoned land beyond what is in the basic ordinance (i.e., no "density bonuses" for any reason: low-income, TDCs, or other mechanisms).
9. We recommend that in subdivisions affordable and workforce housing be required to be built among the other homes, with no transfers off-site or in-lieu-fee buy-outs.

15A

Respectfully submitted,

Phil Henry
2007-2008 SCAC Chairman

cc- Victor Holanda, Chuck Stevenson, Brian Pedrotti Dept of Planning & Building
Susan Baker, Board of Supervisors – for distribution
Vicki Janssen

Letter 15

COMMENTOR: Phil Henry, Chairman, South County Advisory Council

DATE: March 27, 2007

RESPONSE:

Response 15A

The commentor states 9 recommendations that the South County Advisory Council (SCAC) unanimously voted for on March 26, 2007. The recommendations are changes that the SCAC would like to see included in the Title 22 update. The commentor states the recommendation but does not address any issues of the Affordable Housing Ordinances EIR. The comment is not directed to an environmental issue; the comment is herein noted and will be forwarded to the appropriate decision-makers for review and consideration.

Appendix A

Notice of Preparation and Responses

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
ENVIRONMENTAL DIVISION

NOTICE OF PREPARATION

DATE: February 9, 2006

TO:

FROM:
Environmental Division
Department of Planning and Building
County Government Center, Room 310
San Luis Obispo, CA 93408

SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE COUNTY OF SAN LUIS OBISPO AFFORDABLE HOUSING ORDINANCES.

San Luis Obispo County will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information that is pertinent to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

PLEASE provide us the following information at your earliest convenience, but not later than the 30-day comment period which will begin with your agency's receipt of the NOP.

1. **NAME OF CONTACT PERSON**. (Address and telephone number)

2. **PERMIT(S) or APPROVAL(S) AUTHORITY**. Please provide a summary description of these and send a copy of the relevant sections of legislation, regulatory guidance, etc.

3. **ENVIRONMENTAL INFORMATION**. What environmental information must be addressed in the EIR to enable your agency to use this documentation as a basis for your permit issuance or approval?

4. **PERMIT STIPULATIONS/CONDITIONS**. Please provide a list and description of standard stipulations (conditions) that your agency will apply to features of this project. Are there others that have a high likelihood of being applied to a permit or approval for this project? If so, please list and describe.

5. **ALTERNATIVES**. What alternatives does your agency recommend be analyzed in equivalent level of detail with those listed below?

6. **REASONABLY FORESEEABLE PROJECTS, PROGRAMS or PLANS**. Please name any future project, programs or plans that you think may have an overlapping influence with the project as proposed.

7. **RELEVANT INFORMATION**. Please provide references for any available, appropriate documentation, or specific documents you believe may be useful to the county in preparing the EIR. **Any information relating to the "capacity" or existing "constraints" relevant to your agency's charge would be extremely helpful.**

8. **FURTHER COMMENTS**. Please provide any further comments or information that will help the county to scope the document and determine the appropriate level of environmental assessment.

The project description, location, and the probable environmental effects are contained in the attached materials. The project description covers the entire County and only portions of the County may be in your jurisdiction.

Please carefully review the portion of the proposed project within your jurisdiction. We are especially interested in any local conditions that could be affected by this project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **30 days** after receipt of this notice.

Please send your response by March 11, 2006 to **Jeff Oliveira** at the following address:

Jeff Oliveira, Environmental Resource Specialist
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

We will need the name of a contact person in your agency.

PROJECT TITLE: Affordable Housing Ordinances EIR

PROJECT APPLICANT: County of San Luis Obispo

Responses due by: **March 11, 2006**

Jeff Oliveira
Telephone: (805) 781-4167
Email: joliveira@co.slo.ca.us

Reference: California Administrative Code, Title 14, Section 15082.

COUNTY OF SAN LUIS OBISPO
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

COUNTY OF SAN LUIS OBISPO AFFORDABLE HOUSING ORDINANCES

1. PROJECT OBJECTIVES

The proposed project consists of three sets of Affordable Housing Ordinances that implement three respective programs from the San Luis Obispo County General Plan Housing Element (amended July 20, 2004). The housing programs encourage affordable housing production and retention of the County's affordable housing stock to address an identified area-wide shortage of affordable housing. These Housing Element programs include:

- Program HE 1.4: Revised Residential Development Standards
- Program HE 1.9: Require Development of Affordable Housing
- Program HE 1.10: Establish Minimum Residential Multi-Family Densities

The proposed ordinances would address residential development standards, inclusionary housing, and minimum density requirements for residential single and multi-family zoned land. The following describes the three ordinances and their objectives.

1. Residential Development Standards (revisions to existing County ordinances). This action is intended to implement Housing Element Program HE 1.4, and would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, with the following provisions:

- **Setbacks.** Allow a 20-foot front setback on Residential Single-Family (RSF) and Residential Multi-Family (RMF) properties less than one acre;
- **Parking.** Reduce the number of required guest parking spaces by one space on developments of 15 units or less within the RMF land use category;
- **Lot Coverage.** Eliminate maximum floor area and maximum open area requirements for multi-family projects and instead establish a lot coverage ratio for structures, including carports, of 35% for low, 45% for medium, and 60% for high density residential development;
- **Minimum Site Area.** Modify Land Use Ordinance 22.10.110C and Coastal Zone Land Use Ordinance 23.04.042e (1) to allow multi family units to be built on parcels no less than 4,000 square feet in size in the RMF land use category (instead of the current 6,000 square foot requirement). This is expected to affect about 180 lots located in urban areas throughout the County.
- **Minimum Parcel Size.** Modify Sections 22.22.080A,B&C (RSF and RMF categories) and 23.04.028A,B&C to allow a 5,000 square foot minimum parcel size for new parcels in the RSF land use category (instead of the current 6,000 square foot requirement). This is expected to affect about 1,100 lots located in urban areas throughout the County (i.e., those greater than 10,000 square feet; note that those eligible parcels greater than 12,000 square feet can already be

subdivided under the existing code). No change is proposed to the minimum 6,000 square foot parcel size required for new parcels in the RMF category.

2. Inclusionary Housing Ordinance. This action is intended to implement Housing Element Program HE 1.9, by creating new proposed ordinance to encourage the provision of affordable housing. It includes the following components:

- **Minimum Project Size.** None, but developments with less than 5 residential units or lots would be subject to in-lieu fees of about $3,000 to $5,000 per unit (or lot). Exempting the thousands of existing lots in the County from the inclusionary housing requirement could result in substantially fewer affordable housing units being created, and less in-lieu fees being collected.
- **Basic Inclusionary Requirement.** 20% of the base project, consisting of 5% very low income (50% of median), 5% low income (50-80% of median), 5% moderate income (80-120% of median), and 5% workforce housing units (120-160% of median income).
- **Exemptions.** Rental apartment projects at least 10 units per acre, secondary units, farm support quarters, and employee housing.
- **Options for Satisfying Inclusionary Requirement.** Applicants can build the affordable units onsite or offsite, pay an in-lieu fee, or donate land for the subsequent development of affordable housing.
- **Amount of In-Lieu Fees.** Fees would be based on the type of housing needs to be satisfied, ranging from an estimated $100,000 for very low and low income housing, to about $300,000 for moderate income and workforce housing units.
- **Density Bonus for Affordable Units.** Projects subject to the 20% inclusionary requirement will be eligible for a 20% increase in density if the affordable housing units are provided onsite. This is intended as a 1:1 bonus for the inclusionary portion. (For example, if the zoning allows a certain parcel to have 10 units, then 2 of these units are subject to the inclusionary requirement. In this case an additional 2 market rate units could be constructed, for a total of 10 market rate units, and 2 affordable units.)
- **Linkage Program Requirement for Commercial/Industrial Development.** An affordable housing in-lieu fee equal to 5% of the estimated value of new non-residential development is proposed. Alternatively, developers could build affordable housing onsite or offsite.

3. Minimum Density Requirement for RMF Designated Land. This action is intended to implement Housing Element Program HE 1.10, and would revise several aspects of the existing Land Use Ordinance and Coastal Zone Land Use Ordinance, with the following provisions:

- **Minimum Density.** A minimum density of 20 units per acre of usable site area shall be required for new development on specific parcels in the Residential Multi-Family (RMF) land use category and corresponding zone.
- **Eligible Parcels.** A total of 50 existing parcels have been identified by County staff as possible suitable sites for this ordinance. These parcels include vacant

and underdeveloped sites that are located in the existing RMF categories in locations throughout the County.

2. PROJECT LOCATION

Countywide

The proposed Affordable Housing Ordinances would be applied on a Countywide basis. Implementation of these ordinances would affect the development potential of 2,540 parcels within the County. As such, the project areas are distributed throughout San Luis Obispo County. Altogether, the parcels that would be subject to the proposed ordinances would amount to a total of approximately 3,025 acres.

San Luis Obispo County, which is located along the Central Coast of California, is bordered by the Pacific Ocean to the west, Monterey County to the north, Santa Barbara County to the south, and Kern County to the east (refer to Figure 2-1). The environmental analyses will cover the entire San Luis Obispo County (excluding incorporated areas), which include the following planning areas (refer to Figure 2-2): El Pomar-Estrella, Estero, North Coast, Salinas River, San Luis Bay Coastal, San Luis Bay Inland, San Luis Obispo, Shandon-Carrizo, South County Inland, South County Coastal, Adelaida, Huasna-Lopez, Las Pilitas, Los Padres, and Nacimiento.

3. PROJECT COMPONENTS

The proposed project includes the potential adoption of the following programs, intended to implement components of the adopted Housing Element. These include:

- Program HE 1.4: Revise Residential Development Standards;
- Program HE 1.9: Require Development of Affordable Housing; and
- Program HE 1.10: Establish Minimum Residential Multi-Family Densities.

Please refer to “1. Project Objectives” for further discussion of each program.

4. ISSUES TO BE DISCUSSED IN THE EIR

The EIR will focus on the project’s impacts with regard to the following issues, which are anticipated to be potentially significant without mitigation:

- agricultural resources;
- air quality;
- biological resources;
- cultural resources;
- drainage, erosion, and sedimentation;
- geologic hazards;
- public services and utilities;
- traffic;
- water resources;
- consistency with adopted plans and polices; and
- growth inducement

The EIR will also include a discussion of all other issues which are expected to be less than significant.

PASO ROBLES PUBLIC SCHOOLS

Patrick J. Sayne, Ed. D., Superintendent

800 Niblick Road, P.O. Box 7010 • Paso Robles, CA 93447
Tel (805) 238-2222 • Fax (805) 237-3339 • www.pasoschools.org

TRUSTEES
Jeanne Dugger
Pat Johnson
Bob Machado
Joe E. Quiroz
Debi Saunders
Robert Simola, Ph.D.
Ruben F. Tate, Jr.

RESPONSE TO NOTICE OF PREPARATION

Date: February 23, 2006

To: Jeff Oliveria, Environmental Specialist
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: County Affordable Housing Ordinances

The following is the contact person for the Paso Robles Joint Unified School District :

Gary Hoskins
Assistant Superintendent - Business
P.O. Box 7010
Paso Robles, CA 93447
(805) 237-3348 ext. 208

Please note that there is no longer an elementary and high school district but a unified district.
The District has no comments on the Ordinances at this time.

Gary Hoskins 2/23/06

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AIR POLLUTION
CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

March 6, 2006

Jeff Oliveira
San Luis Obispo County
Department of Planning and Building
Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the SLO County Affordable Housing Ordinances NOP Program Level.

Dear Mr. Oliveira,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the NOP for the County of San Luis Obispo Affordable Housing Ordinance.

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

1. Contact Person:

Melissa Guise
Air Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401
(805) 781-5912

2. Permit(s) or Approval(s) Authority:

Portable equipment used during construction activities may require statewide registration or a District permit. Additionally, some future developments (i.e. gas stations, auto body and paint shops, etc.) may require District permits and applicants will need to apply for an Authority to Construct. Please contact David Dixon of our Engineering Division at (805) 781-5912 prior to final permit approval of these types of projects by your agency.

Demolition and remodeling activities have potential negative air quality impacts, including issues surrounding proper demolition and disposal of asbestos containing material (ACM). Demolition and remodeling projects are subject to the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP), which includes but is not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and,
3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at 781-5912 prior to final approval of these types of projects by your agency.

Naturally Occurring Asbestos - The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure

(ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at *http://www.slocleanair.org/business/asbestos.asp* for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

3. Environmental Information:

The potential air quality impacts from construction and build-out of the Community Plan should be assessed in the EIR. The ordinances under development have the potential for impacts to local air emissions, ambient air quality, sensitive receptors, and the implementation of the Clean Air Plan (CAP). A complete air quality analysis should be included in the DEIR to adequately evaluate the overall air quality impacts associated with implementation of the proposed Community Plan. This analysis should address both short-term and long-term emissions impacts. The following is an outline of items that should be included in the analysis:

a) A description of existing air quality and emissions in the impact area, including the attainment status of the District relative to State air quality standards and any existing regulatory restrictions to development. The most recent CAP should be consulted for applicable information.

b) A detailed quantitative air emissions analysis at the project scale is not relevant at this time.

c) A qualitative analysis of the air quality impacts should be conducted. A consistency analysis with the CAP will determine if the emissions resulting from development under the Community Plan will be consistent with the emissions projected in the CAP, as described in item 6 of this letter. The qualitative analysis should be based upon criteria such as prevention of urban sprawl and reduced dependence on automobiles. A finding of Class I impacts could be determined qualitatively. The DEIR author should contact the District if additional information and guidance is required. All assumptions used should be fully documented in an appendix to the DEIR.

- To aid in the air quality analysis, the traffic study should include the total daily traffic volumes projected. The traffic study results can be used in the qualitative analysis by providing a tool for comparing trip generation between different alternatives and evaluating effectiveness of mitigation methods for reducing traffic impacts.

d) The DEIR should include a range of alternatives that could effectively minimize air quality impacts. A consistency analysis should be performed for each of the proposed alternatives identified, as described above. A qualitative analysis of the air quality impacts should be generated for each of the proposed alternatives. Examples include but are not limited to:

- Flexible zoning to promote mixed use and design standards that protect mixed use.
- Increase the amount of neighborhood scale mixed use.
- Additional density beyond proposed zoning allowances.
- Design standards that require narrow streets and minimum front setbacks on structures.
- Limiting the size of each arterial through the development. This reduces the need for noise barriers such as cinder block walls along roadways, decreases roadway widths, and slows the speed of traffic, creating an atmosphere that encourages walking and bicycling.
- Transit oriented development.

e) Mitigation measures to reduce or avoid significant air quality impacts should be recommended.

4. Permit Stipulations/Conditions:

It is recommended that you refer to the "CEQA Air Quality Handbook" (the Handbook). If you do not have a copy, it can be accessed on the District web page (www.slocleanair.org) in the Business Assistance section, listed under Regulations, or a hardcopy can be requested by contacting the District. The Handbook provides information on mitigating emissions from development (Section 5) which should be referenced in the DEIR.

5. Alternatives:

Any alternatives described in the DEIR should involve the same level of air quality analysis as described in bullet items 3.c and 3.d listed above. As described on page 7 and 8 of the NOP, the air quality impacts for the ordinances should be assessed impacts from the individually ordinance and cumulative impacts from combination of the ordinances.

6. Reasonably Foreseeable Projects, Programs or Plans:

The most appropriate standard for assessing the significance of potential air quality impacts for Community Plan EIRs is the preparation of a consistency analysis where the proposed project is evaluated against the land use goals, policies, and population projections contained in the CAP. The rationale for requiring the preparation of a consistency analysis is to ensure that the attainment projections developed by the District are met and maintained. Failure to comply with the CAP could result in long term air quality impacts, which could delay or

preclude attainment of the state ozone standard. Inability to maintain compliance with the state ozone standard could bear potential negative economic implications for the county's residents and business community. The District's CEQA Air Quality Handbook provides guidance for preparing the consistency analysis and recommends evaluation of the following questions:

a) Are the population projections used in the plan or project equal to or less than those used in the most recent CAP for the same area?

b) Is the rate of increase in vehicle trips and miles traveled less than or equal to the rate of population growth for the same area?

c) Have all applicable land use and transportation control measures from the CAP been included in the plan or project to the maximum extent feasible?

The land use and circulation policy areas contained in Appendix E of the District's CAP are crucial to the consistency analysis and should be specifically addressed in the DEIR. Implementation of these land use planning strategies is the best way to mitigate air quality impacts at the Community Plan scale.

These land use planning strategies are:

- Planning Compact Communities
- Providing for Mixed Land Use
- Balancing Jobs and Housing
- Circulation Management Policies and Programs
    - Promoting Accessibility in the Transportation System
    - Promoting Walking and Bicycling
    - Parking Management
    - Transportation Demand Management

The formation of compact, pedestrian friendly and more economically self-sufficient communities will reduce automobile trip generation rates and trip lengths.

7. Relevant Information:

As mentioned earlier, the Handbook should be referenced in the EIR for determining the significance of impacts and level of mitigation recommended.

8. Further Comments:

We have no additional comments at this time.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-4667.

Sincerely,

Melissa Guise

Melissa Guise
Air Quality Specialist

MAG/lmg

cc: Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
David Dixon, Engineering Division, APCD

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DATE: March 8, 2005

To: Jeff Oliveira, Environmental Specialist
Dept of Planning & Building
County Government Center
San Luis Obispo, CA 93408

From: Templeton Area Advisory Group
P O Box 1135
Templeton, CA 93465-1135

Subject: Notice of Preparation of an Environmental Impact Report (EIR) for the County of San Luis Obispo Affordable Housing Ordinances.

Dear Jeff Oliveira,
Thank you for giving us the opportunity to comment on the above noted subject. Below are our comments and recommendations:

San Luis Obispo County is experiencing a lack of housing supply for low, moderate and work force residents. There is a lack of diverse housing types. Our County has a majority of single family residential.

Our Templeton Design Plan Guideline V.A.10: Clustered development gives a bonus density calculation. In clustering, the allowed number of lots can then be arranged in smaller than the usual minimum required in a land use category, ranging from typical single-family lots down to airspace condominiums, depending on the applicable land use category.
The remaining land is then preserved as open space.
Reference: Land Use Ordinance Section 22.04.036 and Section 22.028d, Condominiums.

Templeton Design Plan Guideline V.B.2: Clustering and Massing
Clustering of three to six multi-family units shall be a consistent site planning element. Buildings composed of a series of simple yet varied plans assure compatibility and variety in overall singular structure. Application: Apartments, condominiums, and attached cluster subdivisions

The following are responses to your request for information from TAAG;
1. **Name of contact:** Pam Finley, PO Box 549, Templeton, CA 93465 / 434-1683
2. **Permit(s) or Approval (s) Authority:** TAAG
3. **Environmental Information:** Circulation, Schools impact, Community Services water and sewer, Parks and Trails, Open Space elements.
4. **Permit Stipulations/Conditions**: Must follow the Templeton Community Design Plan standards, the Salinas River Area Plan, the El Pomar-Estrella update, Adelaide Plan, and the San Luis Obispo County Smart Growth policies.
5. **Alternatives:** No comment
6. **Reasonably foreseeable projects, programs or plans**: Sani and WestPac mixed-use projects. Any mixed-use projects past, present or in the future.
7. **Relevant information:** Major concerns with services (water and sewer), drainage and circulation. This information can be provided by our Templeton Community Service District.

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8. **Further comments:** Affordable instead of paying in-lieu fees, having density bonuses be built out as PUD for moderate workforce housing by developer. Place deed restriction on limits for 45 years as per NOP guidelines. A fee paid of $3,000 - $5,000 per lot does not have a significant impact to offset our housing needs. Percentages could be 1 density bonus = 1 PUD. Housing - have builder build PUD's in lieu of fees. Lot sizes for Templeton should not be below Templeton Design Plan of 7500 sq ft for the community. Lot sizes need to follow all of our design plans throughout the community.

In closing, the shortage of affordable housing, workforce and seniors housing is at an all time low. Multi-family dwellings are needed for our area.

Respectfully submitted,

Rob Rosales/ Chair
Templeton Area Advisory Group

COUNTY OF SAN LUIS OBISPO
department of general services
COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5200
DUANE P. LEIB, DIRECTOR

TO: Jeff Oliveira

FROM: Shaun Cooper, Parks

DATE: March 10, 2006

RE: County Affordable Housing Ordinances EIR

This memo is regarding your NOP dated February 9, 2006.

Name of Contact Person:	Jan Di Leo, extension 4089
Permit Authority:	Parks, Recreation, & Trails within the County of San Luis Obispo.
Environmental Information:	The County's Trails Plan indicates a multi-use trail in the vicinity of this project.
Alternatives:	None proposed at this time.
Relevant Information:	San Luis Obispo County *Public Review Draft Parks and Recreation Element*, San Luis Obispo County *Trails Plan*, San Luis Obispo *County Bikeways Plan.*
Further Comments:	Park development fee implications will need to be addressed. Please send County Parks a copy of the environmental document and ordinance (a CD is fine) when they are available.

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Noel King, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

March 14, 2006

MEMORANDUM

TO: Jeff Oliveira, Environmental Specialist

FROM: Richard Marshall, Development Services Engineer RGM

SUBJECT: Notice of Preparation - Affordable Housing Ordinances EIR

Thank you for the opportunity to provide information on the Notice of Preparation of an Environmental Impact Report on the subject project. Following is the information you requested:

1. Contact person: Richard Marshall, County Government Center Room 207, San Luis Obispo CA 93408. (805) 781-5280.

2. County Public Works will review required public improvements associated with affordable housing projects, including streets and utilities, as well as drainage and flood hazard, under the provisions of the Real Property Division Ordinance and the Land Use Ordinance.

3. For our use, the report must address impacts on traffic and circulation, drainage and flood hazard. The "Issues to be Discussed" section lists all of these except flood hazard.

4. A list of "standard conditions" is available from our office if you need it.

5. I do not have any alternative projects to suggest for evaluation.

6. This department does not have any reasonably foreseeable projects, programs or plans that would have overlapping influence with the proposed project.

7. The Public Works Department has concerns about one particular aspect of the proposed ordinances: reduction of the number of guest parking spaces required with smaller multifamily developments. In our observation of multifamily

developments recently, (both affordable and market-rate), there seems to be a higher level of vehicle ownership than is being provided for in the current parking requirements. This is already resulting in many residents and visitors parking in the adjacent street areas.

8. I have no further comments on the NOP.

Please call 781-5280, or write the above address, if I may be of further assistance.

File: Planned Developments - General

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Appendix B

Policy Consistency

APPENDIX B - PART I:
APPLICABLE COUNTYWIDE PLANS AND POLICIES

- Affordable Housing Strategy Study
- Ag/Open Space Element
- Design Guidelines
- Economic Element
- Energy Element
- Environmental Plan
- Growth Management Ordinance (Title 26)
- Housing Element
- Recreation Plan
- Rural Settlement Pattern Strategy - S.L.O. County Phase II Report
- Safety Element
- TDC: Transfer of Development Credits

1. AFFORDABLE HOUSING STRATEGY STUDY

The Affordable Housing Strategy Study was adopted in 1993. The purpose of the Affordable Housing Study is to analyze the need for affordable housing and examine the full range of policy and program alternatives.

Table B.1-1 Affordable Housing Strategy Study

Section	Ordinance	Discussion
State Requirements	*Density Bonus*: A developer shall receive a density bonus of 25 percent, or other incentives of equivalent financial value, if a proposed project of five or more units will have at least 20 percent of the units for low-income households, 10 percent of the units for very low-income households, or 50 percent of the units for elderly households. State law requires that the low-income units remain affordable for 30 years. (CGCS 65915)	Potentially Consistent: The proposed Affordable Housing Ordinances implement this.
Strategy 1: Allow Flexible Land Use Policies	The objective of this approach is to reduce costs per unit for affordable housing projects by increasing entitlements above what county policy otherwise would allow. By allowing higher densities this strategy would, in effect, address one of the constraints listed above by reducing the cost of land per new housing unit. If the project includes public subsidies, this approach has the benefit of reducing the amount of subsidy that otherwise would be needed to make units affordable.	Potentially Consistent: The proposed Affordable Housing Ordinances implement this.
Strategy 3: Adopt An Inclusionary Zoning Program	To take an affirmative approach to the production of affordable housing the County should adopt an inclusionary zoning program. The program would ensure new residential development provides housing affordable to the full range of family incomes.	Potentially Consistent: The proposed Affordable Housing Ordinances implement this.

2. AGRICULTURE & OPEN SPACE ELEMENT

The Agriculture and Open Space Element was adopted in 1998, and serves as a comprehensive update of the County's 1972 Open Space Element. The goals of this Element include the conservation and protection of agricultural resources, support for county agricultural production, the identification and protection of open space, management of open space, and the prevention of urban sprawl.

Table B.1-2 Agriculture & Open Space Element

Section	Ordinance	Discussion
AGP11: Water Supplies	Maintain water resources for production agriculture, both in quality and quantity, so as to prevent the loss of agriculture due to competition for water with urban and suburban development.	Potentially Consistent: The proposed Affordable Housing Ordinances identify water supply as a resource to be considered when allocating residential development. The Affordable Housing Ordinances do not identify water quality or quantity available for production agriculture.
AGP15: Transfer of Development Credits (TDC)	Continue to utilize a voluntary TDC program to help protect agricultural resources by guiding development to more suitable areas.	Potentially Consistent: Although the proposed Affordable Housing Ordinances do not directly address TDC programs, one of the objectives of proposed Affordable Housing Ordinances is to direct growth to urban centers.
AGP17: Agricultural Buffers	Protect land designated Agriculture and other lands in production agriculture by using natural or man-made buffers where adjacent to non-agricultural land uses in accordance with the agricultural buffer policies adopted by the Board of Supervisor.	Potentially Consistent: The proposed Affordable Housing Ordinances do not specifically address the use of establishing buffers adjacent to non-agricultural land uses, however individual building permits would be required to comply with agricultural buffer policies. In addition, there is the possibility that future residences will be located next to agricultural uses. However, with the implementation of mitigation measures AG-2(a) and AG-2(b), impacts will be reduced.
AGP18: Location of Improvements	Locate new buildings, access roads, and structures so as to protect agricultural land.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, the implementation of mitigation measures AG-2(a) and AG-2(b) would reduce impacts.
AGP25: Unique or Sensitive Habitat	Encourage private landowners to protect and preserve unique or sensitive habitat.	**Potentially Inconsistent**: The proposed Affordable Housing Ordinances encourage development within urban centers. However, Future development under the proposed Affordable Housing Ordinances has the potential to located residences on unique or sensitive habitats throughout the County.
AGP26: Streams and Riparian Corridors	Encourage private landowners to protect and preserve stream corridors in their natural state and to restore stream corridors that have been degraded. (Applies to “blue line” streams and their associated riparian vegetation.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, with the implementation of mitigation measures in this EIR and County standard conditions of approval that will be assessed during individual project review.
AGP29: Wildlife Corridors	Access trails shall not conflict with agriculture or environmentally sensitive resources and sufficient policing and maintenance should occur so that trails do not result in trespass or in damage to sensitive resources, crops, livestock, other personal property, or individuals.	**Potentially Inconsistent:** The proposed project does not account for the impacts of residential development on sensitive resources in rural areas or sensitive resources that have not been officially designated as an Environmentally Sensitive Area. It is assumed that the majority of key wildlife corridors occur primarily within rural areas and have not been adequately identified.

Table B.1-2 Agriculture & Open Space Element

Section	Ordinance	Discussion
AGP33: Archaeological and Cultural Sites	When reviewing discretionary development, protect sensitive archaeological and cultural sites by avoiding disturbance where feasible.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, implementation of recommended mitigation measures for cultural resources would reduce impacts.
AGP34: Historic Resources	When initiated by landowners, protect the character of significant historical features and settings by implementing the recommendation for historical resources found in the Historic Element of the Environment Plan.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, implementation of recommended mitigation measures for historic resources would reduce impacts.
OSG 3: Prevent Urban Sprawl	Prevent urban sprawl by maintaining a well-defined boundary between urban/village boundaries and surrounding rural areas.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers.
OSP9: Transfer of Development Credits (TDC)	Continue to utilize the voluntary TDC program adopted by the Board of Supervisors to help protect open space resources by guiding development to more suitable areas.	Potentially Consistent: Refer to the Agriculture Element Policy 15 consistency analysis above.
OSP10: Land Divisions and Development	Encourage the use of cluster land divisions and cluster development that will locate residential clusters on the least environmentally sensitive portions of the property.	**Potentially Inconsistent:** While this EIR sets forth mitigation measures to reduce impacts to sensitive habitats and biologically sensitive areas, there are no current development proposals to assess the feasibility of the recommended mitigation measures.
OSP11: Conversion of Rural Areas to Urban Lands	Discourage the conversion of rural areas of the county to Urban Lands as designated in this plan through the following actions: 1. Do not expand existing urban or village areas (the Urban Lands designation in this element) until such areas are largely built-out, or additional land is needed to accommodate necessary uses or services that cannot otherwise be accommodated within the existing urban or village area. 3. Urban development shall be annexed to an incorporated city or an existing community services district/county service area. Such annexation shall occur only where cluster development from rural property is to be located adjacent to the urban area or where consistent with resource and service capabilities and orderly extension of urban services.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers.
OSP15: Wildlife Corridors	Identify and protect key wildlife corridors that link habitat areas, including Major Ecosystems and Natural Area Preserves.	**Potentially Inconsistent:** Refer to the Agriculture Element Policy 29 consistency analysis above.
OSP17: Development within Unique or Sensitive Habitat	a. On public lands; lands where there are consenting private land owners or land donors; or through the review of proposed land division or discretionary development, require new development and land division to protect unique or sensitive habitat. 1. Avoid significant impact on the habitat, providing for adjustments where alternatives are infeasible or more environmentally damaging. 2. When significant impacts as identified through the CEQA process,	**Potentially Inconsistent**: Refer to the Agriculture Element Policy 25 consistency analysis above.

Table B.1-2 Agriculture & Open Space Element

Section	Ordinance	Discussion
	the developer of public agency shall implement county-approved mitigation measures consistent with the existing requirements of CEQA. 3. As an alternative to development, encourage the landowner to designate some or all of the site as a "sender site" in a Transfer of Development Credits (TDC) program. 4. Encourage the use of easements or dedications to protect habitat, especially where it is connected to other large areas of unique or sensitive habitat.	
OSP18: Protection of Streams and Riparian Corridors	a. Protect stream and riparian corridors in their natural state on public lands, where there are consenting private land owners or land donors, through the review of proposed land division or discretionary development. b. Where appropriate, utilize stream and riparian corridors as part of a network of wildlife corridors.	Potentially Consistent: Refer to the Agriculture Element Policy 26 consistency analysis above.
OSP19: Development within Stream Corridors	On public lands or through the review of proposed land divisions or discretionary development, require projects to protect stream and riparian corridors through the following measures: 1. Establish a building setback of a minimum of 50 feet from the bank of the watercourse or outside the dripline of riparian vegetation, whichever distance is greater. Locate buildings and structures outside the setback. Provide for adjustments where alternatives are infeasible or more environmentally damaging, but the setback shall be no less than 30 feet consistent with the requirements of the Regional water Quality Control Board's Basin Plan.	Potentially Consistent: Refer to the Agriculture Element Policy 26 consistency analysis above.
OSP31: Natural Hazards	In areas subject to flood, geological, seismic, or fire hazards, encourage open space uses that are consistent with public safety.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers.
OSP33: Protection of Archaeological and Cultural Sites	a. In consultation with native Americans and archaeological and conservation organizations, identify significant archaeological and cultural sites that should be acquired or otherwise protected. b. Protect archaeological and culturally-sensitive sites from the effects of discretionary development by avoiding disturbance where feasible.	Potentially Consistent: Refer to the Agriculture Element Policy 33 consistency analysis above.
OSP 34: Protection of Historical Resources	Protect the character of significant historical features and settings by implementing the recommendation for historical resources found in the Historic Element of the Environment Plan.	Potentially Consistent: Refer to the Agriculture Element Policy 34 consistency analysis above.

3. DESIGN GUIDELINES

The Design Guidelines were adopted in 1998. The Design Guidelines consist of design objectives, guidelines, and examples that will help retain and enhance the unique character of the unincorporated communities and rural areas of the County. The goals of the Design Guidelines include conservation of resources and the environment, distinction between urban and rural areas, consistency with local context, appropriate scale, non-motorized transportation, urban vitality, and the conservation of rural landscape.

Table B.1-3 Design Guidelines

Section	Ordinance	Discussion
Goal 1 -Conservation of Resources and the Environment	Development should respect the key natural and built resources on each site, including on-site ecological systems, vegetative communities, major trees, water courses, land forms, archaeological resources, and historically and architecturally important structures. a. Conserve special areas which are identified as having high ecological sensitivity. Examples of resources to preserve include riparian corridors, oak and pine woodlands, and estuaries. b. Conserve special areas which are considered as having high visual sensitivity. Examples of resources to conserve and enhance include undeveloped ridgelines and major geologic features such as the Morros.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, with the implementation of mitigation measures in this EIR and County standard conditions of approval that will be assessed during individual project review.
Goal 2 - Distinction Between Urban and Rural Areas	Create a clear distinction between urban and rural areas, expressed through differences in density and design. a. Create and maintain clear community edges for urban and village areas and prevent sprawl by using open space buffers, greenbelts, clustered development and other appropriate types of landscaping, gateways and changes in design. b. At the edges of rural areas, design low-density development to maintain a rural character, and preserve natural features such as fields, hillsides, and streams.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, with the implementation of mitigation measures in this EIR and County standard conditions of approval that will be assessed during individual project review.
Goal 6 - Urban Vitality	Encourage an active, varied, and concentrated urban life within urban areas. a. Create and maintain pedestrian oriented centers of development within each urban area that contain mixtures of retail, employment, civic, and open space uses and provide a focus for community life. Orient all other development within urban areas around these hubs. b. Create clustered and mixed use projects within urban and village centers that combine residential, retail, office and other uses. c. Emphasize appropriate densities of urban development to both foster compact urban form and to conserve undeveloped rural land.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers.

Table B.1-3 Design Guidelines

Section	Ordinance	Discussion
Objective R-5	To increase neighborhood diversity and affordable housing opportunities, second or "granny" units are encouraged in new single family subdivisions.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage increased density and housing within urban centers.
Objective RC-1	Creek corridors should be protected and enhanced.	Potentially Consistent: Refer to the Agriculture Element Policy 26 consistency analysis above.
RC-1 Guidelines	a. Location of development- Building development, roadway construction, and introduced landscaping should be located away from the top of a creek bank consistent with adopted standards or outside the dripline of riparian vegetation to avoid significant impacts on the habitat. Adjustments are possible where alternatives are infeasible or more environmentally damaging. c. Creek enhancement - Where existing creeks have been degraded, development may include enhancement of creek channels (consistent with maintaining proper creek flow) to create natural looking creek corridors, including retention of existing native vegetation, planting of new native vegetation, naturalistic erosion control measures and prohibition of grazing. Where creek enhancement is completed as a part of a project, a creek setback may be reduced.	Potentially Consistent: Refer to the Agriculture Element Policy 26 consistency analysis above.
Objective RC-5	Existing habitats should be retained wherever possible.	**Potentially Inconsistent**: Refer to the Agriculture Element Policy 25 consistency analysis above.
RC-5 Guidelines	a. Habitat protection **-** Habitat protection priorities are to save oak woodlands and protect links between habitats to protect or preserve wildlife corridors. Habitat protection should take precedence over individual tree preservation, except for landmark trees. .	**Potentially Inconsistent**: Refer to the Agriculture Element Policy 25 consistency analysis above.

4. ECONOMIC ELEMENT

The Economic Element was adopted in 1999. The goals of the Economic Element recognize the importance of economic activity in enabling the residents of San Luis Obispo to find employment and pursue the lifestyles that they value. The goals are to promote a strong and viable local economy by pursuing policies that balance economic, environmental, and social needs of the county; create a diverse economy; assure the provision of strategically located opportunities for economic development; and to provide support for economic development in the County. The policies and programs for each goal describe principles that will guide decision-making and actions that will be taken to achieve those goals.

Table B.1-4 Economic Element

Section	Ordinance	Discussion
Policy 1c	Balance the capacity for growth with the resources available.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage increased density and housing within urban centers which would reduce the demand for resources.
Program 1c1	Continue to use the resource management system to evaluate infrastructure system capacities and constraints.	Potentially Consistent: The proposed Affordable Housing Ordinances rely on the resource management system to evaluate infrastructure system capacities and constraints.
Policy 1e	Protect open space resources that make SLO County an attractive place for economic development.	Potentially Consistent: The proposed Affordable Housing Ordinances encourages development within urban areas.
Policy 1f	Protect agricultural resources that make San Luis Obispo County an attractive place for economic development.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage growth in urban centers away from agricultural resources.
Policy 3b	Encourage the phasing of urban development in a compact manner, first using vacant or underutilized parcels, lands next to existing development, an other lands approved in the General Plan for new development.	Potentially Consistent: The proposed Affordable Housing Ordinances direct growth into existing urban areas and encourages an increase in density.
Policy 4g	Simplify development review procedures and provide incentives for development to locate where plan policies encourage it to occur.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development in urban areas.

5. ENERGY ELEMENT

The Energy Element was adopted in 1995. The purpose of the Energy Element is to 1) increase energy efficiency in the County, 2) provide guidance regarding the implications of energy use, 3) document the County's energy resources, 4) determine land use and environmental criteria for evaluating future energy projects, and 5) provide alternatives which encourage exceeding the State's energy regulations for new construction.

Table B.1-5 Energy Element

Section	Ordinance	Discussion
Goal 1	Develop Compact Communities	Potentially Consistent: The proposed Affordable Housing Ordinances direct growth into existing urban areas and encourages an increase in density.
Policy 1	Encourage energy efficient land development by promoting compact, residential areas and commercial service cores and non-vehicular linkages between them. Concentrate new growth within existing	Potentially Consistent: The proposed Affordable Housing Ordinances is based on "smart growth" principles and directs growth into existing urban areas and encourages an increase

Table B.1-5 Energy Element

Section	Ordinance	Discussion
	communities, emphasizing services, so that individual communities become more complete, diverse, and balanced. Allow multi-family housing in and near downtowns, neighborhood commercial centers, and mixed use developments. Isolated and remote residential development projects shall be discouraged.	in density.
Guideline 1.1	Infill development and expansion of existing development area into adjacent undeveloped areas is preferred to new development in remote, undeveloped locations. Infill development should be within urban reserve and village lines designated in the *Land Use Element*.	Potentially Consistent: The proposed Affordable Housing Ordinances direct growth into existing urban areas and encourages an increase in density.
Policy 2	Encourage the concentration of new residential development in higher density residential areas located near major transportation corridors and transit routes.	Potentially Consistent: The proposed Affordable Housing Ordinances direct growth into existing urban areas which would be located near major transportation corridors and transit routes.

6. ENVIRONMENTAL PLAN

The Environmental Plan was adopted in 1974. The Environment Plan is comprised of three individual elements: the Conservation Element, Historic Element, and Esthetic Element. The purpose of the plan is for the County to maintain a high-quality environment.

Table B.1-6 Environment Plan

Section	Ordinance	Discussion
Basic Goals and Policies	4. Careful planning and management should be undertaken to prevent or correct degradation of the environment.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage increased density and housing within urban centers which would reduce the demand for resources.
Recommendations for Groundwater Management	6. Groundwater protection should be an important consideration in all future planning by the County.	Potentially Consistent: Water resources are considered for residential allocations within urban areas as identified in the RMS.
Recommendations for Air Resources	1. Air quality needs must be an important consideration in the County's population and land use policies, with emphasis on population and economic growth management in order to preserve the county's air resources.	Potentially Consistent: Although the proposed Affordable Housing Ordinances are based on "smart growth" principles. This would encourage increased density and housing within urban centers which would reduce the demand on driving.
Recommendations for Soil Conservation	5. Urban development on prime agricultural land should be avoided.	Potentially Consistent: The proposed Affordable Housing Ordinances give priority to residential development within urban areas, thereby directing development away from agricultural lands.

Table B.1-6 Environment Plan

Section	Ordinance	Discussion
Recommendations for Plant Conservation	2. Whenever possible, development should be directed toward those areas where valuable plant communities have been obliterated, rather than expanding into undisturbed areas.	Potentially Consistent: The proposed Affordable Housing Ordinances directs residential growth into urban areas that have not been identified as environmentally sensitive habitats.
Recommendations for Wildlife Conservation	1. Future County planning efforts should include a greater emphasis on wildlife conservation. Area general plans should be changed where necessary to protect important habitat in fringe and urban areas. Additional emphasis should be placed on containing growth within established urban areas, rather than disturbance of habitat from scattered development in rural areas. 2. The County, in cooperation with the State Department of Fish and Game, should prepare a detailed wildlife analysis for the County. Areas of key habitat should be mapped, including nesting or breeding areas, important movement and migration patterns for various species, and areas particularly valuable for wildlife. This study should supplement the endangered species inventory and concentrate on non-endangered species. 8. The list of important ecological areas in San Luis Obispo County should be used as a guide, and updated as new information becomes available. Every effort should be made to protect these sites.	Potentially Consistent: The proposed Affordable Housing Ordinances encourages residential development in urban areas and emphasizes the containment of growth within established urban areas. Although environmentally sensitive areas are considered in urban areas, the vast majority of important ecological areas are located in rural areas.
Shoreline Conservation	13. Areas of shoreline retreat should be identified; zoning should prohibit urban encroachment in these areas. Landowners should be notified of hazardous conditions.	Potentially Consistent: The proposed Affordable Housing Ordinances encourages residential development in urban areas.

7. HOUSING ELEMENT

The Housing Element was adopted in 1982, and revised in 1993. The Housing Element examines the problems of obtaining adequate housing in this county and explains how the county government intends to assist in solving such problems. This document is intended to suggest alternate ways of handling persistent problems, as well as to reinforce existing successful methods.

Table B.1-7 Housing Element

Section	Ordinance	Discussion
Housing Supply Policies - 1. Fair Share Allocations	Through the San Luis Obispo County Council of Governments, the county will work with each community toward equitable regional distribution of housing for all income groups.	Potentially Consistent: The proposed Affordable Housing Ordinances would be consistent with this policy and would provide development incentives for low and moderate income housing in various areas throughout the County.
Housing Supply Policies - 2. Land Use Controls	Land use controls should not be used to seriously delay, prevent or otherwise adversely affect the supply or cost of housing for all income levels, except where legal or resource limitations occur in each community.	Potentially Consistent: The proposed Affordable Housing Ordinances would be consistent with this policy and would provide development incentives for low and moderate income housing in various areas throughout the County.
Housing Supply Policies - 4. General Plan Amendments – Effect on Housing	Consideration of all general plan amendments will include careful evaluation of their potential impacts on an adequate supply of housing for all income groups.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances would encourage low and moderate income housing through development incentives, the cumulative development scenario and associated general plan amendments may be inconsistent with this policy because they do not address mixed-income development.
Housing Supply Policies - 5. Development Requirements – Reevaluation	Existing and proposed county development requirements, ordinances and processing times should be evaluated to determine their effects on housing production costs, and should be modified or eliminated when such requirements are determined to substantially increase cost and their modification or elimination would not seriously jeopardize public health, safety or welfare.	Potentially Consistent: The proposed Affordable Housing Ordinances would assist in the County effort of reforming the allocation distribution procedure in order to more effectively handle responding to building allocation requests throughout the County.
Housing Supply Policies - 7. Alternative Forms of Housing	The county should encourage exploration of alternatives to traditional forms of housing and methods of supplying housing, especially by the private sector.	Potentially Consistent: The proposed Affordable Housing Ordinances encourages a range of housing opportunities and choices.
Housing Supply Policies - 9. Assisted Housing – Long Term Affordability	Any housing made available at artificially low prices through direct government assistance will be subject to provisions of the county Land Use Ordinance assuring long term affordability of the housing stock.	Potentially Consistent: Developments utilizing the proposed Affordable Housing Ordinances would be subject to the provisions of the Land Use Ordinance regarding long-term affordability.
Housing Supply Policies - 13. Developer Assistance	To facilitate development of new low- and moderate-income housing, the county will offer technical, permit processing and grant application assistance to developers or sponsors who wish to provide such housing.	Potentially Consistent: The County would be required to provide technical, permit processing, and grant application assistance to developers who utilize the proposed Affordable Housing Ordinances.

Table B.1-7 Housing Element

Section	Ordinance	Discussion
Housing Location Policies	1. Development should be encouraged in new and existing subdivisions within the urban and village areas designated in the Land Use Element and contiguous extensions of these areas rather than scattered rural residential development. This is not intended to discourage development of existing lots in rural areas as homesites. 2. Capital improvement program priorities should be reviewed in relationship to adequate services for new housing. 3. General plan amendments and land use regulations should provide for greater residential densities near employment and public service areas. 4. Current community resources should be inventoried and the county should strive to ensure that adequate water, wastewater treatment and other services exist or are specifically scheduled to meet housing needs.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage increased density and housing within urban centers which would reduce the demand for extending services into the rural areas.
Housing Programs - Additional Land For Multi-Family Residential Development	Provide additional multi-family zoned land with minimum densities of 25 units per acre to meet the county's need for housing units affordable to low and very low income households. To provide multi-family land near an area of future job growth to address the need for a more equitable jobs/housing balance in the county.	Potentially Consistent: The proposed Affordable Housing Ordinances implement this.
Programs for Maintaining Existing Housing	D1. The County will discourage conversion of residential areas to non-residential uses.	Potentially Consistent: The proposed Affordable Housing Ordinances would not result in the conversion of residential areas to non-residential uses.
Housing Objective E	To promote optimum use of residential land near employment, shopping, transportation, social services and other public services.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development within urban centers.
Housing Location Programs	E2. The county will use land use planning, limited density transfer and planned development incentives to encourage in-fill and increased residential densities in existing urban areas and will avoid creating additional suburban and rural residential areas outside of urban and village reserve lines where public facilities and services cannot be efficiently and economically provided.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage in-fill, residential development in existing urban areas, and density bonuses.

8. COUNTY PARKS AND RECREATION MASTER PLAN

The County Parks and Recreation Master Plan purpose is to provide the County with a comprehensive long-term plan to guide the growth and development of recreation facilities, in order to provide a foundation for sound economic development in the County and keep pace with future demands for park and recreation facilities.

Table B.1-8 County Parks and Recreation Master Plan

Section	Ordinance	Discussion
Goal	To provide an adequate supply of local and regional parks to all San Luis Obispo County Residents.	Potentially Consistent: Applicants under the proposed Affordable Housing Ordinances are required to pay an in-lieu public open space fee. Payment of in-lieu park fees would result in funding equivalent to the provision of public parks in accordance with State Quimby Act standards and as required by the County.
Objective 1	To provide an adequate supply and equitable geographic distribution of regional and local-serving parks based on the existing and projected distribution of the County's population.	Potentially Consistent: Refer to County Parks and Recreation Master Plan Goal consistency analysis above.
Objective 2	To use the park and recreation and open space standards recommended by the National Recreation and Park Association (NRPA) as a goal for establishing the need for additional parklands and facilities.	Potentially Consistent: Refer to County Parks and Recreation Master Plan Goal consistency analysis above.

9. RURAL SETTLEMENT PATTERN STRATEGY – SAN LUIS OBISPO COUNTY PHASE II REPORT

Phase II of the Rural Settlement Pattern Strategy was adopted in 1991. This document provides the results of a study which included a detailed analysis of Assessor's land parcel records and planning department records on permit activity combined with maps of the county's natural resources. The four resulting conclusions involve existing urban areas, potential development areas, critical transition areas, and outlying rural areas.

Table B.1-9 Rural Settlement Pattern Strategy - S.L.O. County Phase II Report

Section	Ordinance	Discussion
Recommendation 1	The first priority for new development within the County should be within urban and village areas. Urban services need to be improved to accommodate this development.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development within urban centers.

Table B.1-9 Rural Settlement Pattern Strategy - S.L.O. County Phase II Report

Section	Ordinance	Discussion
Recommendation 2	There are several areas adjacent to existing urban areas where new development should be considered. These areas are free from natural hazards and do not contain substantial environmental resources.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development nearby urban centers.
Recommendation 3	Development that is occurring within the transition area between the urban edge and the outlying rural areas is creating an immediate problem. This critical area requires careful planning and innovative planning techniques, such as transfer of development rights and clustered development to protect the rural character of the land surrounding the urban communities.	Potentially Consistent: The proposed Affordable Housing Ordinances do not discourage the use of planning techniques, such as transfer of development rights and clustered development to protect the rural character of the land surrounding the urban communities.
Recommendation 4	New development should be discouraged in the outlying rural areas where most of the county's natural resources are located.	Potentially Consistent: The proposed project discourages residential development in the outlying rural areas where most of the county's natural resources are located.

10. SAFETY ELEMENT

The Safety Element was adopted in 1999. The two basic principles of the Safety element are to be ready for disaster and to manage development to reduce risk.

Table B.1-10 Safety Element

Section	Ordinance	Discussion
Flood Hazard: Standard S-16	To the extent practicable, do not allow development in areas of high flood hazard potential.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, with the implementation of mitigation measures in this EIR and County standard conditions of approval that will be assessed during individual project review.
Fire Safety: Policy S-13	New development should be carefully located, with special attention given to fuel management in higher fire risk areas. Large, undeveloped areas should be preserved so they can be fuel-managed. New development in fire hazard areas should be configured to minimize the potential for added danger.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, with the implementation of mitigation measures in this EIR and County standard conditions of approval that will be assessed during individual project review.
Fire Safety: Standard S-30	Site homes near one another to the extent practicable to reduce the need for multiple response teams during fires. Require that the subdivision design be reviewed by fire safety personnel. Require the clustering of lots or buildings in high and very high fire hazard areas as appropriate. New developments in high and very high fire hazard areas	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, with the implementation of mitigation measures in this EIR and County standard conditions of approval that will be assessed during individual project review.

Table B.1-10 Safety Element

Section	Ordinance	Discussion
	should maintain open areas large enough to allow for control burns and other vegetation management programs.	
Geologic & Seismic Hazards: Standard S-57	New development will not be permitted in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. In addition, with the implementation of mitigation measures in this EIR and County standard conditions of approval that will be assessed during individual project review.

11. TITLE 26 (GROWTH MANAGEMENT ORDINANCE)

The Growth Management Ordinance, Title 26 of the San Luis Obispo County Code, was adopted in 1990, and revised in 2002. The regulations set forth in the Growth Management Ordinance are established to protect and promote public health, safety and welfare, and more particularly to implement the County General Plan by establishing an annual growth rate to guide the future growth of the county. This document also serves to establish an annual rate of growth consistent with the ability of community resources to support the growth and to determine a system for allocating the number of residential construction permits to be allowed each year.

Table B-1.11 Title 26 (Growth Management Ordinance)

Section	Ordinance	Discussion
Section 26.01.032 – Compliance with the Growth Management Ordinance Required	No application to construct a new dwelling unit shall be accepted for processing or approved, unless the proposed new dwelling unit is determined to be in compliance with the provisions of this title and other applicable provisions of the County Code.	Potentially Consistent: The proposed Affordable Housing Ordinances do not modify the requirement that applications for a new dwelling unit must be in compliance with the provisions of this title.
Section 26.01.070.c. - Distribution of allocated units.	After the allowed number of new dwelling units is determined by the Board of Supervisors through the process described in subsection a and b of this section, the allocated units shall be distributed countywide, based on the availability of resources needed to support the new development as defined by the RMS.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage increase in density within urban centers to meet the allocations outlined by the RMS.

12. TRANSFER DEVELOPMENT CREDIT PROGRAM

The Transfer of Development Credit (TDC) Program was adopted in 1996, and amended in 1999. The overriding goal of the TDC program is to emphasize retiring the development from lots and encouraging the preservation of agricultural resources and other natural resources.

Table B.1-12 Transfer of Development Credit Program

Section	Ordinance	Discussion
Purpose: Transfer Of Development Credits – Sending And Receiving Sites	1. Encourage the protection of areas of high environmental quality, including but not limited to important geological features, wetlands and marshlands, undeveloped coastal areas, and important watersheds. 2. Support protection of the county's agricultural industry and the resources essential to agriculture. 3. Establish settlement patterns that are consistent with capacities of existing public services and their programmed expansions, and that encourage compact urban development by directing development to vacant or underutilized infill parcels, lands next to existing development and other locations that have been identified as suitable for development.	Potentially Consistent: Refer to the Agriculture Element Policy 15, 17, 25 and 26 consistency analysis above.

APPENDIX B - PART II:
APPLICABLE COASTAL PLANS AND POLICIES

- Avila Specific Plan
- DRAFT Cambria Residential Design Plan
- Coastal Plan Policies
- DRAFT Estero Area Plan
- Framework For Planning – Coastal
- North Coast Area Plan
- San Luis Bay Area Plan – Coastal
- South County Area Plan – Coastal (W/ Mesa)
- Title 23 Coastal Zone Land Use Ordinance

1. AVILA SPECIFIC PLAN

The Avila Beach Specific Plan was adopted in 2000, and revised in 2001. The specific plan envisions Avila Beach as an eclectic place widely known for its weather, beautiful south-facing beach, and its mix of shops and homes. The goals of the specific plan are to preserve the character of Avila Beach, improve streetscape image and infrastructure, preserve historic features, maintain affordability, provide mixed uses, provide safe pedestrian access to the beach, promote the use of alternative transportation, and maintain and preserve unobstructed public views of the ocean.

Table B.2-1 Avila Specific Plan

Section	Ordinance	Discussion
Goal 4	Maintain the economic mix in Avila Beach to keep the town affordable. The Specific Plan recognizes the need for housing for all income groups, and especially for moderate and low-income households.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage the development of a wider range of affordable housing types by offering incentives for larger scale and mix-income projects.
Goal 11	Maintain and preserve unobstructed public views of the ocean. Views of the ocean, which are key to the character of Avila Beach, are maintained in several ways in the Specific Plan.	Potentially Consistent: The proposed Affordable Housing Ordinances do not contain provisions to address the protection of visual resources, unless ocean views are identified as an environmentally sensitive area.

2. CAMBRIA RESIDENTIAL DESIGN PLAN - PUBLIC REVIEW DRAFT

The public review draft of the Cambria Residential Design Plan was published in October 30, 2001. The goals of the design plan are to achieve residential design that fits within the context of the pine forest, to encourage site-sensitive design that respects natural features and site limitations, and to ensure compatibility of building size, massing and location with the rural character of the community.

Table B.2-2 Cambria Residential Design Plan – Public Review Draft

Section	Ordinance	Discussion
Forest Character Standard 5- Preservation of trees and natural vegetation	New development shall incorporate design techniques and methods that minimize the need for tree removal. Impacts to identified **Significant** trees shall be avoided if feasible. Undeveloped and un-landscaped areas of each building site shall be maintained in native vegetation and natural character.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct development within urban reserve lines in areas not designated as Environmentally Sensitive Areas, but the AHO does not account for the preservation of Significant trees in areas not designated as Environmentally Sensitive Areas. The proposed AHO does not address the maintenance of native vegetation and natural character.

Table B.2-2 Cambria Residential Design Plan – Public Review Draft

Section	Ordinance	Discussion
Forest Character Standard 6 - Projects in Environmentally Sensitive Habitats (ESH)	Where a biological report is required by CZLUO Section 23.07.170, the required topics shall be supplemented with an analysis and recommendation of alternative design measures that will minimize the loss of Monterey pines. Oaks and forest habitat.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct development within urban reserve lines in areas not designated as Environmentally Sensitive Areas, but the AHO does not account for sensitive resources in rural areas. The proposed AHO does not address protection of significant trees.

3. COASTAL PLAN POLICIES - LOCAL COASTAL PLAN

The Coastal Plan Policies were adopted in 1988, and amended in 1995. The California Coastal Act of 1976 mandates that local governments prepare a land use plan and schedule of implementing actions to carryout out the policies of the Coastal Act. The Coastal Plan Policies represents the county's commitment to implement the Coastal Act through both general plan policies and identification of detailed land use recommendations.

Table B.2-3 Coastal Plan Policies- Local Coastal Plan

Section	Ordinance	Discussion
Sensitive Habitats -Policy 1	New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.	Potentially Consistent: Although the proposed Affordable Housing Ordinances direct development within urban reserve lines in areas not designated as Environmentally Sensitive Areas, the proposal does not account for sensitive resources in rural areas.
Wetlands - Policy 5	Coastal wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved and where feasible, restored.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct development within urban reserve lines in areas not designated as Environmentally Sensitive Areas, but the AHO does not account for sensitive resources in rural areas. The proposed AHO does not address restoration.
Wetlands - Policy 14	Development adjacent to coastal wetlands shall be sited and designed to prevent significant impacts to wetlands through noise, sediment or other disturbances. Development shall be located as far away from the wetland as feasible, consistent with other habitat values on the site.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) direct development within urban areas not designated as Environmentally Sensitive Areas, the AHO does not address unmapped wetlands or wetlands located in rural areas. The proposed AHO does not address development standards designed to prevent significant impacts to wetlands.

Table B.2-3 Coastal Plan Policies- Local Coastal Plan

Section	Ordinance	Discussion
Wetlands Policy 15	In new development, a buffer strip shall be required and maintained in natural condition along the periphery of all wetlands. This shall be a minimum of 100 feet in width measured from the upland extent of the wetland unless a more detailed requirement for a greater or lesser amount is included in the LUE or the LUO would allow for adjustment to recognize the constraints which the minimum buffer would impose upon existing subdivided lots.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development within urban areas and requires biological design review in designated Environmentally Sensitive Areas. However, the AHO does not impose development standards designed to maintain wetlands in a natural condition.
Coastal Streams Policy 18	Coastal streams and adjoining riparian vegetation are environmentally sensitive habitat areas and the natural hydrological system and ecological function of coastal streams shall be protected and preserved.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within URLs and requires the protection of sensitive habitat areas.
Coastal Streams Policy 19	Development adjacent to or within the watershed (that portion within the coastal zone) shall be sited and designed to prevent impacts which would significantly degrade the coastal habitat and shall be compatible with the continuance of such habitat areas. This shall include evaluation of erosion and runoff concerns.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct development within urban areas not designated as Environmentally Sensitive Areas, but the AHO does not address unmapped wetlands or wetlands located in rural areas. However, all construction activity would implement drainage and erosion control plans to protect nearby resources.
Coastal Streams Policy 26	In rural areas (outside the USL) a buffer setback zone of 100 feet shall be established between any new development (including new agricultural development) and the upland edge of riparian habitats. In urban areas this minimum standard shall be 50 feet except where a lesser buffer is specifically permitted. The buffer zone shall be maintained in natural condition along the periphery of all streams. Permitted uses within the buffer strip shall be limited to passive recreational, educational or existing nonstructural agricultural developments in accordance with adopted best management practices. Other uses that may be found appropriate are limited to utility lines, pipelines, drainage and flood control facilities, bridges and road approaches to bridges to cross a stream and roads when it can be demonstrated that: 1) alternative routes are infeasible or more environmentally damaging and 2) adverse environmental effects are mitigated to the maximum extent feasible. Lesser setbacks on existing parcels may be permitted if application of the minimum setback standards would render the parcel physically unusable for the principal permitted use. In allowing a reduction in the minimum setbacks, they shall be reduced only to the point at which a principal permitted use (as modified as much as is practical from a design standpoint) can be accommodated.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct development into urban areas away from sensitive resources, buffer distances are recommended that comply with existing County requirements. However, the AHO does not specifically discuss development in rural areas, therefore, all development will be required to comply with existing development polices, such as this one.

Table B.2-3 Coastal Plan Policies- Local Coastal Plan

Section	Ordinance	Discussion
Terrestrial Environments Policy 27	Designated plant and wildlife habitats are environmentally sensitive habitat areas and emphasis for protection should be placed on the entire ecological community. Only uses dependent on the resource shall be permitted within the identified sensitive habitat portion of the site. Development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct development within urban reserve lines in areas not designated as environmentally sensitive habitat areas, but the AHO does not emphasize protection of the entire ecological community. In addition, the AHO does not account for the impacts of residential units in environmentally sensitive habitat areas in rural areas, or development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation.
Terrestrial Environments Policy 28	Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within URLs and VRLs, but does not specify criteria for residential development in rural areas or agricultural areas within URLs and VRLs.
Terrestrial Environments Policy 33	Vegetation which is rare or endangered or serves as cover for endangered wildlife shall be protected against any significant disruption of habitat value. All development shall be designed to disturb the minimum amount possible of wildlife or plant habitat.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct residential development into urban reserve lines in areas not designated as habitat for rare or endangered species. The proposed AHO does not address impacts to resources in rural areas or sensitive resources that have not been officially designated as an Environmentally Sensitive Area.
Agriculture Policy 4	A single-family residence and any accessory agricultural buildings necessary to agricultural use shall, where possible, be located on other than prime agricultural soils and shall incorporate whatever mitigation measures are necessary to reduce negative impacts on adjacent agricultural uses.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development with URLs and VRLs, but does not specify criteria for residential development in rural areas or prime agricultural soils or adjacent agricultural uses within URLs and VRLs. Mitigation measures are suggested to reduce impacts to agricultural operations.
Agriculture Policy 5	To minimize conflicts between agricultural and urban land uses, the urban service line shall be designated the urban-rural boundary. Land divisions or development requiring new service extensions beyond this boundary shall not be approved	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage residential development within established urban and village reserve lines. The AHO does not address service extensions beyond the designated urban-rural boundary.
Visual and Scenic Resources Policy 7	The location and design of new development shall minimize the need for tree removal. When trees must be removed to accommodate new development or because they are determined to be a safety hazard, the site is to be replanted with similar species or other species which are reflective of the community character.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development within urban areas where tree protection policies are the most stringent.

4. ESTERO AREA PLAN- PUBLIC REVIEW DRAFT

The Estero Area Plan was adopted in 1988, and revised in 2002. The Estero Planning Area encompasses the central coastal area of San Luis Obispo County from Point Estero on the north to Point Buchon on the south, and from the coast inland to Los Padres National Forest. This report describes county land use policies for the coastal zone portion of the Estero Planning Area, including regulations that are also adopted as part of the Land Use Ordinances and Local Coastal Program.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Los Osos Environment Goal 1	Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances direct residential growth into urban areas, the project does not contain provisions for the protection and enhancement of the Morro Bay Estuary.
Los Osos Air Quality Goal 3	Minimize the amount and length of automobile trips through planning decisions and land use practices.	Potentially Consistent: By encouraging residential development within urban areas instead of outlying rural area, the proposed Affordable Housing Ordinances minimize the amount and length of automobile trips.
Los Osos Population Growth Goal 4	Establish a maximum rate of growth within the Los Osos urban reserve line, consistent with available resources, services and infrastructure provided and the community's sense of place.	Potentially Consistent: Future development under the proposed Affordable Housing Ordinances (AHO) will be dependant upon and consistent with County polices and envisioned growth rates. The AHO does not address the community's sense of place.
Los Osos Public Services and Facilities Goal 10	Base all land use policies and plans on sustainable development that meets the needs of current population and visitors without endangering the ability of future population to meet its needs or drawing upon outside resources.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) development scenario was developed with "smart growth" principles, the proposed AHO does not consider whether the development is sustainable. The AHO does not consider whether the development meets the needs of current population and visitors without endangering the ability of future population to meet its needs or drawing upon outside resources.
Los Osos Public Services and Facilities Goal 11	Carefully manage water resources to provide a clean, sustainable resource for the community.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) consider water supply and systems. The AHO requires the use of drought tolerant landscaping, low water use fixtures and proof of water supply prior to building permit issuance.
Cayucos Environment Goal 1	Plan with consideration for preserving the natural environment of Cayucos. Protect the seashore, estuaries and coastal area with minimal impairment of physical and visual accessibility.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) direct development within urban reserve lines in areas not designated as environmentally sensitive areas, the AHO does not account for impairments to physical accessibility.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Cayucos Environment Goal 2	Protect ecological systems and wildlife habitats.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct residential development into urban areas not considered ecological sensitive or wildlife habitats. The proposed AHO does not address impacts to resources in rural areas or sensitive resources that have not been officially designated.
Cayucos Environment Goal 3	Plan for land use to take full advantage of the natural and agricultural assets of the area.	Potentially Consistent: The proposed Affordable Housing Ordinances direct growth into urban areas, but does not contain provisions to address the natural and agricultural assets in rural areas.
Cayucos Compact Development Goal 10	Focus on infill and mixed-use development.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential units in urban areas and encourages development near urban areas containing shopping opportunities.
Cayucos Compact Development Goal 11	Create a greenbelt that forms a hard edge around the community and protects scenic qualities and sensitive habitat.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encourage development within the urban reserve line in areas not designated as environmentally sensitive, the AHO does not create a greenbelt around the community and does not protect scenic qualities and sensitive habitat in rural areas.
Rural Area Distribution of Land Uses; Open Space Goal 1	Maintain agriculture and the rural character of the area.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage the preservation of agricultural land by giving priority to residential development located within urban areas.
Rural Area Distribution of Land Uses; Open Space Goal 3	Prevent further urban and suburban encroachment into the Los Osos and Chorro Valleys in order to maintain valuable agriculture and open space resources.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage the preservation of agriculture and open space resources by encouraging residential development located within urban areas.
Rural Area Distribution of Land Uses; Open Space Goal 4	Preserve agriculture, open space and sensitive resources.	Potentially Consistent: By directing residential development into urban areas, the proposed Affordable Housing Ordinances (AHO) encourage the preservation of agriculture and open space. Although the proposed AHO addresses development within urban areas not designated as environmentally sensitive, the AHO does not consider the protection of sensitive resources in rural areas.
Areawide Water Supply Policy 1	Monitor water demand through the Resource Management System to assure that new development can be supported by available water supplies without depleting groundwater supplies or degrading water quality.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential growth within urban and village reserve lines based in part on the level of severity of water supply and service.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Sewage Disposal Policy	Monitor sewage flows through the Resource Management System to assure that new development can be accommodated by sewage disposal capacities.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential growth within urban and village reserve lines based in part on the level of severity of sewage disposal systems.
Development Within Resource Capacities Policy 1	Adequate public or private resource capacities shall be available to serve proposed development. Within urban areas, adequate water supply and sewage disposal capacities shall be available to serve both existing and potential development within the community before approval of new land divisions using those services.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban and village reserve lines located in areas with sufficient water and sewage capacity, but the RMS is not considered for residential units proposed in rural areas.
Rural Land Use Policy 1	Maintain agriculture and the rural character of the area.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage the preservation of agricultural land by encouraging residential development located within urban areas.
Rural Land Use Policy 2	Protect agriculture, open space and sensitive resources.	Potentially Consistent: By directing residential development into urban areas the proposed Affordable Housing Ordinances (AHO) encourage the preservation of agriculture and open space. Although the proposed AHO addresses development within urban areas not designated as environmentally sensitive, the proposal does not consider the protection of sensitive resources in rural areas.
Rural Land Use Policy 5	Protect ground water supplies for agriculture. Reject proposed general plan amendments that increase density or expand urban areas if resulting development would adversely affect ground water supplies, quality or recharge capability needed for agricultural uses.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential growth within urban areas with an adequate water supply. Proof of water supply is required in specific areas prior to building permit issuance.
Agriculture Policy 3	Prevent further urban or suburban development, especially in areas of existing small rural lots.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage residential development located within urban areas, but the AHO does not address development on small rural lots.
Los Osos Valley Policy 4	Support creation of a greenbelt adjacent to the urban reserve line to clearly define the urban edge of Los Osos, prevent urban sprawl, discourage conversion of agricultural land, and protect unique and sensitive habitat.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encourage development within the urban reserve line in areas not designated as environmentally sensitive, the AHO does not create a greenbelt around the community and does not protect scenic qualities and sensitive habitat in rural areas.
The Morros Policy 6	Protect scenic vistas of the Morros.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address the protection of scenic vistas in rural areas of the county.
Residential Suburban Policy 3	Direct suburban development to areas within the Los Osos urban reserve line that are suitable for development.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban reserve

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
		lines where adequate services are available to accommodate development.
Morro Bay Fringe Land Use Policy 1	Prevent urban development outside the Morro Bay city limits, and direct future growth onto developable, non-prime lands within the city.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances (AHO) encourage development with the urban reserve lines in areas not designation as environmentally sensitive, the proposed AHO does not specifically address development in the Morro Bay city limits.
Cayucos Land Use Policy 1	Provide for development that meets the needs of residents and visitors and that can be sustained by available public facilities and resources.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development within urban areas where adequate public services are available and environmentally sensitive resources are not impacted.
Cayucos Land Use Policy 4	Encourage "in-fill" development within the existing URL that emphasizes mixed uses.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage in-fill development within urban centers.
Cayucos Land Use Policy 5	Support creation of a greenbelt adjacent to the urban reserve line to clearly define the urban edge of Cayucos, prevent urban sprawl, maintain agricultural resources, protect critical habitat of sensitive plants and animals, and protect scenic qualities. Offer incentives for landowners to participate in a greenbelt program.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage development within the urban reserve line in areas not designated as environmentally sensitive, but the AHO does not create a greenbelt to define the urban edge of Cayucos and does not protect critical habitat of sensitive plants and animals and protect scenic qualities in rural areas. By directing residential development into urban areas, the AHO helps prevent urban sprawl and maintain agricultural resources. The proposed AHO does not provide incentives for landowners to participate in a greenbelt program.
Cayucos Land Use Policy 6	Increase opportunities for affordable housing by allowing limited residential development in office and commercial areas.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage a wide range of affordable housing units and does not restrict residential development in office and commercial areas.
Central Business District General Policy 6	Provide new opportunities and incentives for incidental residential development within the CBD that does not diminish the visitor-serving emphasis of the area.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) do not restrict residential development within the central business district, the AHO does not provide incentives for incidental residential development within the CBD.
Commercial Retail General Policy 4	Maintain existing visitor-serving priority areas ("V" combining designation), but provide opportunities for incidental residential development that meets the intent of the visitor-serving designation.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) do not restrict incidental residential development in the visitor serving combining designation, the AHO does not address the maintenance of visitor-serving priority areas.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Los Osos Land Use Policy 2	Provide for development that meets the needs of residents and visitors and that can be sustained by available public facilities and resources.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development within urban areas where adequate public services are available and environmentally sensitive resources are not impacted.
Los Osos Land Use Policy 4	Support creation of a greenbelt adjacent to the urban reserve line to clearly define the urban edge of Los Osos, prevent urban sprawl, discourage conversion of agricultural land, and protect unique and sensitive habitat. Offer incentives for landowners to participate in a greenbelt program.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage development within the urban reserve line in areas not designated as environmentally sensitive, but the AHO does not create a greenbelt to define the urban edge of Los Osos and does not protect unique and sensitive habitat in rural areas. By directing residential development into urban areas, the AHO prevents urban sprawl and maintains agricultural resources. The proposed AHO does not provide incentives for landowners to participate in a greenbelt program
Los Osos Land Use Policy 5	Encourage "in-fill" development that is located on existing subdivided lots within the urban services line, emphasize mixed uses, offers excellence in design, and provides benefits to the community.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage residential units in urban areas.
Los Osos Land Use Open Space Policy 8	Encourage acquisition, preservation and management of lands in the Sensitive Resource Area combining designation and other sensitive habitat in accordance with the programs in Chapter 6. Allow passive recreation where compatible with habitat and resource protection. Following acquisition, change the land use categories of these areas to Open Space.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encourage development within urban reserve lines in areas not designated as environmentally sensitive areas, the proposed AHO does not account for sensitive resources in rural areas. The AHO does not address changing land use categories.
Residential Rural and Residential Suburban – Creekside Area Policy 1	Protect sensitive habitat by locating development away from environmentally sensitive areas. Provide options, incentives and flexibility to accomplish this.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage development within urban reserve lines in areas not designated as environmentally sensitive areas, but the proposed AHO does not account for the protection of sensitive habitat in rural areas.
Residential Rural and Residential Suburban – Creekside Area Policy 2	Pursue protection and management of a greenbelt on either side of Los Osos Creek.	**Potentially Inconsistent**: The proposed Affordable Housing Ordinances do not consider management of a greenbelt on either side of Los Osos Creek.
Residential Suburban – Southern Hillsides Area Policy 1	Protect a contiguous area of sensitive habitat to the maximum extent possible, and maintain its character as a scenic backdrop.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage development within urban reserve lines in areas not designated as environmentally sensitive areas, but the proposed AHO does not account for sensitive habitat in rural areas, the protection of a contiguous area of sensitive habitat or maintaining its character as a scenic backdrop.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Residential Multi-Family Policy 1	Provide opportunities for multi-family housing, including affordable housing.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage a range of housing opportunities, including multi-family and affordable housing units.
Residential Multi-Family Policy 3	Establish minimum residential densities in order to maintain opportunities for multi-family housing.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage the establishment of affordable housing and the AHO provides a minimum residential density in order to maintain opportunities for multi-family housing.
Commercial and Office Areas Policy 1	Provide incentives to develop a mixture of commercial and residential uses, including senior housing.	Potentially Consistent: The proposed Affordable Housing Ordinances support a mixture of commercial and residential uses, but does not provide incentives to develop mixed use projects.
Land Use, Rural Estero Area & Adelaida Planning Area Agriculture Program 1 – Agricultural Preserves	The county should continue to encourage eligible property owners to participate in the agricultural preserve program.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism for encouraging eligible owners to participate in the agricultural preserve program.
Land Use, Cayucos and Vicinity Program 8 – Residential Multi-Family Density	In the event that Cayucos obtains supplemental water, the county should initiate an amendment to this plan by revising the Residential Multi-Family Planning Area Standard for density to increase the maximum density to a level commensurate with the water supply.	Potentially Consistent: While, the proposed Affordable Housing Ordinances (AHO) do not address revising the Residential Multi-Family Planning Area Standard for density to increase the maximum density to a level commensurate with the water supply. The AHO do establish a minimum residential densities where water supply is available.
Land Use, Los Osos Program 6 - Los Osos Greenbelt	The county should acquire easements, and support efforts of public agencies, conservation organizations, and others to acquire easements on both sides of Los Osos Creek (within and outside the urban reserve line) to form a greenbelt along the eastern and southern fringe of the community. Easements could be acquired through means such as purchase, approval of land use permits for development projects, mitigation banking, and transfer of development credits.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances (AHO) do provide for the establishment of a greenbelt. The proposed AHO do not contain provisions for acquiring easements on both sides of Los Osos Creek.
Land Use, Los Osos Program 9 – Buildout Reductions—No Sewer	In the event that a community sewer system is not operational by the end of 2006, the county should initiate general plan amendments as needed to reduce buildout within the Urban Reserve Line to a level that can be accommodated by use of septic systems throughout the community.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances (AHO) consider the RMS level of severity for sewage when permitting residential dwelling units, the AHO does not address general plan amendments needed to reduce buildout within the Urban Reserve Line to a level that can be accommodated by use of septic systems throughout the community.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Los Osos Habitat Conservation Policy 1	Use an ecosystem approach whenever possible to preserve viable areas of sensitive habitat. Instead of focusing only on individual species, emphasize protection of highly sensitive biological communities supported by the Baywood fine sands, such as coastal sage scrub, dune scrub and maritime chaparral.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) consider the location of designated environmentally sensitive habitat within the urban reserve line when allocating residential units, but the AHO does not consider the ecosystem approach to preserve viable areas of sensitive habitat.
Los Osos Habitat Conservation Policy 2	Protect sensitive habitats by implementing a community-based transfer development credits program, and concentrating or clustering development to protect sensitive species and contiguous areas of habitat.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) consider the location of designated environmentally sensitive habitat within the urban reserve line when permitting residential units, but the AHO does not consider the preservation of contiguous areas of habitat. The proposal does not include the implementation of a community-based transfer of development credits program to concentrate or cluster development.
Los Osos Habitat Conservation Policy 5	Limit the spread of urban development by: 1) maintaining the current location of the urban reserve line, 2) supporting creation of a greenbelt to clearly define the urban edge, and 3) promoting “in-fill” development within the existing urban reserve line.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage development within the urban reserve line, but the AHO does not create a greenbelt to define the urban edge of Los Osos. .
Los Osos Habitat Conservation Policy 7	Develop an areawide strategy to monitor development activity as it affects habitat, recognizing that habitat alteration occurs on a project-by-project basis, but may cause significant cumulative effects.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) consider the location of designated environmentally sensitive habitat within the urban reserve line when allocating development, but the AHO does not provide an area wide strategy to monitor development activity as it affects habitat.
Areawide Water Quality Policy 1	Maintain, and where feasible, restore the quality and biological productivity of coastal waters, streams, wetlands, estuaries, and lakes in order to protect human health and maintain optimum population of marine and other wildlife.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct development away from designated water resources within urban areas, but the AHO does not provide for the maintenance or restoration of coastal waters, streams, wetlands, estuaries, and lakes in rural areas or waterways not identified on official maps.
Morro Bay Estuary and its Watershed Policy 7	Where appropriate, continue to obtain open space easements for sensitive wetlands and bayfront areas, and encourage other agencies and conservation organizations to obtain open space and conservation easements and fee title to these areas.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not include provisions for obtaining open space and conservation easements for sensitive wetlands and bay front areas.
Los Osos Habitat Conservation Program 2 – Habitat Monitoring	The County should monitor development and conservation activities in sensitive habitats in the Los Osos area in order to keep track of the cumulative effects of these activities.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not include provisions for the County to monitor development and conservation activities in sensitive habitats in the Los Osos area in order to keep track of the cumulative effects of these activities.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Other Sensitive Habitat Program 1.b. Location and Types of Habitat	The county should pursue protection and management of the following sensitive habitats (not in priority order): • Eto and Warden Lakes • Villa Creek Lagoon and sandy beach – while limited public access should be provided and monitored due to the sensitive nature of this area, wetlands should be protected and not be disturbed by trails or other improvements • Ecologically significant areas containing riparian habitat, oak woodland, coastal sage scrub, dune scrub, coastal strand, or maritime chaparral communities.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage development within urban reserve lines in areas not designated as environmentally sensitive areas, but the proposed AHO do not account for sensitive habitat in rural areas.
Other Sensitive Habitat Program 1.c. Characteristics of Sensitive Habitat.	Where feasible, the county should seek to protect contiguous areas of sensitive habitat that: • Support or could support rare, threatened or endangered species • Include a range of vegetation types and slopes to provide heterogeneity • Are sufficiently large to support ecosystem processes • Include buffer areas that separate habitat from incompatible uses • Include continuous wildlife corridors	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage development within urban reserve lines in areas not designated as environmentally sensitive areas, but the proposed AHO does not account for sensitive habitat in rural areas, the protection of a contiguous area of sensitive habitat or buffer areas that separate habitat from incompatible uses.
Resource Protection Standard 1 – Clustered or Concentrated Development	Wherever standards in this chapter call for clustering or concentrating development to protect identified sensitive features, land divisions and other development subject to discretionary review shall comply with the following: b. Development Location – Development in land divisions and other development projects shall be located away from identified sensitive features on or adjacent to the site, and in areas most suitable for development.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourage development within urban reserve lines in areas not designated as environmentally sensitive areas, but the proposed AHO does not account for sensitive features on or adjacent to the site or in rural areas.
	d. Setbacks – Development shall include sufficient setbacks/buffers to protect environmentally sensitive areas; at a minimum, the setbacks from environmentally sensitive habitats required in this plan and in Chapter 23.07 of the Coastal Zone Land Use Ordinance, as applicable. No grading or removal of native vegetation shall occur within the setbacks/buffers needed to protect environmentally sensitive areas.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) do not include the provision of setbacks/buffers to protect environmentally sensitive areas. The proposed AHO direct development away from environmentally sensitive areas within urban areas but does not address development proposed in rural areas.
	e. Extent, Intensity of Development – The number of dwelling units, intensity of development and site coverage shall be consistent with protection of identified sensitive features on or adjacent to the site.	Potentially Consistent: The proposed Affordable Housing Ordinances address the number of dwelling units, intensity of development and site coverage consistent with protection of identified sensitive features on or adjacent to the site.
	f. Protection of Sensitive Features – Identified sensitive features shall be protected through building controls, mitigation agreements, easements, participation in a transfer of development credits (TDC)	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) direct development into urban areas not containing identified environmentally sensitive features.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
	program, or other means, consistent with applicable legal requirements to allow reasonable use of the site.	However, the proposed AHO do not include building controls, mitigation agreements, easements, or participation in a transfer of development credits (TDC) program to preserve identified sensitive resources.
	g. Arrangement of Open Space – Open Space areas or parcels shall consist of larger, contiguous areas rather than smaller, disconnected pockets of open space. Where feasible, in order to protect biological resources and wildlife migration corridors, open space areas or parcels shall connect to adjacent open space areas.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) consider environmentally sensitive areas within urban areas, and provides for the connection of open space areas. The proposed AHO do address the provision of open space to protect biological resources and wildlife migration corridors.
	(2) Ecologically significant areas of oak woodland, coastal strand, coastal sage scrub, dune scrub, and maritime chaparral communities—whether or not identified as Sensitive Resource Area combining designations—as defined in the Final EIR for the Estero Area Plan Update and as confirmed in a biological report for proposed development.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers Sensitive Resource Areas within urban reserve lines in areas not designated as environmentally sensitive areas, but the proposed AHO does not account for resources in rural areas or in areas not identified as a Sensitive Resource Area.
	(3) All riparian habitat corridors, including riparian woodland and riparian scrub communities as defined in the Final EIR for the Estero Area Plan Update—whether or not they border "blue-line" streams as indicated on U.S.G.S. quadrangle maps—as confirmed in a biological report for proposed development	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) do not consider all riparian habitat corridors. The AHO addresses only identified riparian vegetation within the urban reserve line, but not riparian vegetation in rural areas or those not identified with a sensitive resource combining designation.
	(4) Rare, endangered or threatened species as listed by federal or state agencies or as defined in the State *CEQA Guidelines*.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) addresses resources that are within the County and identified within a sensitive resource combining designation. The AHO does address rare, endangered and threatened species as listed by federal or state agencies or as defined in the State *CEQA Guidelines*.
	(5) The habitat associated with "Baywood fine sands," as defined in the *Soil Survey of San Luis Obispo County, California, Coastal Part*, published by the Natural Resources Conservation Service.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances does not address habitat associated with "Baywood fine sands".
	(6) Other significant stands of vegetation, such as Bishop pine, eucalyptus, and cypress—whether or not identified as Sensitive Resource Area combining designations—that do not need to be removed due to hazardous condition or restoration/enhancement of native habitat.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) does not consider significant stands of vegetation, such as Bishop pine, eucalyptus, and cypress—unless they are located within urban areas and identified with a Sensitive Resource Area combining designations.
	b. The preceding sensitive features shall be considered Environmentally Sensitive Habitats (ESH), and all development within 100 feet of any of the preceding sensitive features shall comply with the applicable standards for ESH in the *Coastal Plan Policies* and in the Coastal Zone	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) addresses sensitive features that are located within urban areas and clearly identified with a combining designation. The proposed AHO does not consider

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
	Land Use Ordinance, except as otherwise specified in this plan.	Environmentally Sensitive Habitats (ESH) that are not officially designated, however, the AHO does include provisions for setbacks from those resources.
Overriding Land Division Requirements	a. Development on all proposed building sites results in no adverse impacts to environmentally sensitive areas and the required setbacks therefrom, as verified by the required biological report.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development into urban areas not designated as environmentally sensitive.
	b. Building sites shall not be located on slopes or ridgetops that result in structures being silhouetted against the sky as viewed from public roads, public beaches, ocean, or Morro Bay estuary.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances (AHO) directs development into urban areas, the proposed AHO does not consider development proposed on slopes or ridgetops that result in structures being silhouetted against the sky as viewed from public roads, public beaches, ocean, or Morro Bay estuary unless the property is located in an urban area within a designated Sensitive Resource Area.
Development Location	a. Location Criteria. Locate new development in locations that will, in order of precedence: (1) Avoid fire and other natural hazards	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers fire and other natural hazards. The AHO EIR includes measures to reduce these impacts.
	(2) Prevent disturbance of environmentally sensitive areas	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encouraged development within urban reserve lines in areas not designated as environmentally sensitive areas, the proposed AHO does not account for sensitive resources in rural areas.
	(3) Prevent disturbance of prime agricultural soils in the Agriculture land use category	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development into urban areas, but does not consider disturbance of prime agricultural soils in the Agriculture land use category.
	(4) Avoid disturbance of cultural resources	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encouraged development within urban reserve lines in areas not designated as environmentally sensitive areas, the proposed AHO EIR has provisions to protect sensitive resources in development areas.
	(5) Minimize grading and visual impacts resulting from roads and development.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encourages development within the urban reserve line in areas not designated as environmentally sensitive, the AHO does not specify criteria for residential development in rural areas.
Areawide Common Open Space	(1) All development (i) General Open Space Requirement. Each development shall contain one or more areas of land permanently reserved as common open space for use by all residents of the development. The minimum	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers environmentally sensitive areas within urban areas and provides for the connection of open space areas. The proposed AHO address and encourages

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
	required amounts of common open space are specified in the following items (2), (3) and (4). Common open space shall be integrated throughout the development and easily accessible to all residents, and shall include areas that provide a comfortable, usable environment. Contiguous areas of open space are preferred over smaller, isolated pockets of open space. Open space that protects sensitive habitats shall be contiguous with adjacent habitat where feasible in order to provide wildlife corridors and more viable habitat.	the provision of open space to protect biological resources and wildlife migration corridors.
	(ii) Significant Natural or Cultural Features or Scenic Vistas. The following natural and cultural features and scenic vistas, as identified in this plan or by applicable study, shall be included in common open space areas where that would best protect such features: environmentally sensitive habitats; areas of archaeological, cultural or historic importance; natural slopes equal to or greater than 30 percent; rock outcrops; highly prominent ridgelines and hillsides; and areas subject to natural hazards such as flood, geologic, and seismic hazards.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers designated Sensitive Resource Area within urban reserve lines, but the proposed AHO does not account for resources in rural areas or in areas not identified as a Sensitive Resource Area.
Areawide: Energy Natural Drainage Courses and Setbacks	To the maximum extent feasible, all drainage courses shall be retained in or enhanced to appear in a natural condition, without channelization for flood control. New development shall be set back from the upland edge of riparian vegetation the maximum amount feasible. In the urban areas (inside the URL), this setback shall be a minimum of 50 feet. In the rural areas (outside the URL), this setback shall be a minimum of 100 feet. A larger setback will be preferable in both urban and rural areas, depending on parcel configuration, slope, vegetation types, habitat quality, water quality, and any other environmental considerations. A greater setback may be required by other standards in this plan. The setback area shall be maintained in an undisturbed condition and restored with a buffer strip consisting of native vegetation, where applicable.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development away from Sensitive Riparian Vegetation (SRV) within urban reserve lines. However, the proposed AHO does not account for riparian vegetation in rural areas, impacts to areas not identified with the SRV combining designation, and does not address minimum setback requirements.
Areawide: Energy Development Location	New development shall be sited to avoid areas with high constraints or sensitivity for erosion potential, such as areas of alluvium near stream channels, areas underlain by the Franciscan Formation with slopes greater than 20 percent or areas of existing landslides.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers areas with high constraints and sensitivity for erosion potential. Each development is required to implement erosion control plans..
Rural Area: Biological Habitats	Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers designated Sensitive Resource Areas within urban reserve lines, but the proposed AHO does not account for biological resources in rural areas or in areas not identified as Sensitive Resource Areas.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Rural Area: Highway 1 – Cayucos Viewshed	c. Locations of Development. Locate development, including access roads, in the least visible portion of the site as viewed from Highway, public beaches or the ocean. Alternative locations may be approved where visual effects are reduced to an insignificant level. Use topographic features first and vegetation second to screen development from public view.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encourages development within the urban reserve line in areas not designated as environmentally sensitive, the AHO does not protect scenic resources in rural areas.
	d. Ridgetop Development—Minor Use Permits and Development Plans (standards for land divisions are addressed in Section IIIB, Land division and Development Design). Locate structures so that they are not silhouetted against the sky as viewed from Highway 1, public beached or the ocean. Where compliance with this standard is infeasible or if all feasible alternatives are more environmentally damaging or more visually obtrusive, the structures shall comply with the following: (1) Minimize building height and mass by using low-profile design. (2) Minimize building appearance by using subdued or darker colors that blend with surrounding natural colors.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances (AHO) encourages development within the urban reserve line in areas not designated as environmentally sensitive, the AHO does not does not address the location of development in rural areas. The AHO does not require structures to silhouette against the sky as viewed from Highway 1, public beaches or the ocean.
Rural Area: Recreation Development Standards	a. Geologic bluff setback. As determined by a site stability evaluation prepared by a certified engineering geologist based upon an on-site evaluation, development shall be set back from the top edge of the bluff sufficiently to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protective structures that would in the opinion of the Planning Director require substantial alterations to the natural landforms along bluffs and cliffs. In any case, the minimum setback shall be 25 feet.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances (AHO) encourages development within the urban reserve line in areas not designated as environmentally sensitive, the AHO does not address development in rural areas.
Cayucos Urban Area: Communitywide Bluff Setbacks	As determined by a site suitability evaluation prepared by a certified engineering geologist based upon an on-site evaluation, development shall be set back from the top edge of the bluff sufficiently to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protective structures that would in the opinion of the Planning Director require substantial alterations to the natural landforms along bluffs and cliffs. In any case, the minimum setback shall be 25 feet.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within the urban reserve line in areas not designated as environmentally sensitive. Additionally, the development under the AHO would be consistent with County standards, such as setbacks.
Extension of Community Services Beyond the USL.	b. Development needs to be and will be concentrated or clustered to protect environmentally or other sensitive resources in accordance with Section IIIA of the Areawide Standards.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within the urban reserve line in areas not designated as environmentally sensitive. Additionally, the development under the AHO would be consistent with County standards, such as setbacks.

Table B.2-4 Estero Area Plan- Public Review Draft

Section	Ordinance	Discussion
Tree Protection	1. Tree Stands. Development shall be designed to protect and maintain stands to the maximum extent feasible, while allowing reasonable use of the property.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers trees in urban areas that are associated with designated environmentally sensitive areas, but the AHO does not provide for tree protection in rural areas and in areas not designated as environmentally sensitive.
Sensitive Resource Area (SRA): Baywood Fine Sands Habitat	The following provisions are intended to ensure the long-term preservation of the rare and sensitive Baywood Fine Sands habitat (an Environmentally Sensitive Habitat), and have the following specific objectives: • Preserve, maintain, and protect rare and specific endangered species; • Preserve, maintain, and enhance environmentally sensitive Baywood Fine Sands habitat, natural land forms that are barren or covered with non-native plants but are potentially restorable to native plant cover; Morro manzanita and Indian knob mountainbalm populations; • Ensure that new development is compatible with and sensitive to Baywood Fine Sands habitat; and • Subordinate all public and private development to the protection of critical natural areas	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development in urban areas that are not designated as Sensitive Resource Areas.
West of 4th Street – Wetland Protection	Development shall not be located within wetlands or the wetland setback required by Section 23.07 of the Coastal Zone Land Use Ordinance, and shall not cause adverse impacts to wetland vegetation or the Morro Bay estuary.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development in urban areas not containing the wetland (WET) combining designation.

5. FRAMEWORK FOR PLANNING- COASTAL

The Coastal Zone Framework for Planning was adopted in 1988, and revised in 2001. The Coastal Framework for Planning constitutes one of the four major sections of the Land Use Element. The document contains policies and procedures that apply to the unincorporated area of the Coastal Zone, defining how the Land Use Element is used together with the Coastal Zone Land Use Ordinance and other adopted plans.

Table B.2-5 Framework for Planning- Coastal

Section	Ordinance	Discussion
General Goals – 1. Environment	Maintain and protect a living environment that is safe, healthful and pleasant for all residents by a. Assuring the protection of coastal resources such as wetlands, coastal streams, forests, marine habitats, and threatened and endangered species.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas, but the proposed AHO does not address the protection of coastal resources.
	b. Balancing the capacity for growth allowed by the Land Use Element with the sustained availability of resources.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address design considerations in rural areas.
	c. Conserving nonrenewable resources and replenishing renewable resources.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs residential development into urban areas that do not contain identified sensitive resources where adequate public services are provided. The AHO does not address resources or services in rural areas and does not consider replenishing renewable resources.
General Goals - 3. Population Growth	Provide for a sustainable rate of orderly development within the planned capacities of resources and services by: b. Establishing a growth management system that protects communities and resources from the adverse effects of growth.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages residential development within urban reserve lines in areas not containing identified environmentally sensitive areas where adequate services are available. The proposed AHO does not protect resources that are not designated as environmentally sensitive.
	d. Guiding allocated development to areas of the county capable of sustaining growth without adverse effects.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development into urban areas not containing identified environmentally sensitive areas where adequate services are available.
General Goals- 4. Distribution of Land Uses	Encourage an urban environment that is an orderly arrangement of buildings, improvements, and open space appropriate to the size and scale of development for each community by: a. Maintaining a clear distinction between urban and rural scale development. Rural uses outside of urban and village areas should be	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban and village reserve lines, but the AHO does not contain provisions for providing a clear distinction between urban and rural development. The proposed AHO does not address the

Table B.2-5 Framework for Planning- Coastal

Section	Ordinance	Discussion
	predominantly agriculture, low-intensity recreation, low-density residential and open space uses, which will preserve and enhance the pattern of identifiable communities.	pattern or intensity of rural uses outside of urban and village areas.
	b. Identifying important agricultural, natural and other rural areas between cities and communities, and work with landowners to maintain their rural character.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances does not address important agricultural and natural resources in rural areas.
	e. Implementing policies to determine where growth should occur, and to clearly distinguish between urban, village, transition, and outlying rural areas.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs growth into urban areas, but does not address the distinction between urban, village, transition, and outlying rural areas.
General Goals- 5. Location and Timing of Urban Development	Plan for a land use pattern and population distribution that is consistent with the capabilities of existing public services and facilities by: a. Encouraging the phasing of urban development in a compact manner, first using vacant or under-utilized "infill" parcels, and second lands adjacent or near these areas.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers the capabilities of existing public services and encourages "infill" development with urban and village reserve lines.
General Goals- 6. Residential Land Uses	Preserve and enhance the quality of residential areas by: a. Locating urban residential densities within urban or village reserve lines near employment areas.	Potentially Consistent: The proposed Affordable Housing Ordinances directs residential development into URLs and VRLs.
	d. Encouraging the maintenance and establishment of affordable housing opportunities for those who need them, including senior citizens, service and agricultural workers.	Potentially Consistent: The proposed Affordable Housing Ordinances encourages the establishment of affordable housing.
General Goals- 9. Public Services and Facilities	Provide additional public resources, services and facilities to serve existing communities in sufficient time by: b. Planning for and monitoring new development through the resource management system and growth management strategies, to ensure that resource demands will not exceed existing and planned capacities, or service levels.	Potentially Consistent: The proposed Affordable Housing Ordinances considers the availability of services when prioritizing the allocation of residential units within URLs and VRLs.
Resource Management System- Objectives	1. Resource Conservation – To minimize impacts of future development on the long-term availability of essential natural resources, and to identify the limits or "carrying capacities" of those resources by studying the relationship between development impacts and resource capacities.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encouraged development within urban reserve lines in areas not designated as environmentally sensitive areas, the proposed AHO does not account for sensitive resources in rural areas and does not include the study of the relationship between development impacts and resources.
	2. Public Heath and Safety – To support efforts to provide county communities with adequate potable water, air quality, facilities for sewage disposal and safe streets and roads, by monitoring their capacities to accommodate development allowed by the Land Use Element.	Potentially Consistent: The proposed Affordable Housing Ordinances considers the level of severity of available services within urban areas when permitting residential housing units.

Table B.2-5 Framework for Planning- Coastal

Section	Ordinance	Discussion
	4. Agricultural Lands – To encourage protection of productive agricultural land considering the effects of current and future development on areawide water resources needed for agriculture.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development into urban areas and the AHO considers the location of productive agricultural land when allocating residential units.
Public Services Goals	2. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominantly agriculture, low-intensity recreation, residential and open space uses which will preserve and enhance the pattern of identifiable communities.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban and village reserve lines, but the AHO does not contain provisions for providing a clear distinction between urban and rural development. The proposed AHO does not address the pattern or intensity of rural uses outside of urban and village areas.
Land Use Goals	2. Supporting preservation of the county's agricultural industry and the soils essential to agriculture.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development into urban areas and the AHO considers the location of agricultural land when allocating residential units.
	3. Supporting protection and preservation of county open space and recreational resources while providing for appropriate development.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) directs development into urban areas, the AHO does not consider county open space and recreational resources when allocating residential units.
Flood Hazard General Objectives	2. Proposed projects should be designed with consideration for natural site features with particular attention to the following: a. Substantial physical features should be preserved, and natural vegetation (including individual trees and groves) and land contours retained wherever feasible.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive areas, but the proposed AHO does not account for natural features not identified as environmentally sensitive or sensitive resources in rural areas.
Sensitive Resource Areas General Objectives	1. Environmentally Sensitive Habitats should be identified and protected by construction setbacks, use limitations, and other appropriate regulations.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encouraged development within urban reserve lines in areas not designated as environmentally sensitive areas and the proposed AHO addresses construction setbacks as protection for environmentally sensitive habitats.
	6. Buildings and non-farm structures on agricultural property should be located to cause the least possible conflict with agricultural production by siting them away from the productive agricultural land, while stile protecting to the greatest extent possible the scenic and environmental quality of the sensitive resource area.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development into urban areas and the AHO considers the location of agricultural land when allocating residential units.

6. NORTH COAST AREA PLAN

The North Coast Area Plan was first adopted in 1988, and most recently updated in 2000. The North Coast Planning Area extends from the Monterey/San Luis Obispo County Line on the north, to Point Estero on the south, and inland to the Coastal Zone boundary below the main ridge of the Santa Lucia range. The goals, together with parts of the Land Use Element and Local Coastal Program, provide the direction for the North Coast Area Plan as well as the basic plan for the area for the next twenty years.

Table B.2-6 North Coast Area Plan

Section	Ordinance	Discussion
Combining Designation - Monterey Pine Forest (SRA)	4. Clustering. Clustering shall be required for new subdivisions or large scale development projects within forested areas. Where feasible, new development shall be restricted to slopes less than 20%.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages residential development in urban areas not containing a designated Sensitive Resource Area (SRA), but the AHO does not address SRAs located in rural areas.

7. SAN LUIS BAY AREA PLAN- COASTAL

The San Luis Bay Area Plan was adopted in 1988 and revised in 2001. This report describes county land use policies for the Coastal Zone portion of the San Luis Bay Planning Area, including regulation, which are also adopted as part of the Land Use Ordinances and Local Coastal Program. Specific development "standards" are included to address special problems and conditions in individual communities. Proposed "programs" are also noted at the end of particular chapters as non-mandatory actions recommended to be initiated by the communities through the county or other specified public agency to work toward correcting local problems or conditions. In addition, combining designations have been applied to specific areas to identify potential natural hazards and locations of notable resources.

Table B.2-7 San Luis Bay Area Plan- Coastal

Section	Ordinance	Discussion
Sensitive Resource Areas (SRA) **9. Site Planning – Development Plan Projects**	Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas. Native vegetation is to be retained as much as possible.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive areas, the proposed AHO does not account for sensitive resources in rural areas and does not consider the retention of native vegetation.

Table B.2-7 San Luis Bay Area Plan- Coastal

Section	Ordinance	Discussion
Sensitive Resource Areas (SRA) 13. Oceano Lagoon (SRA)	Development within Oceano Lagoon SRA shall be limited to those development permitted consistent with the wetland policies in the LUE and LCP Policy Document. Additionally, development shall be sited to maintain and where feasible restore the biological capacity of the lagoon through among other means, minimizing, adverse effects of waste water discharges and entertainment, controlling runoff, preventing depletion of groundwater supplies and substantial interface with surface waterflow, and maintaining natural vegetation buffer areas.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive areas, however the proposed AHO does not account for sensitive resources in rural areas and does not address maintenance or restoration activity.
Avila Beach – Communitywide: 1. Water Authorization Required	Submittal of a "will-serve" letter from the Avila Water District is required prior to issuance of any building permits for construction proposed to have water service.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development into urban areas with sufficient water availability.
Residential – 1. View Protection	All new residential development shall be designed to protect public view corridors to the beach and ocean.	Potentially Consistent: The proposed Affordable Housing Ordinances only considers the protection of public view corridors to the beach and ocean that are designated as scenic resources.
Open Space – 1. Riparian Vegetation	Riparian vegetation is to be retained along creekways.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encouraged development within urban reserve lines in areas not designated as environm entally sensitive areas, the proposed AHO does not account for sensitive resources in rural areas or in areas not identified as sensitive.
Oceano Urban Area Standards – Oceano Lagoon (SRA): 4. Permit Requirement	All uses shall require Site Plan approval unless Development Plan approval is required by the Coastal Zone Land Use Ordinance. The site shall be surveyed by a qualified biologist to determine the extent of the wetlands and riparian vegetation on site or on surrounding parcels and to recommend necessary mitigations including minimum setbacks, site restoration, etc. Setbacks shall be a minimum of 25 feet from the established wetlands or riparian vegetation.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive areas and the proposed AHO addresses mitigation measures such as minimum setbacks and site restoration.
Oceano Urban Area Standards – Oceano Lagoon (SRA): 5. Limitation on Use	Development within Oceano Lagoon is prohibited. Any lagoon maintenance program to support continued capacity shall also preserve the lagoon in a natural state, including the parcel transferred from the county to the South San Luis Obispo County Sanitation District.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive areas.

Table B.2-7 San Luis Bay Area Plan- Coastal

Section	Ordinance	Discussion
Pismo Beach Urban Area Standards – Agricultural: 1. Location Criteria	Any proposed development is to be located on slopes less than 30 percent below the 200 foot contour. No development is permitted above this elevation.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive areas, the proposed AHO does not address development located on steep slopes or below a designated contour line. However development will be reviewed by the County for consistency with specific area plan polices.

8. SOUTH COUNTY AREA PLAN- COASTAL

The South County Area Plan was adopted in 1988. This report describes county land use policies for the coastal zone portion of the South County Planning Area, including regulations which are also adopted as part of the Land Use Ordinance and Local Coastal Program. Specific development "standards" are included in this report to address special problems and conditions in individual communities. Proposed "programs" are also noted at the end of the chapters on Public Services, Circulation, Land Use, and Combining Designations.

Table B.2-8 South County Area Plan- Coastal

Section	Ordinance	Discussion
Rural Area Programs – Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: The proposed Affordable Housing Ordinances directs development in urban areas of the county, but does not provide a mechanism for encouraging owners of eligible lands to participate in the agricultural preserve program.
Callendar-Garrett Village Area Programs	1. Area Improvements. The County Engineering Department should work with property owners and LAFCO to establish a multipurpose special district and establishment of assessment districts to construct road improvements, to develop an adequate water supply and delivery system throughout the village, and to provide for septic tank maintenance. Existing small water companies should be eliminated as a village-wide water system is developed.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs residential development into urban and village areas where adequate services are available, but the AHO does not include the establishment of multipurpose special district or assessment districts.
Combining Designations Programs–	2. Preservation. Preservation of this unique environment should be given priority in the county Capital Improvement Program. 3. Resource Protection Plan. The county should seek state and	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages the preservation of sensitive resource areas, but the proposal does not address the

Table B.2-8 South County Area Plan- Coastal

Section	Ordinance	Discussion
Sensitive Resource Area (SRA): Black Lake Canyon	federal grant funds to prepare a resource protection plan for the canyon. 4. Open Space Easements. The county should acquire open space easements on lands below the canyon rim.	County Capital Improvement Program. In addition, the proposed Affordable Housing Ordinances (AHO) encourages the preservation of sensitive resource areas, but the AHO does not consider the preparation of a resource protection plan for the canyon.
Rural Area Standards: Areawide - Site Design and Construction	5. Sloping Sites. Development Plan proposals for sites with varied terrain are to include design provisions for concentrating developments on moderate slopes, with the steeper slopes visible from public roads remaining undeveloped.	Potentially Consistent: The proposed Affordable Housing Ordinances development plans will be reviewed at time of submittal for consistency with area plan policies.

9. TITLE 23 (COASTAL ZONE LAND USE ORDINANCE)

The Coastal Zone Land Use Ordinance was adopted in 1988, and revised in 2001. The regulations set forth in this ordinance have been adopted to guide and manage the future growth of the county in accordance with the County General Plan and the Local Coastal Program and to regulate land use to encourage the orderly development and beneficial use of county lands. In addition, this ordinance seeks to provide appropriate development standards to minimize adverse effects on the public, protect and enhance the significant natural, historic, archaeological and scenic resources within the county, and to assist the public in identifying and understanding regulations affecting the development and use of land.

Table B.2-9 Title 23 (Coastal Zone Land Use Ordinance)

Section	Ordinance	Discussion
23.04.036 Cluster Division	c. Density increase bonus. The number of residential lots created by cluster division in the Residential Single-Family and Suburban categories within urban and village reserve lines may be increased from that resulting from application of the minimum parcel size standards of this chapter by determining the allowed number of lots on the basis of gross density rather than net density.	Potentially Consistent: The proposed Affordable Housing Ordinances encourages the provision of housing within URLs and VRLs.
23.04.050 Non-Agricultural uses in the Agriculture Land Use Category	a. Sighting of structures. A single-family dwelling and any agricultural accessory buildings supporting the agricultural use shall, where feasible, be located on other than prime soils and shall incorporate mitigation measures necessary to reduce negative impacts on adjacent agricultural uses.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within the urban reserve line in areas not designated as environmentally sensitive and the AHO addresses residential development proposed on prime agricultural soils.

Table B.2-9 Title 23 (Coastal Zone Land Use Ordinance)

Section	Ordinance	Discussion
23.04.090 Affordable Housing Density Bonus.	Within the Residential Single-Family and Residential Multi-Family land use categories, an applicant may request a density bonus and other incentives in return for agreeing to construct and sell or rent affordable housing pursuant to Government Code Section 65915, and as provided in this section. Such housing developments may include: vacant subdivided lots for sale; lots developed with single-family dwellings; or, where allowed, lots developed with multi-family units. However, the affordable housing units required under this section must consist of completed single-family or multi-family dwellings. Standards for maximum rents, sales prices and long-term affordability of the designated affordable housing units provided pursuant to this section are contained in Section 23.04.094 of this title. The purpose of this section is to make the provisions of affordable housing more attractive to the private developer while retaining good design and neighborhood character. The total impact of a project (including possible bonus units and required improvements to the site and community) must always be considered in taking action to approve or disapprove a development project.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within the urban reserve line and encourages the provision of affordable housing and encourages projects with affordable housing components with incentives.
23.05.034 Grading Standards	c. Grading adjacent to Environmentally Sensitive Habitats. Grading shall not occur within 100 feet of any Environmentally Sensitive Habitat as shown in the Land Use Element except: (1) Where a setback adjustment has been granted as set forth in Sections 23.07.172d(2) (Wetlands) or 23.07.174d(2) (Streams and Riparian Vegetation) of this title; or (2) Within an urban service line when grading is necessary to locate a principally permitted use and where the approval body can find that the application of the 100-foot setback would render the site physically unsuitable for a principally permitted use. In such cases, the 100-foot setback shall only be reduced to a point where the principally-permitted use, as modified as much as practical from a design standpoint, can be located on the site. In no case shall grading occur closer than 50 feet from the Environmentally Sensitive Habitat or as allowed by planning area standard, whichever is greater.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas and the proposed AHO addresses setbacks and adjustments.
23.05.050 Drainage Standards	b. Natural channels and runoff. Proposed projects are to include design provisions to retain off-site natural drainage patterns and, when required, limit peak runoff to predevelopment levels. c. Areas subject to flooding. Building or structures are not permitted in an area determined by the County Engineer to be subject to flood hazard by reason of inundation, overflow, high velocity or erosion, except where such buildings or structures are in conformity with the	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) directs development away from environmentally sensitive areas and the AHO considers provisions to retain off-site natural drainage patterns.

Table B.2-9 Title 23 (Coastal Zone Land Use Ordinance)

Section	Ordinance	Discussion
	standards in Section 22.07.066 of this title and provisions are made to eliminate identified hazards to the satisfaction of the County Engineer. Such provisions may include providing adequate drainage facilities, protective walls, suitable fill, raising the floor level of the building or by other means. The placement of the building and other structures (including walls and fences) on the building site shall be such that water or mudflow will not be hazard to the building or adjacent property. The County Engineer in the application of this standard shall enforce as a minimum the current federal flood plain management regulations as defined in the National Flood Insurance Program, authorized by U.S. Code Sections 4001-4128 and contained in Title 44 of the Code of Federal Regulations Part 59 et seq., which are hereby adopted and incorporated into this title by reference as though they were fully set forth here.	
23.05.064 Tree Removal Standards	e. Preservation of trees and natural vegetation. New development shall incorporate design techniques and methods that minimize the need for tree removal.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers trees in urban areas that are associated with designated environmentally sensitive areas, but the AHO does not provide for tree protection in rural areas and areas not designated as environmentally sensitive.
23.05.140 Archeological Resources Discovery	In the event archeological resources and unearthed or discovered during any construction activities, the following standards apply: a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers the location or archaeological resources and addresses the protection of discovered archaeological resources.
23.07.022 Limitation on Use	Developments within areas covered by land use plans adopted by the San Luis Obispo County Airport Land Use Commission are limited to those identified in the plans as “compatible” and “conditionally approvable.” Projects conditionally approvable may be granted a permit only when in conformity with all conditions of the applicable airport land use plan or implementing rules adopted pursuant thereto.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) includes consideration of the Airport Land Use Commission and includes provisions that address compatibility with airport land use plans.
23.07.066 Construction Standards	New Structures or an increase of 65 percent in the square footage of any existing structures (including manufactured homes) or other construction activities within a Flood Hazard Area combining	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) considers impacts associated with development in the flood hazard combining designation.

Table B.2-9 Title 23 (Coastal Zone Land Use Ordinance)

Section	Ordinance	Discussion
	designation are subject to the following: (6) All building or structures shall be located landward of mean high tide.	
23.07.104 Archaeologically Sensitive Areas	d. Required finding. A land use or construction permit may be approved for a project within an archaeologically sensitive area only where the applicable approval body first finds that the project design and development incorporates adequate measures to ensure protection of significant archeological resources.	Potentially Consistent: The proposed Affordable Housing Ordinances considers impacts to archaeologically sensitive resources.
23.07.164 SRA Permit and Processing Requirements	b. Application content. Land use permit applications for projects within a Sensitive Resource Area shall include a description of measures proposed to protect the resource identified by the Land Use Element (Part II) area plan.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address impacts to sensitive resources in rural areas.
	e. Required findings. Any land use permit application within a Sensitive Resource Area shall be approved only where the Review Authority can make the following required findings: (1) The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address protection of resources in rural areas.
	(2) Natural features and topography have been considered in the design and sitting of all proposed physical improvements.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address design considerations in rural areas.
	(3) Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and sitting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address impacts to resources in rural areas.
	(4) The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO addresses erosion and sedimentation impacts in rural areas.
23.07.166 Minimum Site Design and Development Standards	e. Where an SRA is applied because of specified species of trees, plants or other vegetation, such species shall not be disturbed by construction activities or subsequent operation of the use, except where authorized by Development Plan approval.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address sensitive resource areas in rural areas.

Table B.2-9 Title 23 (Coastal Zone Land Use Ordinance)

Section	Ordinance	Discussion
23.07.170 Environmentally Sensitive Habitats	b. Required Findings. Approval of a land use permit for a project within or adjacent to an Environmentally Sensitive Habitat shall not occur unless the applicable review body first finds that: (1) There will be no significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat. (2) The proposed use will not significantly disrupt the habitat.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address impacts to environmentally sensitive habitat areas in rural areas or unmapped environmentally sensitive habitat areas.
	d. Development standards for environmentally sensitive habitats. (1) New development within or adjacent to the habitat shall not significantly disrupt the resource. (2) New development within the habitat shall be limited to those uses that are dependent upon the resource. (3) Where feasible, damaged habitats shall be restored as a condition of development approval.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas, however, the AHO does not address impacts of rural development in environmentally sensitive habitat areas.
23.07.172 Wetlands	Development proposed within or adjacent to (within 100 feet of the upland extent of) a wetland area shown on the Environmentally Sensitive Habitat Maps shall satisfy the requirements of this section to enable issuance of a land use or construction permit. These provisions are intended to maintain the natural ecological functioning and productivity of wetlands and estuaries and where feasible, to support restoration of degraded wetlands. a. Location of development. Development shall be located as far away from the wetland as feasible, provided that other habitat values on the site are not thereby more adversely affected.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address impacts to wetland resources in rural areas or wetland areas not shown on Environmentally Sensitive Habitat Maps.
	d. Wetland setbacks. New development shall be located a minimum of 100 feet from the upland extent of all wetlands, except as provided by subsection d (2). If the biological report required by Section 23.07.170 (Application Content) determines that such setback will provide an insufficient buffer from the wetland area, and the applicable approval body cannot make the finding required by Section 23.07.170b, then a greater setback may be required.	Potentially Consistent: Although the proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas, the proposed AHO does not address impacts to wetland areas in rural areas or address any specific required setbacks in those rural areas.
	(2) Wetland setback adjustment. The minimum wetland setback may be adjusted through Minor Use Permit approval (but in no case shall be less than 25 feet), provided that the following findings can be made: (i) The site would be physically unusable for the principal permitted use unless the setback is reduced. (ii) The reduction is the minimum that would enable a principal permitted use to be established on the site after all practical design modifications have been considered. (iii) That the adjustment would not allow the proposed development to locate closer to the wetland than allowed by using the stringline setback method pursuant to Section 23.04.118a of this title.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO, however, does not address impacts to wetland areas in rural areas or address any specific setback requirements or reduction allowances in those rural areas.

Table B.2-9 Title 23 (Coastal Zone Land Use Ordinance)

Section	Ordinance	Discussion
23.07.174 Streams and Riparian Vegetation	Coastal streams and adjacent riparian areas are environmentally sensitive habitats. The provisions of this section are intended to preserve and protect the natural hydrological system and ecological functions of coastal streams. a. Development adjacent to a coastal stream. Development adjacent to a coastal stream shall be sited and designed to protect the habitat and shall be compatible with the continuance of such habitat. d. Riparian setbacks. New development shall be setback from the upland edge of riparian vegetation a minimum of 50 feet within urban areas (inside the USL) and 100 feet in rural areas (outside the USL), except as provided in subsection b. of this section.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines in areas not designated as environmentally sensitive habitat areas. The proposed AHO does not address impacts to coastal streams in rural areas.
23.07.176 Terrestrial Habitat Protection	The provisions of this section are intended to preserve and protect rare and endangered species of terrestrial plants and animals by preserving their habitats. Emphasis for protection is on the entire ecological community rather than only the identified plant or animal. a. Protection of vegetation. Vegetation that is rare or endangered, or that serves as habitat for rare or endangered species shall be protected. Development shall be sited to minimize disruption of habitat.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within urban reserve lines to areas not designated as environmentally sensitive habitat areas and therefore protects species in mapped areas. The proposed AHO does not address impacts to resources in rural areas or in unmapped areas with sensitive vegetation.
23.08.167 Residential Uses in the Agriculture Category	Agriculture land use category, including primary housing and farm support quarters are allowed accessory uses on the same site as an agricultural use, subject to the standards of this section. Such dwellings may include mobilehomes, subject also to the standards in Section 23.08.163 (Individual Mobile homes). a. Limitation on dwelling location – prime soils. Primary family housing and farm support quarters shall not be located on prime agricultural soils unless there is no other building site on the ownership that is all of the following: (1) on other than prime soils; (2) Less than 20 percent in slope; (3) Not within a designated Flood Hazard Combining Designation.	Potentially Consistent: The proposed Affordable Housing Ordinances (AHO) encourages development within URLs and VRLs, discourages residential development proposed on prime agricultural soils.

APPENDIX B - PART III: APPLICABLE INLAND PLANS AND POLICIES

- Adelaida Area Plan
- Airport Land Use Plan – San Luis Obispo
- Framework For Planning – Inland
- Las Pilitas Area Plan
- Nacimiento Area Plan
- Nipomo: Design & Circulation Plan
- Salinas River Area Plan
- San Luis Bay Area Plan– Inland
- San Luis Obispo Area Plan
- Shandon/Carrizo Area Plan
- South County Area Plan – Inland
- Templeton Community Design Plan
- Title 22 - Land Use Ordinance

1. ADELAIDA AREA PLAN

The Adelaida Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-1 Adelaida Area Plan

Section	Ordinance	Discussion
Land Use Programs: Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism for encouraging owners of eligible lands to participate in the agricultural preserve program.
Combining Designation Programs: Areawide	1. BLM Lands. The county should encourage retention of all BLM parcels in the Sensitive Resource Area in public ownership as natural areas.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not prioritize resource protection in rural areas.

2. AIRPORT LAND USE PLAN- SAN LUIS OBISPO

The San Luis Obispo Airport Land Use Plan, prepared by the Airport Land Use Commission, was adopted in 1973 and revised in 2005. The goals of this plan are to protect the long term economic viability of the airport by ensuring compatible land uses in the airport vicinity and to promote the safety and well being of the public by ensuring adoption of land use regulations which minimize exposure of persons to airport-associated hazards. In addition, the plan serves to provide a set of policies and criteria to evaluate compatibility and determine the consistency of proposed local actions with the Airport Land Use Plan and to provide guidance to local agencies in presenting proposed local actions to the Airport Land Use Commission for review.

Table B.3-2 Airport Land Use Plan – San Luis Obispo

Section	Ordinance	Discussion
Specific Land Use Policies: Noise	The objective of the noise policies of this ALUC is to minimize the number of people exposed to frequent and/or high levels of airport	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address noise compatibility and do not

Table B.3-2 Airport Land Use Plan – San Luis Obispo

Section	Ordinance	Discussion
4.3.1 Objective	noise or to the frequent and/or high cumulative noise levels of which airport noise is one component. The basic strategy for achieving noise compatibility is to limit the development of land uses that are particularly sensitive to noise. The most acceptable land uses are the ones that either involve few people (especially people engaged in outdoor activities), or generate significant noise levels themselves (such as transportation facilities or industrial uses).	consider frequent and/or high levels of airport noise or the frequent and/or high cumulative noise levels of which airport noise is one component when allocating residential dwelling units.
4.3.3. Policies: Noise	Notwithstanding any other provisions of this ALUP except the specific provisions set forth in Section 7 of the Amendment (Specific Land Use Provisions for the Margarita Area), a proposed general plan, general plan amendment, specific plan, specific plan amendment, zoning ordinance or zoning ordinance amendments, building regulation modifications, or individual development proposal will be determined to be inconsistent with the ALUP if the proposed local action: a. Policy N-1 – Would permit or fail to sufficiently prohibit residential or other noise-sensitive development within the projected 60-dB CNEL contour.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances may be determined to be inconsistent with the ALUP if the proposed action would permit or fail to sufficiently prohibit residential or other noise-sensitive development within the projected 60-dB CNEL contour. Currently the proposed Affordable Housing Ordinances do not address development in the Airport Review combining designation.
	b. Policy N-2 – Would permit or fail to prohibit residential or other noise sensitive development within the projected 55-dB CNEL contour, with the exception of development which meet the criteria delineated above for designation as infill.	Potentially Consistent: Although the proposed Affordable Housing Ordinances encourage infill development, the ALUP definition of infill is more restrictive and the proposed Affordable Housing Ordinances do not consider development in the AR combining designation.
	c. Policy N-3 – Would permit or fail to sufficiently prohibit residential or other noise-sensitive development adjacent to an area of demonstrated noise incompatibility or in an acoustic environment substantially similar to an area of demonstrated noise incompatibility, unless such local action or individual development proposal also contains specific and detailed provisions which will mitigate noise incompatibility between allowable or noise-sensitive uses (including foreseeable outdoor activities) and airport operations.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address noise compatibility issues. The proposed ordinances do not contain provisions to mitigate noise incompatibility between noise-sensitive uses adjacent to an area of demonstrated noise incompatibility or in an acoustic environment substantially similar to an area of demonstrated noise incompatibility.
Specific Land Use Policies: Safety 4.4.1 Objective	The objective of the safety policies of this ALUP is to minimize the risks to the safety and property of persons on the ground associated with potential aircraft accidents and to enhance the chances of survival of the occupants in an accident which takes place beyond the immediate runway environment.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address development in the AR combining designation.
4.4.3. Policies: Safety	Notwithstanding any other provisions of this ALUP except the specific provisions set forth in Section 7 of the Amendment (Specific Land Use Provisions for the Margarita Area), a proposed general plan, general plan amendment, specific plan, specific plan amendment, zoning ordinance or zoning ordinance amendments, building regulation	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address development in the AR combining designation. The proposed ordinances do not make provisions to prohibit structures and other obstacles within the Runway Protection Zones.

Table B.3-2 Airport Land Use Plan – San Luis Obispo

Section	Ordinance	Discussion
	modifications, or individual development proposal will be determined to be inconsistent with the ALUP if the proposed local action: a. Policy S-1 – Would permit or lacks sufficient provisions to prohibit structures and other obstacles within the Runway Protection Zones for any runway at the Airport, as depicted in the Airport Layout Plan of the 1998 Airport Master Plan or such succeeding Airport Layout Plan or diagram as may be accepted and deemed valid by the ALUC.	
	b. Policy S-2 – Would create an undue public safety risk by permitting or by failing to adequately prohibit, in areas where overflight by aircraft is a significant safety hazard and the anticipated altitude of overflying aircraft is <500 feet AGL (see Figure 2), any new residential or other use, which entails: i. A maximum density of use greater than 40 persons/acre: or ii. A maximum residential density greater than one dwelling per 5 acres.	**Potentially Inconsistent**: The proposed Affordable Housing Ordinances do not address development in the AR combining designation and do not include provisions that address safety hazards.
	c. Policy S-3 – Would create an undue public safety risk by permitting or by failing to adequately prohibit, in areas where overflight by aircraft is a significant safety hazard and the anticipated altitude of overflying aircraft is <1000 feet AGL (see Figure 2), any new residential or other use, which entails: i. A maximum density of use greater than 150 persons/acre: or ii. A maximum residential density greater than six dwelling per 5 acres.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address development in the AR combining designation and do not include provisions that address safety hazards.

3. FRAMEWORK FOR PLANNING- INLAND

The Inland Framework for Planning was adopted in 1980 and most recently revised in 2003. The purpose of the Inland Framework for Planning includes identification of land uses, land use policies and proposals, descriptions of land use intensities, standard criteria for physical development, a description of the land use pattern and an outline for implementation. The general goals outline the following issues: environment, air quality, population growth, distribution of land uses, phasing of urban development, residential land uses, public services and facilities, circulation and administration.

Table B.3-3 Framework For Planning – Inland

Section	Ordinance	Discussion
General Goals - Environment	1. Maintain and protect a living environment that is safe, healthful and pleasant for all residents by conserving nonrenewable resources and replenishing renewable resources.	Potentially Consistent: The proposed Affordable Housing Ordinances prioritize residential development within urban areas that are not designated environmentally sensitive habitat and contain adequate water supply, water systems, sewage and roads. As a result, the proposed ordinances implement "smart growth" principles, which focus on reducing the environmental, social and economic problems associated with urban sprawl. The proposed Affordable Housing Ordinances do not address resources or services in rural areas and do not consider replenishing renewable resources.
	2. Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.	Potentially Consistent: The proposed Affordable Housing Ordinances address resources within the urban and village areas, but do not consider impacts from residential development on resources in the rural portions of the county.
General Goals - Air Quality	5. Minimize the generation of air pollutants from projected growth by implementing land use policies and programs that promote and encourage the use of transportation alternatives to the single-passenger vehicle and minimize travel distance and trip generation.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development within urban areas which would minimize travel distance and trip generation.
General Goals - Population Growth	6. Provide for a sustainable rate of orderly development within the planned capacities of resources and services and the county's and citizens' financial ability to provide them.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers.
General Goals - Distribution of Land Uses	8. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominantly agriculture, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers.
	9. Identify important agricultural, natural and other rural areas between cities and communities and work with landowners to maintain their rural character.	Potentially Consistent: Although the proposed Affordable Housing Ordinances encourage development within urban centers, the location of important agricultural, natural and other rural areas between cities and communities is not addressed.
	10. Encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage the preservation of agricultural land by giving priority to residential development located within urban areas.
General Goals - Phasing of Urban Development	11. Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their programmed expansion where funding has been identified.	Potentially Consistent: The proposed Affordable Housing Ordinances facilitate land use patterns and population capacity that is consistent with the capacities of existing public services and facilities.

Table B.3-3 Framework For Planning – Inland

Section	Ordinance	Discussion
	12. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development in urban areas and provide a mechanism for compact development.
General Goals - Residential Land Uses	13. Locate urban residential densities within urban or village reserve lines near employment areas, while protecting residential areas from incompatible and undesirable uses.	Potentially Consistent: Although the proposed Affordable Housing Ordinances encourage development within urban centers, they do not address the location of incompatible and undesirable uses.
General Goals – Public Services	16. Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities or service levels.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers where adequate services exist.
Objectives of RMS: Resource Conservation	1. To minimize impacts of future development on the long-term availability of essential natural resources, and to identify the limits or "carrying capacities" of those resources by studying the relationship between development impacts and resource capacities.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development within urban areas which are not environmentally sensitive and where adequate services exist. The proposed Affordable Housing Ordinances do not address impacts of development on natural resources in rural areas. Identifying the limits or "carrying capacities" of resources by studying the relationship between development impacts and resource capacities is beyond the scope of the proposed Affordable Housing Ordinances.
Objectives of RMS: Public Health and Safety	2. To support efforts to provide county communities with adequate potable water, air quality, facilities for sewage disposal and safe streets and roads, by monitoring their capacities to accommodate development allowed by the Land Use Element.	Potentially Consistent: The proposed Affordable Housing Ordinances support efforts to provide County communities with adequate water, sewage disposal and roads in order to accommodate development. However, the proposed Affordable Housing Ordinances do not address air quality.
Objectives of RMS: Agricultural Lands	4. To encourage protection of productive agricultural land, by considering the effects of current and future development on areawide water resources needed for agriculture.	Consistent: By directing development into urban areas, the proposed Affordable Housing Ordinances encourage the protection of agricultural land. The effects of current and future development on areawide water resources are considered in the RMS.
Goal - Public Service Considerations	2. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominantly agriculture, low-intensity recreation, residential and open space uses which will preserve and enhance the pattern of identifiable communities.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers.
Goal – Circulation Element	1. Provide for a land use pattern and rate of population growth that will not exceed the financial ability of the county and its residents to expand and maintain the circulation system.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development in urban areas with adequate road capacity, but do not address the circulation system in rural areas.

Table B.3-3 Framework For Planning – Inland

Section	Ordinance	Discussion
General Objective: FH – Flood Hazard	1. Projects in designated portions of flood areas should not be constructed, moved, or remodeled so as to result, directly or indirectly, in adverse stream channel alteration, or diminish the capacity of a designated stream course.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address development within the flood hazard combining designation.
	d. Areas of highest flood hazard should remain undeveloped in accordance with the principles of the Federal Flood Insurance Program.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address development within the flood hazard combining designation.
	2. Proposed projects should be designed with consideration for natural site features, with particular attention to the following: a. Substantial physical features should be preserved and natural vegetation (including individual trees and groves) and land contours retained wherever feasible.	Potentially Consistent: The proposed Affordable Housing Ordinances direct residential development within urban areas away from environmentally sensitive areas.
Purpose: SRA – Sensitive Resource Area –	1. Identify areas of high environmental quality, including but not limited to important geologic features, wetlands and marshlands, undeveloped coastal areas and important watersheds.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers, away from identified environmentally sensitive areas. However, the proposed ordinances do not address environmental quality, including but not limited to important geologic features, wetlands and marshlands, undeveloped coastal areas and important watersheds in the rural areas of the county.
	2. Enhance and maintain the amenities accruing to the public from the preservation of the scenic and environmental quality of San Luis Obispo county.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances encourage development within urban centers, the proposed ordinances do not account for the preservation of the scenic and environmental resources.
	4. To identify for the purposes of the Land Use Element areas defined as “Scenic and Sensitive Lands” in the county Open Space Plan, or areas with unique or endangered resources as identified by local, state, or federal governments.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. However, the identification of “Scenic and Sensitive Lands” in the county Open Space Plan, or areas with unique or endangered resources as identified by local, state, or federal governments, is outside the scope of the proposed Affordable Housing Ordinances.
	5. Provide locational and design guidelines for siting development that may occur within Sensitive Resource Areas, and encourage development to occur outside of SRA’s whenever possible so as to preserve the scenic and environmental qualities of San Luis Obispo County, while retaining the ability to establish proposed land uses and minimum parcel sizes as allowed by the Land Use Ordinance.	Potentially Consistent: Although the proposed Affordable Housing Ordinances encourage development within urban centers, the proposed ordinances do not account for Sensitive Resource Areas.
General Objective: SRA – Sensitive Resource Area	1. Building and structures should be designed and located in harmonious relationships with surrounding development and the natural environment.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. However, the ordinances do not consider designing and

Table B.3-3 Framework For Planning – Inland

Section	Ordinance	Discussion
		locating buildings to be in harmonious relationships with surrounding development and the natural environment.
	2. Buildings, structures and plant materials should be constructed, installed or planted to avoid unnecessary impairment of scenic views.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. However, they do not consider scenic views.
	4. Natural topography, vegetation and scenic features of the site should be retained and incorporated into proposed development.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances encourage development within urban centers. However, they do not consider natural topography, vegetation or scenic features.

4. LAS PILITAS AREA PLAN

The Las Pilitas Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-4 Las Pilitas Area Plan

Section	Ordinance	Discussion
Planning Area Land Use Programs: Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: The proposed Affordable Housing Ordinance direct development into urban areas of the county, but do not provide a mechanism for encouraging owners of eligible lands to participate in the agricultural preserve program.
Combining Designation Programs: Sensitive Resource Area (SRA)	1. Santa Margarita Lake Watershed. The county should work with affected state and federal agencies to prepare a resource protection plan for the watershed area.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development into urban areas of the county, but do not consider resource protection.
	2. Sewage Disposal. New developments are to provide for transporting sewage effluent out of the Santa Margarita Lake watershed for disposal.	Potentially Consistent: For development in areas where dwelling units would not be serviced by a community provider, wastewater treatment systems would be required to comply with Title 19 of the County code (Sections 19.22.222 and 19.22.224) to ensure septic system design and capacities are adequate.

5. NACIMIENTO AREA PLAN

The Nacimiento Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-5 Nacimiento Area Plan

Section	Ordinance	Discussion
Land Use Program - Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism for encouraging owners of eligible lands to participate in the agricultural preserve program.
Combining Designation Programs - Sensitive Resource Areas (SRA)	1. BLM Lands. The Bureau of Land Management should retain their parcels in the Rocky Butte Botanical Area, on Tierra Redonda Mountain and along Waterdog Creek in public ownership as natural areas.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not prioritize resource protection in rural areas.
Rural Area Combining Designation - Sensitive Resource Areas (SRA)	1. Site Planning – Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed uses in the least sensitive portions of properties. Native vegetation is to be retained as much as possible.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not consider resource protection.
Heritage Ranch – Communitywide	5. Water Resources. Water for development is to be supplied through negotiated contracts with the San Luis Obispo County Flood Control and Water Conservation District for purchase of Lake Nacimiento water.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers where adequate services exist. However, the ordinances do not consider the level of severity for water supply and systems.
	8. Land Use Criteria. The following criteria apply to all new development in Heritage Ranch: a. Retain Snake and Dip Creeks in their natural state b. Site new development to avoid areas of dense brush and oak woodland vegetation.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not consider resource protection.
Oak Shores Village Standards - Communitywide	7. Water Resources. Water for development is to be supplied through negotiated contracts with the San Luis Obispo County Flood Control and Water Conservation District for purchase of Lake Nacimiento water.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers where adequate services exist. However, the ordinances do not consider the level of severity for water supply and systems.

6. NIPOMO DESIGN AND CIRCULATION PLAN

The Nipomo Design and Circulation Plan was adopted in 1999. This revitalization plan intends to protect and restore the historic village character of Olde Towne Nipomo while accommodating growth in the future.

Table B.3-6 Nipomo Design and Circulation Plan

Section	Ordinance	Discussion
Resource Conservation - Policy 6	Nipomo Creek. The Nipomo Creek corridor shall be preserved and enhanced as a natural channel.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address the preservation and enhancement of Nipomo Creek.
Resource Conservation – Policy 6: Standards	1. Setbacks. A minimum setback of 20 feet from the top of bank of Nipomo Creek shall be required for all development activities.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address the preservation and enhancement of Nipomo Creek.
Resource Conservation - Policy 7	W. Tefft Street Tributary Creek. The tributary channel to Nipomo Creek, paralleling and crossing W. Tefft Street, should be used to enhance the open and rural character of downtown.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address the use of W. Tefft Street Tributary Creek to enhance the open and rural character of downtown.
Resource Conservation - Policy 7: Standards	1. Setbacks: A minimum setback of 20 feet from the top of bank of the tributary creek shall be required for all development activities.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address the preservation and enhancement of tributary creeks.
Land Use – Policy` 14	Land Use (Residential and mixed Use). New mixed-use development is encouraged to foster revitalization in Olde Towne- residential uses should be subordinate to the commercial emphasis.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, which could include mixed-use development.

7. SALINAS RIVER AREA PLAN

The Salinas River Area Plan was adopted in 1996 and revised in 2003. The area plan goals include encouraging a strong, integrated north county economy to support community service and environmental demands, increase employment opportunities, and encourage commercial and industrial development. In addition, the area plan aims to encourage land uses that enhance individual community goals, encourage agriculture as an economic entity and support the retention of historical character and heritage. This area plan also intends to provide for greater accessibility and local circulation that supports transportation needs and capitalize on the significant transportation facilities already in place. Finally, important aspects of this plan include the moderated amount and

pace of growth, preservation of important native habitats, and the recognition of Salinas River as an important natural and multi-use resource.

Table B.3-7 Salinas River Area Plan

Section	Ordinance	Discussion
Area Plan Goals	11. The amount and pace of growth should be moderated as needed to maintain a high quality environment by using the Resource Management System and a series of cooperative decisions among the county and the various cities.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address the pace of growth.
	12. Preserve or minimize impacts to important native habitats, such as significant stands of oak woodlands, riparian vegetation an important wildlife corridors,	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not preserve designated native habitats, such as significant stands of oak woodlands, riparian vegetation and important wildlife corridors.
	13. Recognize the importance of the Salinas River as a natural and multi-use resource, and permit development that will minimize or avoid impacts to this resource.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address minimization of impacts to the Salinas River.
Areawide Standards - D. Salinas River	The following standard applies within the Salinas River floodplain as defined by the Flood Hazard (FH) combining designation: 1. Resource Protection. Discretionary permits and land divisions shall protect the habitats and resource integrity of the Salinas River floodplain, Development shall be designed and located to protect the river as a water resource and to maintain the natural features and habitats within the floodplain.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances direct development in urban areas of the county, the proposed ordinances do not address resources located within FH combining designations.
Areawide Standards – E. Prime Agricultural Areas	The following standard applies to land that is classified by the Soil Conservation Service as prime, Class I or II soil if irrigated: 1. Prime Soils Retention. New development shall be designed to minimize the loss of prime agricultural soils for potential agricultural use by selective placement of buildings and new parcels.	Potentially Consistent: Although the proposed Affordable Housing Ordinances direct residential development into urban areas, the proposed ordinances do not consider soils classifications or impacts to prime soils.
Areawide Standards – H. Highway Corridor Design Standards	The purpose of the Highway Corridor Design Standards is to provide public views of: • scenic vistas and backdrops containing varied topography including ridgelines and rock features, • significant stands of trees and wildflowers, and • natural landmarks, historic buildings and pastoral settings.	Potentially Consistent: The proposed Affordable Housing Ordinances do not address the protection of scenic resources. Individual building permits would be subject to this standard.
	d. Ridegetop Development, Structures within the corridor boundaries shall be located so they are not silhouetted against the sky.	Potentially Consistent: The proposed Affordable Housing Ordinances do not address buildings that silhouettes against the sky, but individual building permits would be subject to this standard.
	f. Landmark Features. Grading and placement of structures shall occur	Potentially Consistent: The proposed Affordable Housing

Table B.3-7 Salinas River Area Plan

Section	Ordinance	Discussion
	at least 150 feet from any significant rock outcropping or geologic feature.	Ordinances do not address the protection of significant rock outcroppings or geologic features, but individual building permits would be subject to this standard.
Rural Area Standards – Rural Lands: H. Tassajara Creek Area	3. Stream protection. Channelization, culverts or major alterations which may adversely affect the streambed or course or cause siltation of the creek through grading are prohibited.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address the protection of Tassajara Creek.
Templeton Urban Area Standards – Communitywide	3. Preservation of natural features. New development and proposed subdivisions shall be designed to retain significant features such as oak trees, riparian habitats, and prominent hills.	Potentially Consistent: Although the proposed Affordable Housing Ordinances direct residential development into urban areas, the proposed ordinances do not consider the preservation of natural features.
Templeton Urban Area Standards – Flood Hazard	1. Toad Creek Restoration. In new development and subdivision applications on properties within the Toad Creek flood hazard area identified in the official maps, riparian plants, such as native trees and willows, shall be used for habitat restoration and enhancement without sacrificing flood protection, in addition to the creek preservation requirements on pages III-6 and 7 of the Templeton Community design Plan.	Potentially Consistent: The proposed Affordable Housing Ordinances direct residential development into urban areas. However, the ordinances do not address habitat restoration and enhancement.
Templeton Urban Area Standards – Office and Professional	A. Las Tablas Road 1. Residential Uses. Multi-family dwellings are encouraged as part of mixed-use projects and may be allowed as an incidental use, or as a principal use on no more than 50% of a site, through Development Plan approval. Multi-family dwellings that would be affordable to employees of proposed Affordable Housing Ordinances should be encouraged in all discretionary land use permits for office and professional projects.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage affordable dwellings, including mixed-use and multi-family development.
Templeton Urban Area Standards – Commercial Retail	A. Las Tablas Road and Vineyard Drive Areas 2. Multi-Family Dwellings Outside the Central Business District. Multi-family dwellings are allowable as an incidental use outside the central business district and may be authorized through Minor Use Permit approval, unless the Land Use Ordinance would otherwise require a Development Plan. Multi-family dwellings that would be affordable to employees of proposed Affordable Housing Ordinances should be encouraged in all discretionary land use permits for commercial projects.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage affordable dwellings, including multi-family.
	C. Main from Eighth to Tenth Streets 1. Multi-Family Dwellings. Multi-family dwellings as a principal use may be authorized through Development Plan approval.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage affordable dwellings, including multi-family.

8. SAN LUIS BAY AREA PLAN- INLAND

The San Luis Bay Area Plan was adopted in 1980 and revised in 2003. This area plan includes specific development standards to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-8 San Luis Bay Area Plan – Inland

Section	Ordinance	Discussion
Rural Area Programs - Areawide	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism for encouraging owners of eligible lands to participate in the agricultural preserve program.
Rural Area Programs – Rural Lands	2. Viewshed Protection. The county should work with property owners toward continuing preservation of natural ridgeline profiles and scenic backdrops through open space agreements, contracts, or other appropriate instruments along the Highway 101 corridor.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism for protecting view sheds.
Rural Area Standards – Combining Designations: Sensitive Resource Area (SRA)	5. Site Planning – Development Plan Projects. Projects requiring Development Plan approval are to concentrate proposed development in the least sensitive portions of the properties. Native vegetation is to be retained as much as possible.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not consider resource protection.
Avila Beach Urban Area Standards - Avila Valley: Open Space	1. Riparian Vegetation. Riparian vegetation is to be retained along the creek.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not consider riparian vegetation protection

9. SAN LUIS OBISPO AREA PLAN

The San Luis Obispo Area Plan was adopted in 1980 and revised in 2003. The vision of this planning area is to maintain a rural character in harmony with agriculture, business, recreation, environmental and residential opportunities.

Table B.3-9 San Luis Obispo Area Plan

Section	Ordinance	Discussion
Area Plan Goals – Environment	1. Maintain and improve air and water quality at safe and healthy levels.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage residential development in urban areas. However, the proposed ordinances do not address air or water quality.
	2. Protect and, where it has been degraded, enhance wildlife habitat areas.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers, away from wildlife habitat areas. However, the proposed ordinances do not address wildlife habitat protection or enhancement.
	3. Protect the scenic values of natural landforms.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. However, the proposed ordinances do not address protection of the scenic values of natural landforms.
	4. Protect important historic or archaeological resources.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers. However, the proposed ordinances do not address protection of important historic or archaeological resources.
	5. Protect natural drainage channels and floodways in their natural condition to the maximum extent feasible.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address protection of natural drainage channels and floodways.
Area Plan Goals – Distribution of Land Uses	6. Focus urban development within established urban and village areas.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county.
	7. Devote the remainder of the planning area to a “greenbelt” consisting of production agriculture and low-density development.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism for devoting the remainder of the planning area to a “greenbelt” consisting of production agriculture and low-density development.
	8. Focus employment and housing within the San Luis Obispo urban reserve.	Potentially Consistent: The proposed Affordable Housing Ordinances give priority to residential development within urban and village reserve lines, but do not address the location of employment.

Table B.3-9 San Luis Obispo Area Plan

Section	Ordinance	Discussion
Area Plan Goals – Residential. Commercial and Industrial Land Uses	9. Promote the development of affordable housing.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage the provision of affordable housing.
Areawide Land Use Goals	1. Plan compact communities. Urban communities should be compact, and rural areas maintained in a largely undeveloped state. The more compact a community is, the lower its vehicle trips and miles traveled, and the easier it is for people to walk, bike or take public transit to meet their transportation needs.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development in urban areas and provide a mechanism for compact development.
	2. Provide for mixed land use. In order to reduce usage of the private automobile, communities should allow a mixture of land uses enabling people to walk or bicycle to work or shop for necessary household items at locations convenient to their neighborhood. Also, mixed-use patterns promote compact urban communities by eliminating the need for separating land uses, which are functionally compatible.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, which could include mixed-use development.
	3. Balance jobs and housing. The gap between the availability of jobs and housing should be narrowed and should not be allowed to expand.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage the provision of affordable housing, but do not directly address narrowing the gap between the availability of jobs and housing.
Areawide Land Use Programs	2. San Luis Obispo Greenbelt. The rural setting that surrounds San Luis Obispo is in direct contrast to the activity within the city. This distinction between city and country should be protected by both the city and county, by establishing a "greenbelt" that would involve property owners in voluntary, innovative methods of open space preservation while maintaining economic land uses. In the area shown in Figure 4-2, the city and county seek to keep undeveloped land open, while accommodating rural homesites.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism to keep undeveloped land open, while accommodating rural homesites.
Rural Area Programs - Agriculture	1. Agricultural Preserves. The county should continue to encourage owners of eligible lands to participate in the agricultural preserve program.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism for encouraging owners of eligible lands to participate in the agricultural preserve program.
Areawide Programs – Transfer of Development Credits	The county should (in coordination with the City of San Luis Obispo) design and implement a voluntary, incentive-based transfer of development credits (TDC) program to transfer potential residential development from sensitive sites to more appropriate sites within the city and urban expansion areas.	Potentially Consistent: Although the proposed Affordable Housing Ordinances direct development in urban areas of the county, the proposal does not address property within the City of San Luis Obispo. The project does not provide for coordination with the City of San Luis Obispo.
Combining Designations	1. The Morros. The county should work with property owners in the morros area to secure guarantees of continuing open space use in the	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county,

Table B.3-9 San Luis Obispo Area Plan

Section	Ordinance	Discussion
Programs – Sensitive Resource Areas	form of agreements, contract or easements to preserve prominent natural features. These agreements are not to provide for public access to private lands unless agreed to by the property owner (for example, if purchased by a public agency or nonprofit land trust). Through a collaborative effort of property owners and public groups, the county is preparing a Morros Master Plan to address the Morros from San Luis Obispo to Morro Bay.	but do not provide a mechanism to guarantee the continuation of open space use.
Areawide Standards	F. Highway Corridor Design Standards. The following standard applies to all land shown within Figure 7-2 (on page 7-6) as the highway corridor design area, which supplements the Sensitive Resource Area combining designation that is applied to the most critical scenic resources such as the Morros. The Highway Corridor Design Standards are intended to protect views of scenic backdrops and background vistas and foreground views from scenic roads and highways, and other environmental resources that provide habitat and watershed drainage.	Potentially Consistent: The proposed Affordable Housing Ordinances do not address the protection of scenic resources. Individual building permits would be subject to this standard.
Combining Designations – Sensitive Resource Areas	B4. Ridgetop Development, Structures within the SRA shall not be located so as to be silhouetted against the sky as viewed from any of the scenic highway or railroad corridors designated in Chapter 6.	Potentially Consistent: The proposed Affordable Housing Ordinances do not address buildings that silhouettes against the sky, but individual building permits would be subject to this standard.
	B6. Landmark Features. Grading and placement of structures shall occur at least 150 feet from any significant rock outcropping or geologic feature that is visible from any of the scenic highway or railroad corridors designated in Chapter 6.	Potentially Consistent: The proposed Affordable Housing Ordinances do not address the protection of significant rock outcroppings or geologic features, but individual building permits would be subject to this standard.
	C1. Locations of development. Locate all development including accessory structures (including water tanks) and access roads in the least visible portion of the site as viewed from any of the scenic highway or railroad corridors designated in Chapter 6, consistent with the protection of other resources. Use existing topographic features first and vegetation second to screen development from public view as much as possible.	Potentially Consistent: Although the proposed Affordable Housing Ordinances encourage development within urban centers, the proposed ordinances do not account for Sensitive Resource Areas.
Urban Area Standards – Rural Lands: E. Los Osos Valley Road	9. Open Space Preservation Easement. Any new development shall include preservation of lands lying above the 200-foot contour within the adjacent Sensitive Resource Area. Preservation of this area shall take the form of an open space or scenic preservation easement offered for dedication to an appropriate public agency or a qualified non-profit conservation operation approved by the County Board of Supervisors.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, but do not provide a mechanism to keep undeveloped land open.

Table B.3-9 San Luis Obispo Area Plan

Section	Ordinance	Discussion
	16. Wetland Mitigation. Each acre of wetland, disturbed or lost, shall be replaced at a ratio of no less than one to one. The selection of the method used to mitigate wetland impacts will be subject to agreement the County, the California Department of Fish and Game, and the U.S. Army Corps of Engineers.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers, away from identified environmentally sensitive areas. However, the proposed ordinances do not address wetlands.

10. SHANDON-CARRIZO AREA PLAN

The Shandon-Carrizo Area Plan was adopted in 1980 and revised in 2003. Specific development standards are included in this area plan to address special problems and conditions in individual communities. In addition, programs are proposed at the end of certain chapters to provide recommended actions to be initiated by the communities through the County or other specified public agency, to work toward correcting local problems or conditions.

Table B.3-10 Shandon-Carrizo Area Plan

Section	Ordinance	Discussion
Rural Area Standards – Combining Designations: SRA	1. Limitation on Use – Soda Lake – Resource extraction and new construction is not permitted within the Soda Lake SRA.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development within urban centers.

11. SOUTH COUNTY AREA PLAN- INLAND

The South County Area Plan was adopted in 1980 and revised in 2006. The primary goals of the area plan are to promote a functional living environment, a strong and viable economy, promote South County's rural character and heritage as well as the long-term sustainability of natural resources.

Table B.3-11 South County Area Plan – Inland

Section	Ordinance	Discussion
Primary Goals	1. A functional living environment, complete with necessary public facilities and services, and an adequate transportation system.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development in urban areas with adequate road capacity, but do not address the circulation system in rural areas.
	4. The rural character and heritage of South County with a strong sense of identity and place.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development into urban areas.
	6. The long-term sustainability of natural resources as growth occurs with sensitivity to the natural and built environment.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development into urban areas. However, they do not directly address sustainability of natural resources.
Supportive Goals: Community Planning	1. Retain the open, low-density character around and between population centers.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development into urban areas.
	2. Plan rural areas for agriculture, low-density residential and recreational development.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development into urban areas.
Supportive Goals: Quality of Life	2. Maintain the rural open countryside of the Nipomo Mesa, the Nipomo Valley and the foothills, as a contrast to the development density and activity within the urban and village areas.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development into urban areas. It would not encourage development in the rural open countryside of the Nipomo Mesa, the Nipomo Valley, and the foothills.
Supportive Goals: Environment	1. Promote the protection of natural resources and encourage the following in new development proposals: a. Retention of sensitive vegetation.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development into urban areas, but do not address the protection of sensitive vegetation.
	d. Blending of new structures into the surrounding environment and minimal visual impacts in areas considered to be scenic.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not contain provisions to minimize visual impacts in areas considered to be scenic.
	e. Protection of cultural and historic resources.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development in urban areas, but do not consider cultural and historic resources.
Planning Area Standards – Areawide	2. Groundwater Recharge Areas. New development shall be located to preserve existing natural drainage areas and aquifer recharge areas and shall incorporate natural drainage systems in new developments to aid in groundwater recharge.	**Potentially Inconsistent:** The proposed Affordable Housing Ordinances do not address development within the flood hazard combining designation

Table B.3-11 South County Area Plan – Inland

Section	Ordinance	Discussion
Rural Area Standards – Areawide: Highway 101 Corridor Design Standards	The purpose of the Highway 101 corridor design standards is to provide public views of: • varied topography including ridgelines and rock features, • significant stands of trees and wildflowers, and • historic buildings and pastoral settings.	Potentially Consistent: The proposed Affordable Housing Ordinances do not address the protection of scenic resources. Individual building permits would be subject to this standard.
	d. Ridegetop Development, Structures shall be located so they are not silhouetted against the sky as viewed from Highway 101.	Potentially Consistent: The proposed Affordable Housing Ordinances do not address buildings that silhouettes against the sky, but individual building permits would be subject to this standard.
Rural Area Standards-Areawide: Rural Village	1. Mix of Land Uses. The village shall contain a mix of land uses that may include a sheltered postal center, community hall, large central park and other smaller recreation areas and facilities. A variety of residential housing types shall be provided, including affordable housing opportunities for the incomes of people who work within the South County planning area. Higher residential densities shall be located toward the village center where they should be mixed with non-residential uses.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county, which could include mixed-use development.
Rural Area Standards – Residential Rural: Green Canyon Property.	1. Biological Resources a. No vegetation clearance shall occur until such time as specific development is proposed. At that time, all efforts will be made to preserve the existing chaparral and coastal scrub habitats. Prior to any vegetation removal a botanical report shall be prepared for all areas proposed for disturbance. In the event sensitive plant species or habitats are encountered, appropriate measures (e.g., avoidance, on-site reestablishment, off-site acquisition, etc.) shall be completed to reduce impacts to less than significant levels.	Potentially Consistent: The proposed Affordable Housing Ordinances direct residential units into urban areas but do not address vegetation removal.
Nipomo Urban Area Standards-Communitywide	Creek Preservation. The following standard applies to land located along the Nipomo Creek within the Nipomo urban reserve line. 1. Nipomo Creek. Retain Nipomo Creek in an open condition within 50 feet of the floodway and incorporate it into site development with landscaping that is compatible with riparian habitat (as recommended by the Department of Fish and Game) as well as compatible with county drainage requirements. All other development, including pedestrian seating and pathways, must be at least 50 feet away from the floodway for Nipomo Creek. Within the central business district (CBD), this provision shall remain in effect until such time that this issue is further evaluated, defined and approved through the Nipomo CBD Design Plan.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address the protection of Nipomo Creek.

Table B.3-11 South County Area Plan – Inland

Section	Ordinance	Discussion
Nipomo Urban Area Standards - Office and Professional	4. Multi-family and single family dwellings as incidental uses may be authorizes by Minor Use Permit approval, subject to the standards and findings required by Land Use Ordinance Chapter 22.08.	Potentially Consistent: The proposed Affordable Housing Ordinances do not restrict the development of residential units within the office and professional land use category.
Nipomo Urban Area Standards – Residential Multi-Family	7. Nipomo Creek Properties. New development on properties with frontage along Nipomo Creek shall provide a 40-foot building setback for open space uses and access to the creek.	Potentially Consistent: The proposed Affordable Housing Ordinances direct development in urban areas of the county. However, the ordinances do not address the protection of Tassajara Creek.

12. TEMPLETON COMMUNITY DESIGN PLAN

The Templeton Design Plan was adopted in 1990 and amended in 1996. The purpose of this design plan is to protect the town's historical character and to recognize and protect its environmental assets while accommodating the substantial growth expected in the near future. The Templeton Community Design Plan serves as a guide for the design of all new commercial, residential and industrial development on land within the Templeton Urban Reserve Line.

Table B.3-12 Templeton Community Design Plan

Section	Ordinance	Discussion
Drainage Plan and Guidelines- Guideline III.E.7: Site Grading	Site plan new development on the least sensitive portion of the site to preserve the natural landforms, geologic features, and vegetation. The plan must direct and provide adequate flow of surface run-off to catch basins while gracefully contouring the land to blend with existing conditions at the boundaries of the site. Gradual transitions between existing topography and man made cut/fill slopes are encouraged.	**Potentially Inconsistent:** Although the proposed Affordable Housing Ordinances direct development in urban areas of the county, the proposed Affordable Housing Ordinances do not address resources located within FH combining designations. The proposal does not address project design.
Site Planning Guidelines - Guideline V.A.10: Cluster Development	Cluster development is strongly encouraged if the site layout design will result in the preservation of unique landforms, vegetation, views, open space, or if the open space offers a distinct function or advantage.	Potentially Consistent: The proposed Affordable Housing Ordinances encourage development in urban areas and provide a mechanism for compact development.

13. TITLE 22 (INLAND LAND USE ORDINANCE)

Title 22 of the San Luis Obispo county code was adopted in 2002. The purpose of this code is to establish and adopt regulations to protect and promote the public health, safety and welfare.

Table B.3-13 Title 22 (Inland Land Use Ordinance)

Section	Ordinance	Discussion
Section 22.14.070 - Geologic Study Area (GSA)	E2. Seismic hazard areas. As required by California Public Resources Code Section 2621 et seq. and California Administrative Code Title 14, Sections 3600 et seq., no structure intended for human occupancy shall be located within 50 feet of an active fault trace within an Earthquake Fault Zone.	**Potentially Inconsistent:** Although no structure intended for human occupancy should be located within 50 feet of an active fault trace within an Earthquake Fault Zone, the proposed Affordable Housing Ordinances do not consider designated Geologic Study Areas (GSA) when allocating residential dwelling units.
Section 22.14.100 - Sensitive Resource Area (SRA)	B. The standards of this Section apply to all uses requiring a land use permit that are located within a SRA combining designation, except agricultural uses not involving buildings, agricultural accessory buildings exempted from permit requirements by Section 22.06.040.E, and one single-family dwelling on a single lot of record.	Potentially Consistent: Although this section does not apply to ministerial projects involving one single-family dwelling on a single lot of record, the proposed Affordable Housing Ordinances prioritize residential development to locate in urban areas.
Section 22.56.020 Tree Preservation	Tree Removal Permit Required - No person shall allow or cause the removal of any tree located within urban or village reserve lines, or other specific areas identified in the planning area standards (Article 9) as being subject to these standards, without first obtaining a tree removal permit.	Potentially Consistent: The proposed Affordable Housing Ordinances do not address the tree protection or removal. Individual building permits would be subject to this standard.

Appendix C

HE 1.10 Minimum Density Parcel Mitigation Measure Analysis

Appendix C
Program H.E. 1.10 Minimum Density Parcel Mitigation Measure Analysis

Introduction

The following table describes the applicability of the Affordable Housing Ordinances (AHO) EIR mitigation measures relative to the fifty parcels identified to have a minimum density requirement in order to implement Housing Element Program HE 1.10. Each parcel was reviewed for environmental conditions/constraints that may require the implementation of the mitigation measures identified in this EIR. This table should serve as a screening tool to assist County staff and project applicants in determining the appropriate level of subsequent CEQA review and technical studies required for site development. In this way, it is intended to streamline the process relative to allowing the development of affordable housing pursuant to this ordinance.

How to Use the Table

The table is set up in such a way that any one of the fifty parcels can be reviewed to determine the potential mitigation measures of this EIR that may apply to a development application on that parcel. Across the top of the table are the 10 environmental issue areas that were analyzed in the program EIR. The third row represents the impacts that were identified for each respective issue area. Below each impact in the subsequent columns are the applicable mitigation measures that may apply to the respective parcels that are shown on the left hand side of the table.

Table Development Methodology

The County's Environmental Division "Pre-Application Notes" that are developed by queuing the County's Geographic Information System database were analyzed for each parcel relative to each particular mitigation measure. For example, the "Pre-Application Notes" were reviewed to assess the potential presence of any identified active faults within a ¼-mile of each parcel. If a fault was identified to be within a ¼-mile radius of the parcel then appropriate mitigation measures G-1(a), G-1(b), and G-1(c) (Fault Location Investigations, Building Envelope Setback and UBC Compliance, respectively) would apply to the parcel. Similar analysis methodologies were applied to each parcel for each identified impact and mitigation measure.

Purpose of the Table

As noted above, the intent of this table is to serve as a constraint analysis screening tool for any prospective developer of each parcel. This analysis serves as an incentive to developers for development on the minimum density parcels by offering a constraint analysis that directly relates to their CEQA requirements. By providing the applicant with a list of constraints at a time when little emotional and financial investments have been made in the project design, both time and money could be saved. This table serves as a management efficiency tool for developers because it will enable them to schedule biologists, geologists, hydrologists, engineers, and other technical professionals early in the development planning phases which will reduce time and money setbacks during later and more crucial phases of development. Each identified mitigation measure in the table were adequately presented and analyzed at the time the Public Draft copy of the EIR was circulated. This table does not introduce new impacts or mitigation measures; it simply applies the existing mitigation measures to the specific parcels.

Limitations

It should be noted that the information used to develop this table was based on the GIS database, not actual site visits, traffic counts, and/or field surveys. Thus, there is no guarantee that the data was accurate enough to be certain that each and every identified mitigation measure applies to the specific parcels. Once a development applicant is submitted to the County, the County has 30-days (per the Permit Streamlining Act) to conduct a site visit and request any additional information from the applicant. The ultimate decision on an appropriate level of CEQA review must be made by County staff. However, it is still encouraged that developers use this table a screening tool to get an understanding for the potential mitigation measures that may apply to development on these specific parcels. The County also strongly encourages applicants to schedule pre-application review meetings with County staff to discuss project concepts prior to preparation of plans and application packages.

Identified Parcels With a Minimum Density Requirement Under Program HE 1.10 and the Applicable EIR Mitigation Measures

HE 1.10 Parcels		Agriculture Impacts		Air Quality Impacts		Biological Resources Impacts			Cultural Resources Impacts			Hydrology and Water Quality Impacts					Geologic Hazards Impacts			Noise Impacts			Public Services Impacts						Transportation and Circulation Impacts				Water Resources Impacts
		AG-1	AG-2	AQ-1	AQ-2	B-1	B-2	B-3	CR-1	CR-2	CR-3	HWQ-1	HWQ-2	HWQ-3	HWQ-4	HWQ-5	G-1	G-2	G-3	N-1	N-2	N-3	PS-1	PS-2	PS-3	PS-4	PS-5	PS-6	T-1	T-2	T-3	T-4	WR-1
#	APN	APPLICABLE MITIGATION MEASURES																															
1	076-201-062	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(a-c)	G-2(a)	G-3(a)	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
2	013-151-034	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	G-3(a)	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
3	013-151-023	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
4	023-441-008	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
5	013-151-044	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	G-3(a)	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
6	074-229-004	na	na	AQ-1(a-e)	AQ-2(a-e)	na	na	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(a-c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
7	074-229-024	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(a-c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
8	074-229-026	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(a-c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
9	074-223-004	na	na	AQ-1(a-e)	AQ-2(a-e)	na	na	na	na	na	na	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
10	074-293-010	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
11	074-293-016	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
12	074-294-016	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
13	074-263-044	na	na	AQ-1(a-e)	AQ-2(a-e)	na	na	na	na	na	na	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
14	092-130-061	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
15	092-130-012	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
16	092-130-014	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
17	092-130-019	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
18	092-130-043	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
19	092-130-044	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
20	092-130-047	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
21	092-130-050	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
22	092-130-051	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
23	092-130-052	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
24	092-141-036	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
25	092-141-037	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
26	092-141-035	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
27	090-123-021	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(a-c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
28	090-123-019	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(a-c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
29	092-130-079	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f)	na	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
30	092-130-048	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
31	092-130-049	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(f-g)	na	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
32	061-044-012	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
33	062-089-014	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
34	062-082-002	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
35	062-087-001	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
36	062-271-038	na	na	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	na	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)

Identified Parcels With a Minimum Density Requirement Under Program HE 1.10 and the Applicable EIR Mitigation Measures

HE 1.10 Parcels		Agriculture Impacts		Air Quality Impacts		Biological Resources Impacts			Cultural Resources Impacts			Hydrology and Water Quality Impacts					Geologic Hazards Impacts			Noise Impacts			Public Services Impacts						Transportation and Circulation Impacts				Water Resources Impacts
		AG-1	AG-2	AQ-1	AQ-2	B-1	B-2	B-3	CR-1	CR-2	CR-3	HWQ-1	HWQ-2	HWQ-3	HWQ-4	HWQ-5	G-1	G-2	G-3	N-1	N-2	N-3	PS-1	PS-2	PS-3	PS-4	PS-5	PS-6	T-1	T-2	T-3	T-4	WR-1
#	APN	APPLICABLE MITIGATION MEASURES																															
37	021-241-001	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
38	021-241-017	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
39	021-241-020	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
40	021-401-011	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
41	021-322-009	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	na	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
42	021-322-013	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
43	021-302-010	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
44	021-331-001	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
45	021-231-024	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
46	021-151-043	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
47	021-302-008	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	na	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
48	040-289-013	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a-c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	G-3(a)	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
49	041-091-007	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	na	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	G-3(a)	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)
50	041-091-022	na	AG-2(a)	AQ-1(a-e)	AQ-2(a-e)	B-1(a)	B-2(a-i)	B-3(a)	CR-1(a)	CR-2(a-c)	CR-3(a-c)	HWQ-1(a&c)	HWQ-2(a-b)	HWQ-3(a)	HWQ-4(a)	na	G-1(c)	G-2(a)	G-3(a)	N-1(a-d)	N-2(a)	tbd	na	PS-2(a)	PS-3(a-c)	na	PS-5(a-b)	na	T-1(b)	na	na	na	WR-1(a-b)

The following is a reduced description of the above mentioned Impacts and mitigation measures identified in this EIR. A full description of the impacts and mitigation measures can be found in the executive summary and within each impact analysis section.

IMPACTS
AG-1 = Agricultural Land Conversion, AG-2 = Adjacent Land Use Conflicts.
AQ-1 = Construction Emission Related Impacts, AQ-2 = Potential Inconsistency with the CAP.
B-1 = Remove sensitive Habitat Areas, B-2 = Impact on Special status Species, B-3 = Impact on Wildlife Movement Corridors.
CR-1 = Impact on Historic Resources, CR-2 = Impact on Pre-Historic Archeological Resources, CR-3 = Impact on Fossil-Bearing Strata.
HWQ-1 = Construction Related Erosion and Pollution Discharges, HWQ-2 = Increased Peak Storm Water Discharge Volumes, HWQ-3 = Long Term Storm Water Pollutant Increases, HWQ-4 = 100-Year Flood Hazards, HWQ-5 = Tsunami Impacts.
G-1 = Fault Hazard Risks, G-2 = Soil Related Hazards, G-3 = Landslide Hazards.
N-1 = Construction Noise, N-2 = Place Housing in Existing Noisy Areas, N-3 = Long Term Noise Increases from Traffic.
PS-1 = Increased Wastewater, PS-2 = Increased Solid Waste, PS-3 = Increased Fire Protection Needs, PS-4 = Increased Police and Emergency Service Needs, PS-5 = Increased Students in Schools, PS-6 = Increased Parkland Demand.
T-1 = Degrade Roadway and Intersection LOS, T-2 = Increased Demand on Pedestrian and Bicycle Facilities, T-3 = Increased Parking Demand, T-4 = Increased Airport Service Demand.
WR-1 = Increased Water Demand

MITIGATION MEASURES
AG-1(a) = Avoidance of Agricultural Areas, AG-1(b) = Inclusionary Housing on Agricultural Parcels, AG-2(a) = Disclosure of Potential Nuisance, AG-2(b) = Agricultural Buffers
AQ-1(a) = Application of Best Available Control Technology for Construction Equipment (CBACT), AQ-1(B) = Dust Control, AQ-1(c) = Cover Stockpiled Soils, AQ-1(d) = Dust Control Monitor, AQ-1(e) = Active Grading Areas, AQ-2(a) = Bicycling and Bikeway Enhancements, AQ-2(b) = Telecommuting, AQ-2(c) = Local Priority
B-1(a) = Sensitive Habitat Survey and Restoration Plan, B-1(b) = Wetland Delineation, B-2(a) = Seasonally-Timed Rare Plant Surveys, B-2(b) = Special-Status Plant Buffer, B-2(c) = Special-Status Plant Species Mitigation Plan, B-2(d) = Special-Status Plant Monitoring, B-2(e) = Wildlife Survey and Mitigation, B-2(f) = Pesticide Compliance, B-2(g) = Bird Pre-Construction Survey, B-2(h) = Minimize Road Widths, B-2(i) = Permits and Agreements, B-3(a) = Migration Corridors.
CR-1(a) = Historical Resource Survey, CR-2(a) = Archaeological Surface Survey, CR-2(b) = Mitigative Data Recovery Excavation, CR-2(c) = Archaeological Resource Construction Monitoring, CR-3(a) = Preparation of a Paleontological Resource Monitoring Plan, CR-3(b) = Paleontological Monitoring, CR-3(c) = Treatment of Paleontological Remains Discovered During Monitoring.
HWQ-1(a) = Grading and Erosion Control Plan, HWQ-1(b) = Storm Water Pollution Prevention Plan, HWQ-1(c) = Transfer Rural Inclusionary Housing Requirements, HWQ-2(a) = Drainage Plan, HWQ-2(b) = Pervious Paving Material, HWQ-3(a) = Pollutant Removal Techniques, HWQ-4(a) = FEMA Consultation, HWQ-4(b) = Dam Inundation Notification, HWQ-5(a) = Tsunami Mitigation.
G-1(a) = Fault Location Investigations, G-1(b) = Building Envelope Setbacks, G-1(c) = UBC Compliance, G-2(a) = Soils/Foundation Report, G-3(a) = Geotechnical Investigations and Practices.
N-1(a) = Construction Hours, N-1(b) = Construction Noise Attenuation, N-1(c) = Construction Equipment, N-1(d) = Transfer Rural Inclusionary Housing Requirements, N-2(a) = Reduction of Nuisance Noise, N-3(a) = Off-site Residence Noise Attenuation.
PS-2(a) = Construction Solid Waste Minimization, PS-3(a) = On-Site Fire Protection, PS-3(b) = Fire/Vegetation Management Plan, PS-3(c) = Structural Safeguards, PS-5(a) = Buildout Date Notification, PS-5(b) = Statutory School Fees.
T-1(a) = Traffic Study, T-1(b) = Transfer Rural Inclusionary Housing Requirements.
WR-1(a) = Proof of Water Supply, WR-1(b) = Water Conservation Measures.