

II. SUMMARY

This Environmental Impact Report (EIR) assesses the environmental impacts associated with the development of the proposed Laetitia Agricultural Cluster Tract Map and Conditional Use Permit Project (proposed project). Janneck Limited is the applicant. This EIR is an informational document that is being used by the general public and governmental agencies to review and evaluate the proposed project. The reader should not rely exclusively on the Summary section as the sole basis for judgment of the proposed project and alternatives. The EIR in its entirety should be consulted for information about the project's environmental impacts and associated mitigation measures. The Summary section includes a set of Impact Summary Tables. These tables summarize the impacts and mitigation measures for each component of the proposed project. The impacts and mitigation measures are discussed in detail in Section V, Environmental Impacts and Mitigation Measures, of the EIR. The Summary section also identifies the various alternatives analyzed as part of the EIR. The details of the alternatives analysis can be found in Section VI, Alternatives Analysis, of the EIR.

The purposes of the Summary section and Impact Summary Tables are to provide the reader with a brief overview of the proposed project, the anticipated environmental effects, and the potential mitigation measures that could reduce the severity of the impacts associated with the project. This EIR was prepared in accordance with State and County of San Luis Obispo (County) administrative guidelines established to comply with the California Environmental Quality Act (CEQA). In compliance with the CEQA Guidelines, the County, as the Lead Agency, prepared an Initial Study for the proposed project and solicited comments through distribution of a Notice of Preparation (NOP). The results of the Initial Study and comments received in response to the NOP were used to help direct the scope of the analysis and the technical studies in this EIR.

A number of federal, state, and local governmental agencies require an environmental analysis of the proposed project consistent with the requirements of CEQA in order to act on the project. These agencies include the County, the California Department of Fish and Game (CDFG), the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and the San Luis Obispo County Air Pollution Control District (SLOAPCD).

A. PROJECT LOCATION

The proposed project is located approximately two miles north of Los Berros Road, two miles north of the community of Nipomo, and two miles south of the City of Arroyo Grande, in the South County Inland planning area of San Luis Obispo County. The site currently supports a winery, vineyards, lemon orchards, one estate residence, and two farm support housing units. Onsite vegetation includes cultivated vineyards and orchards, oak woodland, rock outcrops/grasslands, eucalyptus grove, coastal sage scrub, non-native annual grassland, riparian corridors, and freshwater marsh. The site is located within a rural area, and would utilize onsite wells for water supply. The applicant proposes to construct a private wastewater treatment facility to manage domestic wastewater.

B. PROJECT OBJECTIVES

The applicant proposes to subdivide the approximately 1,910-acre project site into 102 residential lots and four open space lots as an agricultural cluster. Development would occur in three phases, and include the construction of a ranch headquarters that would serve as a homeowner's association facility and community recreation center, an equestrian facility, and tract improvements. A dude ranch would be constructed in the future. The applicant's stated objective is to use the incentives of the Agricultural Cluster Ordinance combined with estate planning to enable future generations of the landowner's families to continue to farm these lands as an economic unit by creating an economically feasible and successful cluster project through a three-phased development that will:

- Preclude future residential development within designated agricultural/open space easements;
- Protect the existing rural character by placing 95 percent (Agricultural land use category) and 90 percent (Rural Lands land use category) of the project site in permanent agricultural/open space easements;
- Provide for the expansion of the existing winery operations and continuation of the family vineyard and winery tradition;
- Create special places to live and enjoy in a scenic rural setting;
- Create a financially feasible project; and,
- Enhance long-term agriculture.

C. PROJECT COMPONENTS

The proposed project consists of the following major components: 1) residential lots; 2) ranch headquarters; 3) equestrian facility; 4) open space lots; 5) access and road improvements; 6) landscaping, signage, and gates; 7) exterior lighting; 8) wastewater treatment and disposal system; 9) water infrastructure; 10) mutual water company; 11) grading and drainage improvements; 12) Agricultural Management and Buffers Plan; 13) future development proposal (dude ranch); and, 14) existing uses, including agricultural production, a winery and tasting room, existing residential, and utility, public, and private easements.

In addition to actions proposed by the applicant, off-site road improvements would be required by the County Department of Public Works, including the following:

- Traffic signal and westbound left-turn pocket at the intersection of Highway 101 Southbound Ramps/Los Berros Road;
- Traffic signal and eastbound left-turn pocket at the intersection of Highway 101 Northbound Ramps/North Thompson Road;
- Stop sign and stop bar striping on the Sheehy Road approach;
- Left-turn lane on North Dana Foothill at the Sheehy Road intersection;
- Improvement of the shoulders in conformance with County Standard A-1(f) along Sheehy Road;
- Improvements in conformance with County Standard A-1(f) along North Dana Foothill Road;

- Improvements in conformance with County Standard A-1(f) along Upper Los Berros Road; and,
- Pavement of unpaved sections of Los Berros Road up to the proposed future dude ranch access point.

D. IMPACT SUMMARY TABLES

The tables on the following pages provide a summary of the potential impacts of the proposed project. The mitigation measures associated with each impact, which are to be implemented by the project applicant in order to reduce the environmental impacts to a level of insignificance, are also summarized. In accordance with CEQA, the Summary Tables identify the following types of potential impacts associated with the proposed development:

Class I Impacts—Significant environmental impacts that cannot be fully mitigated or avoided. The decision maker must adopt a “Statement of Overriding Considerations” as required under CEQA Guidelines Section 15093 if the project is approved.

Class II Impacts—Significant environmental impacts that can be feasibly mitigated or avoided. The decision maker must issue “Findings” under CEQA Guidelines Section 15091(a) if the project is approved.

Class III Impacts—Environmental impacts which are adverse but not significant for which the decision maker does not have to adopt “Findings” under CEQA.

<p align="center">TABLE II-1 - Class I Impacts Unavoidable Significant Environmental Impacts (Decision-maker must issue a "Statement of Overriding Considerations" under CEQA Guidelines Section 15093 if the project is approved.)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
BIOLOGICAL RESOURCES			
<p>BIO Impact 3 Development of the proposed project would result in the removal of and/or impacts to an estimated 300 coast live oak trees that are greater than five inches DBH, as well as impacts to approximately 14.35 acres of native oak woodland habitat. In accordance with Kuehl Bill mitigation techniques, half of the estimated oak trees that are removed or impacts can be replaced, but due to the long time period required for the planted trees to develop equivalent oak woodland habitat values, and the fact there is no assurance that oak trees within lot boundaries would be protected in the future, impacts to oak trees and oak woodlands are significant and unavoidable.</p>	<p>Long-term</p>	<p>BIO/mm-14 At the time of application for subdivision improvement plans or grading permits, the applicant shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved arborist prior to approval of grading permits, and shall include the following items:</p> <p>a. Comprehensive Oak Tree Inventory. This shall include the following information:</p> <ol style="list-style-type: none"> 1. An inventory of all oak trees at least five inches in diameter at breast height within 50 feet of all proposed impact areas. All inventoried trees shall be shown on maps. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables. 2. Identification of trees that will be retained, removed, or impacted. This information shall be shown on maps and cross-referenced to data tables described in item a. 3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, community water and wastewater facilities, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans. In addition, the plans shall include any fenced areas for livestock or pets and fuel reduction areas prescribed by CAL FIRE. 4. A landscaping plan that describes the size and species of all trees, shrubs, and lawns proposed to be planted in the project area, including the limits of irrigated areas and areas proposed for treated effluent disposal. 	<p>Significant, adverse, unavoidable</p>

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		<p>5. Revised drainage patterns that are within 100 feet upslope of any existing oak trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes in the vicinity of these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage.</p> <p>b. Oak Tree Avoidance Measures. Grading and development within proposed lots shall avoid the removal of oak trees to the maximum extent possible. Such activities shall minimize potential disturbance to oaks and their associated root zones to the maximum extent possible, within final sits plans requiring concurrence from county staff to ensure compliance with this provision.</p> <p>c. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs within 50 feet of impact areas. The following guidelines shall be included:</p> <ol style="list-style-type: none"> 1. A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area is generally defined as 1.0 to 1.5 times its diameter at breast height. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree. 2. All trees to remain within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid 	

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		<p>surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. The project arborist shall approve any work within the root protection zone.</p> <p>3. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plants for up to three years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).</p> <p>4. The applicant shall minimize trimming of oak trees to remain on-site. Removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (10 percent or less is best, 25 percent maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.</p> <p>BIO/mm-15 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit an Oak Tree</p>	

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		<p>Replacement, Monitoring, and Conservation Plan. Of those trees identified in the Oak Tree Inventory, Avoidance, and Protection Plan as being removed or impacted, 50 percent shall be replaced per county and Kuehl Bill standards. A conservation easement or monetary contribution to the Oak Woodlands Conservation Fund shall be used for the remaining mitigation.</p> <p>a. The county-approved arborist shall provide or submit approval of an oak tree replacement plan at a minimum 4:1 ratio for oak trees removed and a minimum replacement ration of 2:1 ratio for oak trees impacted (i.e., disturbance within the root zone area).</p> <ol style="list-style-type: none"> 1. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county. 2. Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. Replacement trees shall be planted in natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and 	

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		<p>at the canopy/dripline edge of existing mature native oak trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g., lawns, irrigated areas, etc). Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes regular weeding (hand removal at a minimum of once early fall and once early spring within at least a three-foot radius from the tree or installation of a staked "weed mat" or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County by October 15 each year. Annual monitoring reports will include specifics discussed below.</p> <p>3. The restored area shall be at a minimum equal in size to the area of oak woodlands lost of disturbed.</p> <p>BIO/mm-16 The applicant can mitigate the remaining 50 percent of the oak woodland impacts by one of the following ways: 1) provide for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes 2000 square feet per tree removed; 2) provide for funding to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements.</p>	

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		a. Prior to approval of subdivision public improvement plans or grading permit issuance, the applicant shall record a conservation easement that protects 2000 square feet of oak woodland habitat for each tree removed in perpetuity. The conservation easement shall be controlled by a qualified conservation organization. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or Greenspace the Cambria Land Trust. If the applicant is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements. The final funding amount shall include \$970.00 for each tree removed.	
BIO Impact 7 The proposed project would result in a decrease in water quality and quantity within Los Berros Creek and steelhead critical habitat.	Long-term	Implement BIO/mm-1 through BIO/mm-13 , BIO/mm-28 , and WAT/mm-1 through WAT/mm-8 , and WAT/mm-11 through WAT/mm-14 .	Significant, adverse, unavoidable
ARCHAEOLOGICAL RESOURCES			
AR Impact 1 Implementation of the proposed project would directly impact known, significant archaeological sites SLO 2526 and SLO-2528. Grading and trenching activities associated with the implementation of proposed vineyard replacement areas may result in the disturbance of known, significant, subsurface archaeological materials within sites SLO-1317 and SLO-2522.	Long-term	AR/mm-1 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a revised plan showing elimination of lots 13, 14, 68, and 69. The applicant shall delineate archaeological sites SLO-1317, SLO-2522, SLO-2526, and SLO-2528 as Environmentally Sensitive Areas (ESAs) on the project plans. ESAs shall be specified in the open space easement as applicable, to ensure full protection, and shall not include a reference to archaeological resources. All new development including proposed replacement vineyards shall be located outside the designated ESAs. ESAs that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and the limits of the sensitive area shall be fenced prior to any grading.	Significant, adverse, unavoidable

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<p>AR Impact 9 Proposed grading and construction activities would result in the direct disturbance and destruction of significant archaeological sites, which would contribute to the loss of intact archaeological resources in the South County area, resulting in a significant and unavoidable cumulative impact.</p>	Long-term	Implement mitigation measures AR/mm-1 and AR/mm-8.	Significant, adverse, unavoidable
<p>AGRICULTURAL RESOURCES</p>			
<p>AG Impact 1 Implementation of the proposed project would result in the permanent loss of 12.5 acres of Farmland of Statewide Importance, 3.0 acres of Farmland of Local Importance, 153 acres of Unique Farmland, including 113 acres of productive vineyard, and 61.9 acres of Grazing Land. Implementation of the proposed project would set an adverse precedent in the county by resulting in the permanent conversion and loss of 113 acres of existing productive vineyard.</p>	Long-term	No feasible mitigation measures are available that would mitigate impacts due to the loss of Farmland and productive vineyard. Impacts could be substantially reduced with redesign of the subdivision, including elimination of lots and development within proposed within productive areas.	Significant, adverse, unavoidable
<p>AG Impact 2 The non-contiguous nature of the proposed project and inadequate buffers between the existing agricultural use and proposed residential use and access roads would create land use conflicts, which would compromise the productivity of the existing agricultural operation.</p>	Long-term	<p>AG/mm-1 Prior to transfer of the parcels created by this subdivision, the applicant shall disclose to prospective buyers, of all parcels created by this proposal, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the county's Right to Farm ordinance currently in effect at the time said deed(s) are recorded.</p> <p>AG/mm-2 Prior to issuance of construction permits for individual lot development, plans shall show that existing trees and vegetation located between residential building envelopes and agricultural areas shall be retained.</p> <p>AG/mm-3 Prior to final acceptance of subdivision improvements, the applicant shall install no-climb fencing along the perimeter of existing and</p>	Significant, adverse, unavoidable

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		proposed vineyards, at the interface between residential uses, ranch headquarters, equestrian facility, and residential access roads.	
AG Impact 4 Implementation of the proposed project would significantly contribute to the cumulative loss of productive Farmland.	Long-term	Implement AG/mm-1 through AG/mm-3 .	Significant, adverse, unavoidable
TRANSPORTATION AND CIRCULATION			
TR Impact 4 The proposed project would add traffic to southbound Highway 101 during the p.m. peak hour and exacerbate an existing deficient condition according to Caltrans standards. Congestion under LOS D conditions would be limited. The proposed project would exacerbate existing deficient conditions at the Highway 101/Los Berros Road/North Thompson Road ramp junctions during the p.m. peak hour.	Long-term	TR/mm-5 Upon submittal of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works and Caltrans to lengthen the deceleration lane at the southbound and northbound off-ramps by 50 feet and lengthen the northbound on-ramp merge acceleration lane by 25 feet. The applicant shall construct and implement the improvements under a Caltrans encroachment permit or Project Study Report, as determined by Caltrans. No occupancy shall occur until all improvements are completed.	Significant, adverse, unavoidable
TR Impact 10 The proposed control of the emergency vehicle access at Laetitia Vineyard Drive does not guarantee emergency-only access, because residents could open and close the gate for non-emergency use.	Long-term	TR/mm-11 Prior to approval of subdivision improvement plans, the applicant shall submit a revised site plan showing the proposed access control at Laetitia Vineyard Drive for County Department of Planning and Building and California Department of Forestry and Fire Protection (CAL FIRE) review and approval. This site plan shall detail the features to be installed that will allow emergency access while limiting typical residential traffic. Potential access control measures could include, but not be limited to, a gate controlled by opticom transmitters and detectors, and signage. No occupancy shall occur until all improvements are completed.	Significant, adverse, unavoidable
TR Impact 13 The proposed control of the emergency vehicle access at Laetitia Vineyard Drive does not guarantee emergency-only access, because residents could open and close the gate for non-emergency use, significantly contributing to the cumulative degradation of this intersection.	Long-term	Implement TR/mm-11 .	Significant, adverse, unavoidable
TR Impact 15 The proposed project would	Long-term	Implement TR/mm-5 .	Significant,

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exacerbate projected deficient operations along Highway 101 during the a.m. and p.m. peak hours under Cumulative Conditions. The proposed project would exacerbate existing deficient conditions at the Highway 101/Los Berros Road/North Thompson Road ramp junctions during the p.m. peak hour under Cumulative Conditions.			adverse, unavoidable
AIR QUALITY			
AQ Impact 6 ROG, NO _x and PM ₁₀ long-term operation emissions would exceed the APCD's Tier II Threshold. Development of the project would result in a direct long-term impact on air quality.	Long-term	<p>AQ/mm-11 The following mitigation measures shall be implemented at the time of application for subdivision improvement plans or grading permits, and individual lot construction permits: Where applicable, only wood burning devices meeting SLOAPCD Rule 504 shall be installed.</p> <p>AQ/mm-12 At the time of application for subdivision improvement plans or grading permits, and subsequent individual lot construction permits, the applicant shall submit plans and covenants, conditions and restrictions demonstrating compliance with the following measures:</p> <ol style="list-style-type: none"> a. Increase the building energy efficiency rating by 20 percent above Title 24 requirements (i.e., increase attic, wall, or floor insulation, install double pane windows, use efficient interior lighting, etc.). b. Use electric lawnmowers for common area landscaping. c. Use drought-resistant native trees, trees with low emissions (e.g., terpenes), and high carbon sequestration potential. Evergreen trees on the north and west sides afford the best protection from the setting summer sun and cold winter winds. Additional considerations include the use of deciduous trees on the south side of the house that will provide shade in summer but allow sunlight in winter. d. Install solar panels and solar water heaters to achieve at least 50 	Significant, adverse, unavoidable

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		<p>percent of expected building energy needs.</p> <ul style="list-style-type: none"> e. Building positioning and engineering that eliminate or minimize the development's active heating and cooling needs (e.g., solar orientation). f. Have two to three neighborhood electric vehicles available onsite for residents to use to travel between homes and project amenities (i.e., pool, spa, community center). g. Provide front and back yard outdoor electrical outlets to encourage the use of electric appliances and tools. h. Construct bicycle routes/lanes on all internal roads, local streets, and collectors. i. Build new homes with internal wiring/cabling that allows Internet use simultaneously in at least three locations in each home. j. Provide pedestrian signalization and signage to improve pedestrian safety. k. Shade tree planting along southern exposures of buildings to reduce summer cooling needs. l. Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs. m. Use high efficiency, gas or solar water heaters. n. Use energy efficient built-in appliances. o. Use low energy street and common area lights (i.e. sodium). p. Use energy efficient interior lighting. q. Use low energy traffic signals (i.e. light emitting diode). r. Install door sweeps and weather stripping if more efficient doors and windows are not available. s. Install high efficiency or gas space heating. t. Provide passive ambient ceiling lighting (sky lights, solar tubes) in at least 50 percent of occupied rooms, closets, and bathrooms. <p>AQ/mm-13 At the time of application for subdivision improvement</p>	

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		<p>plans or grading permits, the applicant shall consult with SLOAPCD to define and implement off-site emission reduction measures to reduce emissions to below Tier II levels. Excess emissions shall be multiplied by the cost effectiveness of mitigation as defined in the State's current Carl Moyer Incentive Program Guidelines to determine the annual off-site mitigation amount. This amount shall then be extrapolated over the life of the project to determine total off-site mitigation. Off-site emission reduction measures may include, but would not be limited to:</p> <ul style="list-style-type: none"> a. Developing or improving park-and-ride lots; b. Retrofitting existing homes in the project area with APCD-approved wood combustion devices; c. Retrofitting existing homes in the project area with energy-efficient devices; d. Constructing satellite worksites; e. Funding a program to buy and scrap older, higher emission passenger and heavy-duty vehicles; f. Replacing/re-powering transit buses; g. Replacing/re-powering heavy-duty diesel school vehicles (i.e., bus, passenger, or maintenance vehicles); h. Funding an electric lawn and garden equipment exchange program; i. Retrofitting or re-powering heavy-duty construction equipment, or on-road vehicles; j. Re-powering marine vessels; k. Re-powering or contributing to funding clean diesel locomotive main or auxiliary engines; l. Installing bicycle racks on transit buses; m. Purchasing particulate filters or oxidation catalysts for local school buses, transit buses or construction fleets; n. Installing or contributing to funding alternative fueling infrastructure (i.e., fueling stations for CNG, LPG, conductive and inductive electric 	

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		vehicle charging, etc.); o. Funding expansion of existing transit services; p. Funding public transit bus shelters; q. Subsidizing vanpool programs; r. Subsidizing transportation alternative incentive programs; s. Contributing to funding of new bike lanes; t. Installing bicycle storage facilities; and, u. Providing assistance in the implementation of projects that are identified in city or county bicycle master plans.	
AQ Impact 9 The proposed project is inconsistent with the general land use and planning policies identified in the Clean Air Plan, resulting in air pollutants generated by increased traffic trips, resulting in a long-term, significant, and unavoidable impact.	Long-term	Implement AQ/mm-12 and AQ/mm-13 .	Significant, adverse, unavoidable
AQ Impact 10 The proposed project is inconsistent with the regional land use and planning policies identified in the Clean Air Plan, resulting in a cumulative, significant, adverse, and unavoidable impact.	Long-term	Implement AQ/mm-12 and AQ/mm-13 .	Significant, adverse, unavoidable
NOISE			
NS Impact 2 Development of the proposed project would create significant amounts of new vehicle traffic traveling on North Thompson Road, which would exacerbate the current exceedance of the 60 dBA outdoor noise threshold as defined by the Noise Element. Project-generated vehicle traffic traveling on North Thompson Road would result in a direct long-term noise impact.	Long-term	There are no feasible measures to mitigate this impact.	Significant, adverse, unavoidable
NS Impact 3 Development of the proposed project would expose residential parcels of Sub-cluster C (Lots	Long-term	There are no feasible measures to mitigate this impact.	Significant, adverse,

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46 through 65) to stationary noise levels associated with activities resulting from operations at the processing facility during harvest season estimated to exceed the hourly nighttime L_{eq} threshold of 45 dBA and the hourly daytime 50 dBA L_{eq} thresholds, resulting in a direct long-term noise impact. Development of the proposed project would expose residential parcels throughout the project site to equipment noise levels associated with vineyard operations estimated to exceed the hourly nighttime L_{eq} threshold of 45 dBA and the hourly daytime 50 dBA L_{eq} thresholds, resulting in a direct long-term noise impact.			unavoidable
NS Impact 5 Development of the proposed project would significantly contribute to cumulative vehicle traffic on North Thompson Road, which would exacerbate the current exceedance of the 60 dBA outdoor noise threshold as defined by the Noise Element under cumulative conditions, resulting in a direct long-term noise impact.	Long-term	There are no feasible measures to mitigate this impact.	Significant, adverse, unavoidable
AESTHETIC RESOURCES			
AES Impact 4 Visibility of development and associated earthwork related to Main Road 2, residential development of Sub-cluster E (Lots 87 through 105), Roads A, B, E, and F, residential development on Lot 46, the water storage tank, associated cut slope and access road, would adversely affect the rural visual character and increase noticeability of the project as seen from Highway 101	Long-term	AES/mm-9 Upon submittal of subdivision improvement plans, the applicant shall submit revised plans showing the realignment of Main Road 2 in the vicinity of Sub-cluster E to a location below the relocated residential lots of Sub-cluster E, below the 660-foot elevation line. AES/mm-10 Upon submittal of subdivision improvement plans, the applicant shall realign Road A to a location below the lots of Sub-cluster A.	Significant, adverse, unavoidable

<p align="center">TABLE II-1 - Class I Impacts Unavoidable Significant Environmental Impacts (Decision-maker must issue a "Statement of Overriding Considerations" under CEQA Guidelines Section 15093 if the project is approved.)</p>			
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<p>resulting in a direct long-term impact.</p>		<p>AES/mm-11 Upon submittal of subdivision improvement plans, the applicant shall provide plans showing the following modifications regarding the water storage tank facility:</p> <ul style="list-style-type: none"> a. The water storage tank shall be placed below ground. b. The grading plan shall be modified such that no horizontal bench for the tank site, service or parking is visible from Highway 101. c. The access road to the water tank shall be realigned to approach the tank site from the eastern side of the ridge, and shall not be visible from Highway 101. <p>AES/mm-12 Prior to approval of the subdivision improvement plan,, the applicant shall modify Sub-cluster C as follows:</p> <ul style="list-style-type: none"> a. Lot 46 shall be eliminated. <p>AES/mm-13 Upon application submittal of subdivision improvement plans, the applicant shall realign Road B to a location below the relocated lots of Sub-cluster D.</p> <p>AES/mm-14 Upon application submittal of subdivision improvement plans, the applicant shall modify Sub-cluster E as follows:</p> <ul style="list-style-type: none"> a. All lots within Sub-cluster E (Lots 87 through 105) shall be relocated below the 660 foot elevation contour. b. All building envelopes shall be relocated to the lowest elevation possible within each lot. <p>AES/mm-15 Upon application submittal of subdivision improvement plans, the applicant shall realign Roads E and F and any access drives to locations below the residential lots they serve. No earthwork associated</p>	

TABLE II-1 - Class I Impacts Unavoidable Significant Environmental Impacts (Decision-maker must issue a "Statement of Overriding Considerations" under CEQA Guidelines Section 15093 if the project is approved.)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		with these roads shall extend above the 660-foot elevation contour.	
AES Impact 5 Visibility of the residential development of Sub-cluster A (Lots 1 through 23) would adversely affect the rural visual character of the area and would be in conflict with SRA goals and the Highway 101 Corridor Design Standards, resulting in a direct long-term impact.	Long-term	AES/mm-16 Prior to approval of the subdivision improvement plan, the applicant shall modify Sub-cluster A as follows: <ul style="list-style-type: none"> a. Lots 11 and 12 shall be relocated across from Lots 13 and 14, along Road K. b. All building envelopes for Lots 1 through 23 shall be relocated to the lowest elevation possible within each lot. AES/mm-17 At the time of application submittal for construction permits on individual residential lots, plans shall show that all accessory structures shall be located with the building envelope for each lot.	Significant, adverse, unavoidable
AES Impact 6 Visibility of the residential development of Sub-cluster B (Lots 24 through 43) would adversely affect the natural and rural visual character of the Upper Los Berros Road corridor resulting in a direct long-term impact.	Long-term	AES/mm-18 Upon submittal of subdivision improvement plans, the applicant shall modify Sub-cluster B as follows: <ul style="list-style-type: none"> a. Lots 27, 28, and 29 shall be relocated north of Lot 24, west of Road J. b. Building envelopes within Lots 36, 37, 38, 41, 42, and 43 shall be relocated immediately adjacent to Road I. c. Site grading on Lots 36, 37, 38, and 39 shall be minimized to the greatest extent possible. Stepped foundations and other methods shall be used to minimize visible grading and reduce hillside scarring. Structure floor elevations shall generally follow the natural landform. Unavoidable grading shall be contour-graded where possible to avoid engineered, angular landforms. d. Native trees and shrubs shall be planted and maintained along the north side of Upper Los Berros Road to screen views of the residences. The screen planting shall run along the entire project frontage from the equestrian facility to a point east of Lot 40. The 	Significant, adverse, unavoidable

TABLE II-1 - Class I Impacts Unavoidable Significant Environmental Impacts (Decision-maker must issue a "Statement of Overriding Considerations" under CEQA Guidelines Section 15093 if the project is approved.)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		planting shall be designed to look like naturally occurring vegetation to the greatest extent possible. Gaps in the screen planting may occur in order to achieve a natural appearance; however, the gaps shall not be greater than 30 feet in length and shall not occur at intervals closer than 200 feet. Tree species shall include primarily coast live oak. A minimum of 70 percent of the total screen tree planting shall be planted from 48-inch box containers. The remaining 30 percent of the screen planting shall be from one-gallon containers.	
AES Impact 18 The visibility of individual project elements in the context of emerging development along the Highway 101 corridor would result in direct and indirect long term adverse cumulative impacts.	Long-term	AES/mm-26 Prior to approval of the subdivision improvement plan, the applicant shall modify the project to comply with all adopted mitigation measures.	Significant, adverse, unavoidable
HAZARDS AND HAZARDOUS MATERIALS			
HM Impact 2 The proposed project is inconsistent with CAL FIRE requirements for maximum road lengths, which may result in a significant fire hazard.	Long-term	<p>HM/mm-2 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit an access plan showing secondary access at Laetitia Vineyard Drive. Crash gates shall not be allowed. Proposed gates shall open automatically upon approach.</p> <p>HM/mm-3 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a revised tract map showing the elimination of Lots 9 through 17 or reconstruction of Access Road A to meet CAL FIRE standards.</p>	Significant, adverse, unavoidable
PUBLIC SERVICES AND UTILITIES			
PSU Impact 4 The proposed project would increase the number of residents served by the CAL FIRE and other emergency services, which would result in an increased demand for emergency services personnel.	Long-term	PSU/mm-6 Upon application for subdivision improvement plans, the applicant shall dedicate land to be used for the future construction of a CAL FIRE station to be located on the proposed project site. The location of the fire department shall be outside of known environmentally sensitive areas, including archaeological sites and biological habitats, and shall not require the removal of vineyards.	Significant, adverse, unavoidable

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
GEOLOGY AND SOILS			
GEO Impact 1 Portions of the project site lie within areas that could be affected by landslides.	Short-term	GEO/mm-1 Prior to issuance of grading or building permits for Lots 94 through 97, 100, and 101 (as shown on Tentative Tract Map 2606, refer to Figure III-4) the applicant shall submit a final report prepared by a Certified Engineering Geologist that contains specific recommendations for stabilization of the landslide materials, consistent with the recommendations of the <i>Engineering Geology Investigation and Preliminary Soil Engineering Report</i> (GeoSolutions, Inc.; December 10, 2004). The report shall be based upon downhole logging of borings to assess the depth and character of the landslide materials. A numerical slope stability analysis may be necessary to verify slope stability.	Less than significant with mitigation
GEO Impact 2 Grading activities would result in potentially unstable cut and fill slopes throughout the project, potentially creating a significant hazard. Stability of the natural descending slope in the vicinity of Ponds 2 and 3 could also be compromised if seepage from the ponds occurred.	Short-term	GEO/mm-2 Prior to issuance of grading or building permits for tract improvements, the applicant shall submit plans showing that the design and construction of the tract improvements conform to the recommendations presented in the <i>Engineering Geology Investigation and Preliminary Soil Engineering Report</i> (GeoSolutions, Inc.; December 10, 2004). Excavation, fill, and construction activities shall conform to Title 19 of the County of San Luis Obispo Building and Construction Ordinance, and the California Building Code. GEO/mm-3 Prior to issuance of grading permits, the project Engineering Geologist and Soils Engineer shall review the final grading plan. During construction, the project Engineering Geologist and Soils Engineer shall observe grading operations to document conformance with the recommendations of the <i>Engineering Geology Investigation and Preliminary Soil Engineering Report</i> (GeoSolutions, Inc.; December 10, 2004). Any unusual subsurface conditions encountered during grading should be brought to the attention of the project Engineering Geologist and Soils Engineer.	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>GEO/mm-4 Upon application for grading or building permits for individual lot development, individual soils engineering reports, prepared by a Soils Engineer, shall be submitted. The report shall conform to the California Building Code.</p> <p>GEO/mm-5 Prior to issuance of grading or building permits for the ranch headquarters structures, equestrian facility structures, the dude ranch, the wastewater treatment facility, and the ponds, the applicant shall submit soils engineering reports prepared by a Soils Engineer, and conforming to Sections 1804.2 through 1804.5 and 3309.5 (or other applicable sections) of the California Building Code. As part of the soils engineering report for the ponds, the natural and proposed slopes surrounding the ponds shall be analyzed for stability under static and seismic conditions, and under the conditions that would be present if seepage from the ponds occurred. The recommendations of the individual soils engineering reports shall be implemented during construction, including but not limited to recommendations specific to building pad preparation, roadway grading and construction, foundation preparation and construction, underground facilities construction, retaining wall preparation and construction, and surface and subsurface drainage management.</p>	
<p>GEO Impact 3 The surficial soils at the site where development is proposed have the potential to be expansive.</p>	Short-term	<p>GEO/mm-6 Prior to issuance of grading or building permits, the project Engineering Geologist and Soils Engineer shall review the final foundation plans for all proposed structures.</p> <p>GEO/mm-7 Prior to issuance of grading or building permits for individual lot development, the ranch headquarters, equestrian facility structures, the dude ranch, the wastewater treatment facility, and treated effluent storage ponds, the applicant shall submit individual soils engineering reports prepared by a Soils Engineer. The reports shall conform to Sections 1804.2 through 1804.5 and 3309.5 (or other</p>	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		applicable sections) of the California Building Code. The soils reports shall address expansion potential and provide appropriate recommendations, which shall include, but not be limited to: the replacement of expansive native soils with non-expansive engineered fill, conventional continuous and spread footings connected with grade beams, drilled cast-in-place concrete caissons connected with grade beams, post-tensioned foundations, or mat foundations. The recommendations of the soils engineering reports shall be implemented during construction.	
GEO Impact 4 Buildings sited over Monterey formation materials may be subjected to radon gas.	Short-term	GEO/mm-8 Prior to issuance of grading or building permits for development that overlies Monterey formation as determined by individual soils engineering reports (anticipated to be Lots 37 and 38 in Phase 1, Lots 87, 88, and 89 in Phase Three, and the dude ranch) radon gas testing shall be conducted, and the results shall be submitted to the County Planning and Building Department. In the event that radon gas is determined to be present, buildings shall be designed and constructed in accordance with Environmental Protection Agency (EPA) guidelines for minimizing impacts associated with radon gas exposure.	Less than significant with mitigation
GEO Impact 5 Structures may be subjected to strong ground shaking and associated damage due to seismic activity.	Long-term	Implement GEO/mm-4 . GEO/mm-9 Prior to issuance of grading or building permits, the applicant shall submit plans for structures that shall be designed in accordance with the seismic parameters presented in the <i>Engineering Geology Investigation and Preliminary Soil Engineering Report</i> (GeoSolutions, Inc.; December 10, 2004) and the applicable sections of the California Building Code. The project Engineering Geologist and Soils Engineer shall review the final foundation plans. If any inhabitable structures are planned within 300 feet of either of the postulated alignments of the Wilmar fault, a fault investigation by a Certified Engineering Geologist should be performed to determine the absence or presence of faulting.	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<p>GEO Impact 6 Seismically-induced slope failure could occur in areas of existing landslides or in the slopes surrounding the ponds.</p>	<p>Long-term</p>	<p>GEO/mm-10 Prior to issuance of a construction permits for development within Phase Three, including individual lot development, water tank construction, and tract road improvements, the applicant shall submit individual soil engineering reports prepared by a Certified Engineering Geologist. The recommendations of the report shall be implemented during construction. The report shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Specific recommendations for stabilization of the landslide materials, including but not limited to removal of landslide debris and replacement with engineered fill. b. A numerical slope stability analysis under seismic conditions may be necessary to verify slope stability. c. Analysis of the stability of the slopes surrounding the ponds under seismic conditions, and under the conditions that would be present in the event of seepage from the ponds. 	<p>Less than significant with mitigation</p>
<p>WATER RESOURCES</p>			
<p>WAT Impact 1 Development of the proposed project would potentially result in a direct impact to long-term water supply resources during drought conditions extending beyond three years.</p>	<p>Long-term</p>	<p>WAT/mm-1 At the time of application for subdivision improvement plans, the applicant shall prepare a Water Master Plan for approval by the County Planning and Building Department and Health Department. The plan shall include provisions that operations of the domestic water system would be monitored in accordance with all applicable standards and regulations using a certified operator(s) to oversee well pumping, storage, distribution, maintenance of the system, and overall water quality in accordance with all State and County requirements.</p> <p>The plan shall be developed by a County-qualified consultant with experience specific to interior and exterior water usage for each type of approved use (e.g., the residential landscape watering section would be prepared by a landscape architect or contractor familiar with the area's</p>	<p>Less than significant with mitigation</p>

TABLE II-2 - Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>vegetation to provide guidelines for residents covering water conservation techniques, and lists of ornamental drought-tolerant plants that would do well in the native soils, etc.). The program shall address all consumer-controlled water uses (e.g., landscaping, washing, showers, etc.). Once the program is developed, the plan shall also specify how this information will be disseminated to all future home builders and residents. The plan shall be administered by the mutual water company.</p> <p>The plan shall show how the initial landscaping will have low-water requirements. As applicable, at a minimum the following shall be used: (1) all common area and residential irrigation shall employ low water use techniques (e.g., soil moisture sensors, drip irrigation); (2) residential landscaping shall be limited to 1,500 square feet (maximum), with turf area limited to 20 percent of the site's total irrigated landscape area, and with remaining landscaping being drought-tolerant and having low water requirements (e.g., use of native vegetation, etc.); (3) all common area landscaping shall use no turf or other water intensive groundcover and will use ornamental native plants where feasible.</p> <p>The Master Plan shall also include a Drought Water Management Program, which shall provide guidelines on how all land uses shall be managed during "severe" drought (drought exceeding three years), including landscaping. These measures would go into effect during periods of "severe" drought. This plan shall include, but is not necessarily limited to:</p> <ul style="list-style-type: none"> a. The definition of a "severe" drought year (as defined by National Oceanic and Atmospheric Administration's Palmer Drought Severity method or other similarly recognized methodology); b. Identification of general measures available to reduce indoor water usage for future development; 	

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>c. Identification of specific measures to be applied for landscape watering;</p> <p>d. Determination of appropriate early triggers to determine when "severe" drought conditions exist and process for initiating additional water conservation measures for tract and future development.</p> <p>e. Proposed drought-management policies shall not include a "reduction or periodic cessation of agricultural irrigation."</p> <p>Once it is determined that a "severe" drought condition exists, restricted (drought) water usage measures shall remain in effect until it is shown satisfactorily to the County that the "severe" drought condition no longer exists.</p> <p>WAT/mm-2 At the time of application for subdivision improvement plans, the applicant shall submit revised plans showing the use of tertiary treated effluent to provide irrigation for common area landscaping in a manner consistent with the Basin Plan.</p> <p>WAT/mm-3 At the time of application for subdivision improvement plans (for common areas) or prior to permit issuance (for individual lots), the following measures shall be shown on applicable plans for landscaped and turf areas:</p> <p>a. To maximize drought-tolerance and minimize water usage, warm season grasses (excludes bermuda grass) such as buffalo grass, shall be used;</p> <p>b. A computerized irrigation controller shall be installed that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes.</p> <p>c. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g.,</p>	

TABLE II-2 - Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch; and,</p> <p>d. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently.</p> <p>WAT/mm-4 Prior to issuance of building permits for development on the proposed parcels, proposed construction plans must include indoor water conservation measures including: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets or installation of high efficiency toilets; and point-of-use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen.</p> <p>WAT/mm-5 Prior to final inspection of construction permits, for structures where the pipe from the hot water heater to any faucet is greater than 20 feet in length, apply one or more of the following: 1) install a hot water pipe circulating system for entire structure; 2) install "point-of-use" water heater "boosters" near all hot water faucets (that are greater than 20 linear pipe feet from water heater), or 3) use the narrowest pipe possible (e.g., from 1" to ½" diameter). Prior to permit issuance, the measure(s) to be used shall be shown on all applicable plumbing plans.</p> <p>WAT/mm-6 Prior to issuance of construction permits, the applicant shall submit landscape plans for the proposed parcels that include the following outdoor conservation measures: limited irrigated landscape area of 1,500 square feet, low water-use plant materials, turf area limited to 20 percent of the site's total irrigated landscaped area, soil moisture sensors, and drip irrigation systems.</p>	

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		WAT/mm-7 Prior to issuance of construction permits, the applicant shall pay a supplemental water development fee for each residential unit as required by County Ordinance.	
WAT Impact 2 Development of the proposed project would potentially result in a direct, long-term impact to available domestic water supply if over-pumping or inefficient use of available domestic water resources occurs.	Long-term	WAT/mm-8 At the time of application for subdivision improvement plans, plans shall show that water meters shall be installed at all wells providing water to the proposed project (potable and non-potable uses), and for each approved use/building. All common landscaped areas and structures being provided water shall install a water meter. Monthly meter readings shall be taken at all meters and evaluated for possible water loss from pipes. Should a greater than 15 percent loss of delivered water be shown (or loss amount determined appropriate by the County Environmental Health Division), the leaking pipe(s) within the development shall be identified and replaced within 60 days from when the leak is detected. The proposed mutual water company shall provide the Environmental Health Division with a yearly report that includes all of the monthly information, water loss summary, and any remedial work completed. No additional building permit or business license will be issued until any identified remedial work has been completed.	Less than significant with mitigation
WAT Impact 3 Development of the proposed project would potentially indirectly reduce downstream flow by up to 0.1 cubic-feet per second.	Long-term	Implement WAT/mm-1 through WAT/mm-8 .	Less than significant with mitigation
WAT Impact 4 Implementation of the proposed project would create additional impervious surfaces, and would result in a net increase in peak stormwater discharge, resulting in a potentially significant impact.	Long-term	WAT/mm-9 Prior to recordation of the final map, the applicant shall submit a final drainage plan to the County Public Works Department for review and approval. WAT/mm-10 Prior to issuance of construction permits for individual lot development, the applicant shall submit landscaping plans to the County Planning and Building Department for review and approval incorporating the following measures, as feasible: a. Bioretention cells b. Tree boxes to capture and infiltrate stormwater runoff	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		c. Vegetated swales, buffers, and strips d. Roof leader flows directed to planter boxes and vegetated areas e. Permeable pavement features f. Impervious surface reduction and disconnection g. Soil amendments to increase infiltration rates h. Rain gardens, rain barrels, and cisterns.	
WAT Impact 5 Vegetation removal, grading, trenching, and construction activities associated with all phases of development, including tract improvements, facility construction, individual lot development, and utility installation would result in erosion and down-gradient sedimentation and pollutant discharges (e.g., sediment, oil, fuel, materials) into sources of surface water, including Los Berros Creek and its tributaries.	Short-term	WAT/mm-11 Prior to issuance of construction permits and prior to ground disturbance for all development, the applicant shall submit a detailed sediment and erosion control plan pursuant to Land Use Ordinance Section 22.52.090 for approval, which shall address both temporary and permanent measures to control erosion and reduce sedimentation. Erosion and soil protection shall be provided on all cut and fill slopes. Revegetation shall be facilitated by mulching, hydro-seeding or other methods, and shall be initiated as soon as possible after completion of grading, and prior to the onset of the rainy season (October 15). Permanent revegetation and landscaping shall emphasize drought-tolerant perennial ground coverings, shrubs, and trees, to improve the probability of slope and soil stabilization without adverse impacts to slope stability due to irrigation infiltration and long-term root development. If vegetation is included as the means to stabilize the soils, it shall be planted at least 30 days before the beginning of the wet season, and watered regularly to ensure adequate root establishment. Otherwise, non-vegetative means shall be employed. All plans shall show that sedimentation and erosion control measures are installed prior to any other ground disturbing work. WAT/mm-12 Prior to issuance of construction permits and prior to ground disturbance, the applicant shall prepare and submit a Notice of Intent and Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB) or State Water Resources Control Board (SWRCB) in accordance with the requirements	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		of the State General Order related to construction projects. The SWPPP shall identify storm water management procedures, pollution control technologies, spill response procedures, and other means that will be used to minimize erosion and sediment production and the release of pollutants to surface water during construction. Compliance will be verified by the County Environmental Monitor through submission of compliance reports. A copy of the SWPPP shall be submitted to the County of San Luis Obispo for approval to show that sedimentation and erosion control measures are installed prior to any other ground disturbing work. WAT/mm-13 Prior to issuance of grading permits, the applicant shall incorporate Natural Resource Conservation Service (NRCS) Field Office Technical Guide (FOTG) practices into all grading, erosion, and sedimentation control plans. The NRCS or the Upper-Salinas-Los Tablas Resource Conservation District can be contacted at (805) 434-1036 for assistance in implementing FOTG practices.	
WAT Impact 6 The creation of additional impervious services may result in accelerated and concentrated stormwater runoff within natural drainages, causing gully erosion, down-gradient sedimentation, and discharge of fuel, oils, and other hydro-carbon based pollutants into sources of surface water including Los Berros Creek.	Long-term	Implement WAT/mm-12 . WAT/mm-14 Prior to issuance of construction permits for tract improvements, the applicant shall submit plans incorporating best management practices to reduce diffuse stormwater (e.g., rip-rap or other technologies). The plan shall also demonstrate how pollutants will be removed from stormwater runoff prior to discharge into natural drainage courses. Proposed methods may include, but not be limited to, filter blankets or particulate filters. The homeowner's association shall be responsible for the long-term maintenance of stormwater management facilities and infrastructure.	Less than significant with mitigation
WAT Impact 7 Incidental failure of treated effluent storage facilities could result in over-topping or sudden accidental release of treated effluent resulting in direct	Long-term	Implement WW/mm-1 .	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
impacts to Los Berros Creek.			
WAT Impact 8 During prolonged drought conditions, operation of the proposed project would contribute to the cumulative reduction of available water supply within the Los Berros Creek watershed, and the reduction of downstream flow.	Long-term	Implement WAT/mm-1 through WAT/mm-8.	Less than significant with mitigation
WAT Impact 9 Implementation of the proposed project may result in cumulatively significant impacts to existing drainage patterns and flow rates within the Los Berros Creek watershed.	Long-term	Implement WAT/mm-9 and WAT/mm-10.	Less than significant with mitigation
WAT Impact 10 Implementation of the proposed project may result in cumulatively significant impacts to water quality, including discharge of sediments and other pollutants during construction and operation of the project.	Long-term	Implement WAT/mm-11, WAT/mm-12, WAT/mm-13, and WAT/mm-14.	Less than significant with mitigation
BIOLOGICAL RESOURCES			
BIO Impact 1 Construction of road crossings and other structures within jurisdictional drainages would directly impact riparian and wetland habitat quality within the site and downstream from the site.	Short-term	BIO/mm-1 At the time of application for subdivision public improvement plans or grading permits, the applicant shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies. These may include, but may not be limited to: (1) ACOE Section 404 Nationwide Permit or Individual Permit for impacts to ACOE jurisdictional wetlands or other waters; (2) RWQCB Section 401 Water Quality Certification for discharges in to "Waters of the U.S." and/or "Waters of the State"; and (3) CDFG Section 1602 Streambed Alteration Agreement for activities within the tops of banks or outer edges of riparian canopies (whichever extends furthest from the streambeds) of drainages. BIO/mm-2 Prior to approval of subdivision public improvement plans or grading permit issuance, the applicant shall provide funding for an environmental monitor for all measures requiring environmental mitigation	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>to ensure compliance with County Conditions of Approval and EIR mitigation measures. The applicant shall obtain from a county-approved monitor a cost estimate, based on a county-approved work scope. The environmental monitor shall be under contract to the County of San Luis Obispo. Costs of the monitor and any county administrative fees shall be paid for by the applicant. The monitor shall be responsible for (1) ensuring that procedures for verifying compliance with environmental mitigations are followed; (2) lines of communication and reporting methods; (3) daily and weekly reporting of compliance; (4) construction crew training regarding environmentally sensitive areas; (5) authority to stop work; and (6) action to be taken in the event of non-compliance. Monitoring shall be at a frequency and duration determined by the affected natural resource agencies (e.g., ACOE, RWQCB, CDFG, USFWS, and the County of San Luis Obispo).</p> <p>BIO/mm-3 At the time of application for subdivision improvement plans or grading permits, all riparian and wetland areas shall be shown on all construction plans. The riparian/wetland areas shown on grading plans shall be based on the field data collected as part of the EIR analysis. All riparian vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of riparian trees and associated understory vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within a 20-foot setback from the outer edge of the riparian canopy of any drainage onsite. The construction plans shall clearly show the location of sturdy construction fence that delineates allowable site access and disturbance areas. The number of access routes, size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal.</p>	

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>BIO/mm-4 At the time of application for subdivision improvement plans or grading permits, the following measure shall be shown on plans: During construction, to avoid erosion and downstream sedimentation, and to reduce impacts to aquatic species, no work shall occur during the rainy season (October 15 through April 15) within 20-feet of the on-site drainages.</p> <p>BIO/mm-5 At the time of application for subdivision improvement plans or grading permits, the following measure shall be shown on plans: During construction, equipment access and construction shall be conducted from the banks rather than from within drainages. No equipment or fill material shall be staged in or adjacent to any of the site drainages.</p> <p>BIO/mm-6 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a Riparian Habitat Revegetation and Restoration Plan. The plan shall be prepared by a qualified individual familiar with riparian vegetation and be reviewed and approved by the County. The plan shall include but not be limited to the following elements:</p> <ol style="list-style-type: none"> a. Identification of locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful reestablishment. b. Quantification of impact areas and any required mitigation ratios for the impacted areas. c. A schedule and success criteria for a five year monitoring and reporting program that is structured to ensure the success of the restoration plan. d. Provide for the in-kind replacement of any native riparian trees that 	

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>are removed or damaged on a 3:1 ratio (4:1 for oaks removed and 2:1 for oaks impacted).</p> <p>e. Provide for in-kind replacement of any native riparian understory and wetland vegetation (e.g. California blackberry, mugwort, California rose, rushes, cattails, or other species) that is removed, or damaged.</p> <p>f. Incorporate all measures recommended by jurisdictional agencies.</p> <p>Planting according to the approved revegetation plan shall be completed prior to final inspection.</p> <p>BIO/mm-7 Prior to final acceptance of subdivision improvements or construction permit completion, the applicant must retain a qualified biologist to conduct the five year revegetation monitoring program. The biologist shall supervise site preparation, timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts.</p> <p>BIO/mm-8 If on-site mitigation for permanent loss of riparian habitat is not feasible, an off-site riparian mitigation component shall be incorporated into the Revegetation and Restoration Plan, subject to review and approval by jurisdictional agencies. Plans for off-site mitigation shall include a monitoring schedule and success criteria to ensure that any off-site restoration/enhancement efforts are successful.</p>	
<p>BIO Impact 2 Construction and future uses of the project could indirectly impact riparian and wetland habitat quality within the site and downstream from the site.</p>	Long-term	<p>Implement WAT/mm-11 through WAT/mm-14.</p> <p>BIO/mm-9 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a final drainage plan to the County Public Works Department for review and approval. The drainage plan shall ensure that water discharges into riparian and wetland areas shall be done in a non-erosive manner. All approved drainage measures shall be installed prior to final acceptance of</p>	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>subdivision improvements.</p> <p>BIO/mm-10 At the time of application for subdivision improvement plans or grading permits, and subsequent individual lot construction permits, all applicable plans shall clearly show stockpile and staging areas. Stockpiles and staging areas shall not be placed in areas that have potential to experience significant runoff during the rainy season. All project-related spills of hazardous materials within or adjacent to project sites shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction. Cleaning and refueling of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to standard BMPs applicable to attaining zero discharge of storm water runoff. No maintenance, cleaning or fueling of equipment shall occur within wetland or riparian areas, or within 50 feet of such areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.</p> <p>BIO/mm-11 Prior to map recordation, permanent installation of filtration devices designed to remove oil, grease, nitrogen from livestock manure, and other potential pollutants from storm water runoff shall be installed for all project storm water runoff directed to drainages within or adjacent to the project site.</p> <p>BIO/mm-12 If surfactants or herbicides are used for restoration or residential purposes following construction, application of surfactants or herbicides shall not occur within 20 feet of riparian or wetland areas. Application of herbicides and pesticides shall be conducted in accordance to the product label and performed by an individual in possession of a valid Qualified Applicator License.</p>	

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		BIO/mm-13 At the time of application for subdivision improvement plans or grading permits, all plans shall clearly show that any proposed livestock staging, washing, or feeding areas are located a minimum of 100 feet from on-site drainages. The applicant shall maintain 35 feet of vegetated buffers around all on-site drainages located within the vicinity of any livestock staging areas. The applicant shall maintain and promote the growth of riparian species such as willows, coyote brush, blackberry, and grasses within the buffer areas.	
BIO Impact 4 Implementation of the proposed project would directly impact natural communities that provide habitat for special-status plant and wildlife species.	Long-term	BIO/mm-17 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of Jones' mallow and club-haired mariposa lily at a 5:1 replacement ratio. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be impacted. The replant area shall not be subject to vegetation management (i.e., agricultural areas or fire buffer zones) and shall not displace any sensitive native habitat. To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines. BIO/mm-18 During the initial disturbance of any natural communities or aquatic areas a qualified biological monitor shall be on-site to capture and relocate any native wildlife species (including California red-legged frog and southwestern pond turtle) that may be harmed by construction activities. The applicant is responsible to ensure that the biological monitor is approved by the appropriate agency to capture and release protected species.	Less than significant with mitigation
BIO Impact 5 Implementation of project activities in or adjacent to natural plant communities has potential to impact birds by disturbing their nesting behavior.	Short-term	BIO/mm-19 Prior to commencement of subdivision public improvements or site grading, and subsequent individual lot construction permits, if construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year.</p>	
<p>BIO Impact 6 Construction of the project has potential to impact breeding and dispersal habitat for California red-legged frog.</p>	Short-term	<p>Implement WAT/mm-11 through WAT/mm-14, and BIO/mm-6 and BIO/mm-10.</p> <p>BIO/mm-20 Prior to approval of subdivision public improvements or grading permit issuance, the applicant shall coordinate with United States Fish and Wildlife Service to determine the potential for take of California red-legged frog during the proposed activities. Such coordination may result in a Section 10 Consultation (no federal nexus) or Section 7 Consultation (federal nexus) pursuant to the Federal Endangered Species Act. Formal consultation may result in issuance of a Habitat Conservation Plan or Biological Opinion both of which would provide subsequent mitigation measures that would minimize the potential for take of California red-legged frog during project activities. Subsequent mitigation measures may include but will not be limited to the following:</p> <p>a. Only USFWS-approved biologists will participate in activities associated with the capture, handling, and monitoring of California red-legged frog.</p>	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<ul style="list-style-type: none"> b. Ground disturbance will not begin until written approval is received from the USFWS that the biologist is qualified to conduct the work. c. An USFWS-approved biologist will survey the project area 48 hours before the onset of construction activities. If any life stage of the California red-legged frog is found and these individuals are likely to be killed or injured by work activities, the approved biologist will be allowed sufficient time to move them from the site before work activities begin. The USFWS-approved biologist will relocate the California red-legged frog the shortest distance possible to a location that contains suitable habitat and will not be affected by the activities associated with the proposed project. The USFWS-approved biologist will maintain detailed records of any individuals that are moved (e.g., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining if trans-located animals are returning to the point of capture. d. Before any construction activities begin on the project, an USFWS-approved biologist will conduct a training session for all construction personnel. At a minimum, the training will include a description of the California red-legged frog and its habitat, the specific measures that are being implemented to conserve the species for the current project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions. e. An USFWS-approved biologist will be present at the construction site until all California red-legged frogs have been removed, workers have been instructed, and disturbance of the habitat has been completed. After this time, the state or local sponsoring agency will designate a person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist will ensure that this monitor receives the outlined training and in the identification 	

TABLE II-2 - Class II Impacts
Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided
 (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)

Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>of California red-legged frog. If the monitor or the USFWS-approved biologist recommends that work be stopped because California red-legged frog would be affected to a degree that exceeds the levels anticipated by the USFWS during the review of the proposed action, they will notify the project superintendent immediately. The superintendent will either resolve the situation by eliminating the effect immediately or require that all actions that are causing these effects be halted. If work is stopped, the USFWS will be notified as soon as is reasonably possible.</p> <p>f. During construction activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.</p> <p>g. Habitat contours will be returned to their original configuration at the end of the project activities. This measure will be implemented in all areas disturbed by activities associated with the project, unless the USFWS determine that it is not feasible or modification of original contours would not benefit the California red-legged frog.</p> <p>h. The number of access routes, size of staging areas, and the total area of activity will be limited to the minimum necessary to achieve the project goal. Environmentally Sensitive Areas will be established to confine access routes and construction areas to the minimum area necessary to complete construction, and minimize the impact to California red-legged frog habitat; this goal includes locating access routes and construction areas outside of wetlands and riparian areas to the maximum extent practicable.</p> <p>i. The applicant will coordinate with the environmental monitor in an effort to schedule work activities for times of the year when impacts to the California red-legged frog would be minimal. For example, work that would affect large pools that may support breeding would be avoided, to the maximum degree practicable, during the breeding</p>	

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>season (November through May). Isolated pools that are important to maintain California red-legged frog through the driest portions of the year would be avoided, to the maximum degree practicable, during the late summer and early fall. Habitat assessments, surveys, and informal consultation between the USFWS during project planning shall be used to assist in scheduling work activities to avoid sensitive habitats during key times of year.</p> <p>j. To control sedimentation during and after project implementation, the applicant will implement best management practices (BMPs) outlined in any authorizations or permits, issued under the authorities of the Clean Water Act that it receives for the project. If BMPs are ineffective, the applicant will attempt to remedy the situation immediately, in consultation with the USFWS.</p> <p>k. If a work site is to be temporarily dewatered by pumping, intakes will be completely screened with wire mesh not larger than 0.2 inch to prevent California red-legged frogs from entering the pump system. Water will be released or pumped downstream at an appropriate rate to maintain downstream flows during construction. The methods and materials used in any dewatering will be determined by the USFWS on a site-specific basis. Upon completion of construction activities, any diversions or barriers to flow will be removed in a manner that would allow flow to resume with the least disturbance to the substrate. Alteration of the streambed will be minimized to the maximum extent possible; any imported material will be removed from the streambed upon completion of the project.</p> <p>l. During construction, water will not be impounded in a manner that may attract California red-legged frogs to the project area.</p> <p>m. An USFWS-approved biologist will permanently remove any individuals of exotic species, such as bullfrogs (<i>Rana catesbeiana</i>), crayfish, and centrarchid fishes from the project area, to the maximum extent possible. The USFWS-approved biologist will be</p>	

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		responsible for ensuring his or her activities are in compliance with the California Fish and Game Code.	
BIO Impact 8 Installation of the replacement vineyards could permanently impact special-status plant species and coast live oak trees.	Long-term	Implement BIO/mm-14 through BIO/mm-19 .	Less than significant with mitigation
BIO Impact 9 Installation and future uses of the replacement vineyards directly adjacent to waters of the U.S would increase erosion and silt deposition into the drainage system.	Long-term	BIO/mm-21 At the time of application for subdivision improvement plans or grading permits, the applicant shall show on all applicable plans a 35-foot vegetated buffer between replacement vineyard areas and mapped jurisdictional areas (i.e., wetlands, waters of the U.S.). All agricultural practices including but not limited to road construction, vegetation removal, mowing, storage, and spraying shall be prohibited within the 35-foot buffer area. The applicant shall maintain and promote the growth of riparian species such as willows, coyote brush, blackberry, and grasses within the buffer areas.	Less than significant with mitigation
BIO Impact 10 Construction and future uses of the dude ranch would directly impact natural communities that may support special-status species.	Long-term	BIO/mm-22 Prior to issuance of permits, the applicant shall retain a qualified biologist to conduct botanical surveys of all areas proposed for structural or trail improvements. The botanical surveys shall be conducted in accordance to the <i>California Department of Fish and Game Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities</i> . BIO/mm-23 If special-status plant species or sensitive habitats are identified during the botanical surveys, the applicant shall show on the project plans that all improvements would avoid the rare plant occurrences. If avoidance is not feasible, the applicant shall receive authorization from the appropriate agencies to impact the individuals observed; and, in coordination with the agency prepare any required mitigation plans.	Less than significant with mitigation
BIO Impact 11 The project would contribute to the permanent loss and fragmentation of native plant communities that support special-status species,	Long-term	BIO/mm-24 Prior to approval of subdivision public improvement plans or grading permit issuance, the proposed open space easement for lot 106 shall include language prohibiting any future agricultural, grazing,	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
resulting in a significant cumulative impact.		residential, or commercial use of the areas that are outside of the proposed 7.7-acre dude ranch area. The easement shall include strict limitations on the development of recreational trails (e.g. width, location, slope), and the development of a habitat restoration plan that focuses on rehabilitating the oak woodland, coastal scrub, and perennial bunch grass communities within the open space area. The easement shall protect the natural plant communities within the open space area in perpetuity.	
PALEONTOLOGICAL RESOURCES			
PR Impact 1 Earthwork and other ground-disturbing activities associated with all proposed and future phases of development have the potential to impact moderately-sensitive geological formations and significant paleontological resources.	Short-term	PR/mm-1 Prior to issuance of construction permits, the applicant shall submit for the review and approval of the Environmental Coordinator, a detailed research design for a Paleontological Monitoring & Recovery Plan (PMRP). The PMRP shall be consistent with the <i>Paleontological Assessment and Mitigation Plan for the Laetitia Agricultural Cluster San Luis Obispo County, California</i> (Cogstone Resource Management, Inc.; October 2006) and shall be prepared by a qualified paleontologist approved by the Environmental Coordinator. The PMRP program shall include the following at minimum: <ul style="list-style-type: none"> a. List of personnel involved in the monitoring activities; b. Clear identification of what portions of the project (e.g. phases, areas of the site, types of activities); c. Description of how the monitoring shall occur; d. Description of frequency of monitoring (e.g. full-time, part time, spot checking); e. Description of what resources are expected to be encountered; f. Description of circumstances that would result in the "work diversion" at the project site; g. Description of procedures for diverting work on the site and notification procedures; h. Description of monitoring reporting procedures. 	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		i. Disposition of collected materials; j. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results. PR/mm-2 During ground disturbing construction activities, the applicant shall implement the PMRP measures as delineated in the PMRP. PR/mm-3 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first, the consulting paleontologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met and include analysis of all discoveries per the PMRP. If the analysis included in the PMRP program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.	
ARCHAEOLOGICAL RESOURCES			
AR Impact 2 Implementation of the proposed project would directly impact known, significant archaeological sites SLO-2523, SLO-2524, SLO-2525, and SLO-2527.	Long-term	AR/mm-2 At the time of application for subdivision improvement plans or grading permits, the applicant shall delineate the archaeological sites SLO-2523 and SLO-2527 as Environmentally Sensitive Areas (ESAs) on the project plans, and shall show clean, sterile fill placed over the central shell loci of the ESA. A layer of other conspicuous material (e.g., fill of a noticeable different color and texture than native soil) shall be placed over the native soil prior to placement of the fill material. Only sufficient fill shall be placed over the site so as to allow native soils to remain undisturbed (e.g., 18 inches for footings, 6-8 inches for driveway, parking areas, and road construction). AR/mm-3 At the time of application for subdivision improvement	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>plans or grading permits, the applicant shall submit to the Environmental Coordinator (and possibly subject to peer review) for the review and approval, a detailed research design for a Phase III (data recovery) archaeological investigation for SLO-2523, SLO-2524, SLO-2525, and SLO-2527. The Phase III program shall be prepared by a subsurface qualified archaeologist approved by the Environmental Coordinator. The consulting archaeologist responsible for the Phase III program shall be provided with a copy of the archaeological investigations prepared as part of the Laetitia Agricultural Cluster Tract Map and Conditional Use Permit EIR (Gibson, November 2006; Gibson, April 2007; Gibson, June 2007). The Phase III program shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Standard archaeological data recovery practices; b. Recommendation of sample size adequate to mitigate for impacts to archaeological site, including basis and justification of the recommended sample size. Sample size should be ten percent of the volume of disturbed area. If a lesser sample size is recommended, supporting information shall be presented that justifies the smaller sample size. c. Identification of location of sample sites/test units; d. Detailed description of sampling techniques and material recovery procedures (e.g. how sample is to be excavated, how the material will be screened, screen size, how material will be collected); e. Disposition of collected materials; f. Proposed analysis of results of data recovery and collected materials, including timeline of final analysis results; g. List of personnel involved in sampling and analysis. <p>Once approved, these measures shall be shown on all applicable plans and implemented during construction.</p>	

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>AR/mm-4 Prior to approval of subdivision public improvement plans or grading permit issuance, the applicant shall submit to the Environmental Coordinator, a letter from the consulting archaeologist indicating that all necessary field work as identified in the Phase III program for SLO-2523, SLO-2524, and SLO-2525 has been completed.</p> <p>AR/mm-5 At the time of application for subdivision improvement plans or grading permits for subdivision improvement plans and individual lot development, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall be applicable to all phases of development, and shall include at a minimum:</p> <ul style="list-style-type: none"> a. List of personnel involved in the monitoring activities; b. Description of how the monitoring shall occur; c. Description of frequency of monitoring (e.g. full-time, part time, spot checking); d. Description of what resources are expected to be encountered; e. Description of circumstances that would result in the halting of work at the project site (e.g., clear definition of what is considered "significant" archaeological resources?); f. Description of procedures for halting work on the site and notification procedures; and, g. Description of monitoring reporting procedures. <p>AR/mm-6 During all ground disturbing construction activities for subdivision improvements and individual lot development, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring,</p>	

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		work shall stop within an area to be determined by the County-qualified archaeologist until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement any follow-up mitigation as required by the Environmental Coordinator. AR/mm-7 Upon completion of all monitoring/mitigation activities under the purview of the County-qualified archaeologist, and prior to final inspection of subdivision improvements for each phase, and individual lot development, per the approved monitoring plan, the County-qualified archaeologist shall submit a Final Archaeological Monitoring Report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been implemented. If the analysis included in the Phase III program is not complete by the time of final inspection of each phase of tract improvements, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis and submit with the Final Archaeological Monitoring Report.	
AR Impact 3 Implementation of proposed effluent disposal methods would likely result in adverse and irreversible effects to known significant archaeological deposits and Native American remains within SLO-1699.	Long-term	AR/mm-8 Prior to approval of subdivision public improvement plans, the applicant shall show on applicable construction plans the relocation of the proposed effluent disposal area outside of known archaeological sites.	Less than significant with mitigation
AR Impact 4 Implementation of the proposed project would result in indirect impacts to known, significant archaeological sites due to looting or illegal collection of artifacts.	Long-term	AR/mm-9 Prior to commencement of subdivision public improvements or site grading for subdivision improvements and individual lot development, the construction foreman, project manager(s), and all construction workers associated with the proposed project shall participate in a archaeological resources training to be conducted by the County-qualified archaeological monitor. The training shall focus on the significance of cultural resources and the legal consequences of looting, disturbing, or destroying these resources. A declaration confirming the	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		training's occurrence shall be prepared by the monitor and signed by all persons in attendance. This signed declaration shall be submitted as part of the Final Archaeological Monitoring Report for each phase of subdivision improvements, and upon completion of applicable individual lot development, per the approved monitoring plan. AR/mm-10 During construction activities and for the life of the project, in the event of discovered looting or disturbance of resources, all responsible parties shall be reported to the appropriate jurisdiction and local authorities for legal action pursuant to the approved archaeological resources monitoring plan. AR/mm-11 For the life of the project, unauthorized collecting of artifacts, and other activities that could destroy or damage archaeological or cultural sites shall be prohibited. Notice shall be provided to all occupants and employees to discourage these types of activities and warn of violations and imposed fines. This measure shall be listed in the Conditions, Covenants, and Restrictions (CC&Rs) and Agriculture Management Plan for the project.	
AR Impact 5 Installation of proposed replacement vineyards would result in indirect impacts to known, significant archaeological sites.	Long-term	Implement AR/mm-9 through AR/mm-11 .	Less than significant with mitigation
AR Impact 6 Implementation of the proposed project may result in the displacement and destruction of unknown, subsurface, archaeological resources.	Short-term	Implement AR/mm-5 through AR/mm-7 .	Less than significant with mitigation
AR Impact 7 Grading and trenching activities associated with the construction of Ponds 2 and 3, and associated utility installation may result in the disturbance of unknown, significant, subsurface archaeological materials.	Short-term	Implement AR/mm-5 through AR/mm-7 .	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<p>AR Impact 8 Implementation of the proposed project would result in indirect impacts to known, significant archaeological sites including looting and illegal collection of resources.</p>	Long-term	Implement AR/mm-9 through AR/mm-11 .	Less than significant with mitigation
<p>HISTORIC RESOURCES</p>			
<p>HR Impact 1 Demolition and removal of three historically significant buildings and four contributing features within the Campodonico Ranch complex would result in a significant adverse impact to this historical resource, and would result in a substantial adverse change in the significance of this historical resource.</p>	Long-term	<p>HR/mm-1 Prior to issuance of construction permits for the proposed ranch headquarters, a Historic American Buildings Survey (HABS) Level II comparable recordation shall be prepared and submitted to the County Environmental Coordinator for review and approval. The HABS report shall be completed by an architectural historian or historic preservation consultant that meets the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, or Historic Preservation. The report shall incorporate data provided in the <i>Laetitia Agricultural Cluster Tract Map and Conditional Use Permit Project Historical Resources Evaluation Report</i> (Greenwood and Associates; October 2006), and shall include the following:</p> <ul style="list-style-type: none"> a. Documentation of historical and architectural significance in the context of its relationship to the surrounding environment; b. Documentation of historic and current conditions through site plans, historic maps and photographs, published accounts, descriptive text, and large format photographs in accordance with the Secretary of Interiors Standards and Guidelines for Architectural and Engineering Documentation. c. Archival copies of the report shall be submitted to the California Office of Historic Preservation and the San Luis Obispo County Historical Society. Non-archival copies shall be submitted to the South County Historical Society and the San Luis Obispo City-County Library. 	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>HR/mm-2 Prior to issuance of construction permits for the ranch headquarters, the applicant shall submit a revised site plan consistent with the following:</p> <ul style="list-style-type: none"> a. Preservation of House 1, the Implement Shed and Shop, Stock Barn, cistern, and mature trees (as currently proposed); b. Preservation of one additional building of historical significance, and one additional historical structure; c. The hillsides surrounding the ranch complex shall be maintained in their natural state, and all mature trees on site (with the exception of the walnut orchard) shall be retained; d. The landscape plan shall incorporate tree species currently present onsite including English and/or black walnut trees that would replace in kind trees removed for the project; and, e. Relocation of historical resources, if moved within close proximity to their original location, can retain their integrity and relevance provided the new location maintains the physical context of a historic district. <p>HR/mm-3 Prior to issuance of construction permits for the ranch headquarters and removal of historic structures and features, pursuant to the approved revised site plan, a qualified historic preservation consultant shall inventory significant architectural elements. Items shall be itemized and photographed. Items shall be salvaged and incorporated into the design of the proposed ranch headquarters to the maximum extent feasible. Salvaged items not used in the ranch headquarters shall be offered for curation to local and county historical societies or disposed of in accordance with County surplus procedures.</p> <p>HR/mm-4 Prior to issuance of construction permits for the ranch headquarters, the applicant shall submit a Preservation Plan prepared by</p>	

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		a qualified historic preservation consultant, which includes all remaining elements of the Campodonico Ranch Complex. All remaining structures shall be secured against weather and deterioration-related to neglect. In addition, all buildings, structures, mature trees, and landscape features to remain that contribute to the potential Campodonico Ranch Historic District shall be maintained, repaired, and/or modified in accordance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings.	
HR Impact 2 Implementation of the proposed ranch headquarters would compromise the intact setting of the Campodonico Ranch complex, resulting in a potentially significant impact.	Long-term	Implement HR/mm-1 through HR/mm-4 .	Less than significant with mitigation
HR Impact 3 Retained buildings may be impacted by neglect or inappropriate renovation activities causing a loss of characteristics for which they are historically significant, resulting in a potentially significant impact.	Long-term	Implement HR/mm-1 through HR/mm-4 .	Less than significant with mitigation
AGRICULTURAL RESOURCES			
AG Impact 3 Operation of the proposed treated effluent disposal area may result in soil saturation and subsequent crop failure.	Long-term	AG/mm-4 At the time of application for subdivision improvement plans, the applicant shall identify additional areas for treated effluent disposal, pursuant to Regional Water Quality Control Board review and approval. Alternative areas may include, but not be limited to: vineyards, orchards, and grazing land; and, common landscape areas.	Less than significant with mitigation
TRANSPORTATION AND CIRCULATION			
TR Impact 1 The proposed project would cause operations at the intersection of Highway 101 Southbound Ramps/ Los Berros Road to degrade from LOS D to LOS F during the p.m. peak hour. The intersection meets the peak hour signal warrant during the p.m. peak hour. The proposed project would cause operations at the intersection of Highway 101	Long-term	TR/mm-1 Upon submittal of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works and Caltrans for a traffic signal and westbound left-turn pocket at the intersection of Highway 101 Southbound Ramps/Los Berros Road. The applicant shall construct and implement the alternative improvements under a Caltrans encroachment permit or Project Study Report. No occupancy shall occur until all improvements are completed.	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
<p>Northbound Ramps/North Thompson Road to degrade from LOS D to LOS E during the a.m. peak hour. The intersection meets the peak hour signal warrant during the a.m. peak hour.</p>		<p>As these improvements would occur within Caltrans jurisdiction, only an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and associated approval from Caltrans would be required if the cost of the improvement exceeds three million dollars.</p> <p>TR/mm-2 Upon submittal of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works and Caltrans for a traffic signal and eastbound left-turn pocket at the intersection of Highway 101 Northbound Ramps/North Thompson Road. The applicant shall construct and implement the alternative improvements under a Caltrans encroachment permit or Project Study Report. No occupancy shall occur until all improvements are completed.</p> <p>As these improvements would occur within Caltrans jurisdiction, only an encroachment permit from Caltrans would be required if the cost of the improvements is less than three million dollars. A Project Study Report and associated approval from Caltrans would be required if the cost of the improvement exceeds three million dollars.</p>	
<p>TR Impact 2 The proposed project would increase the potential for rear-end collisions resulting from left turn movements from North Thompson Road onto Sheehy Road.</p>	Long-term	<p>TR/mm-3 Upon approval of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works showing installation of a left turn channelization lane at the North Thompson Road/Sheehy Road intersection. The channelization lane shall be implemented prior to final inspection of tract improvements.</p>	Less than significant with mitigation
<p>TR Impact 3 The proposed project would exacerbate an existing deficient condition at the Sheehy Road/North Dana Foothill intersection.</p>	Long-term	<p>TR/mm-4 Upon approval of subdivision improvement plans, the applicant shall submit plans to the County Department of Public Works showing installation of a stop sign and stop bar striping on the Sheehy Road approach. The stop sign and associated striping shall be implemented prior to final inspection of tract improvements.</p>	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
TR Impact 7 Sheehy Road currently has unpaved shoulders. The proposed project would exacerbate this deficient condition.	Long-term	TR/mm-8 Prior to approval of subdivision improvement plans, the applicant shall submit road improvement plans to the County Department of Public Works for review, showing the improvement of the shoulders in conformance with County Standard A-1(f) along Sheehy Road. The road improvement plans shall be implemented prior to final inspection of tract improvements.	Less than significant with mitigation
TR Impact 8 North Dana Foothill Road currently does not have paved shoulders or roadway striping. The proposed project would exacerbate this deficient condition.	Long-term	TR/mm-9 Prior to approval of subdivision improvement plans, the applicant shall submit road improvement plans to the County Department of Public Works for review, showing roadway improvements in conformance with County Standard A-1(f) along North Dana Foothill Road. Funding for these improvements is not secured. Therefore, it will be necessary for the project applicant to fund and construct the improvement. No occupancy shall occur until all improvements are completed.	Less than significant with mitigation
TR Impact 9 Upper Los Berros Road currently does not have paved shoulders or roadway striping, and is unpaved in sections. The proposed project would exacerbate this deficient condition.	Long-term	TR/mm-10 Prior to approval of subdivision improvement plans, the applicant shall submit road improvement plans to the County Department of Public Works for review showing roadway improvements in conformance with County Standard A-1(f) along Upper Los Berros Road. In addition, the unpaved sections of Los Berros Road up to the proposed Dude Ranch access point shall be paved in accordance with County standards. No occupancy shall occur until all improvements are completed.	Less than significant with mitigation
TR Impact 11 The project would generate vehicle traffic on on-site roadways where sight distance may be inadequate at some on-site intersections and driveways.	Long-term	TR/mm-12 Prior to the issuance of building permits, the applicant shall ensure that sight distances at all on-site intersections and driveways, including street access from Upper Los Berros Road, conform to the standards set forth in the Caltrans Highway Design Manual.	Less than significant with mitigation
TR Impact 12 The project would generate parking demand greater than the proposed parking supply.	Long-term	TR/mm-13 Prior to the approval of subdivision improvement plans, the project applicant shall submit a revised site plan to the County for review and approval showing the proposed size of the recreational facilities by use and the associated parking. The applicant shall construct the parking as shown in the approved site plan.	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
TR Impact 14 The proposed project would cause operations at the intersection of Highway 101 Southbound Ramps/ Los Berros Road to degrade from LOS C to LOS D during the a.m. peak hour and from LOS E to LOS F during the p.m. peak hour under Cumulative Conditions. The intersection meets the peak hour signal warrant during both the a.m. and p.m. peak hours. The proposed project would cause operations at the intersection of Highway 101 Northbound Ramps/North Thompson Road to degrade from LOS E to LOS F during the a.m. peak hour and from LOS D to LOS E during the p.m. peak hour under Cumulative Conditions. The intersection meets the peak hour signal warrant during the a.m. and p.m. peak hours.	Long-term	Implement TR/mm-1 and TR/mm-2.	Significant, adverse, unavoidable
AIR QUALITY			
AQ Impact 1 Construction of the proposed project would result in direct short-term air quality impacts associated with ROG and NO _x emissions.	Short-term	AQ/mm-1 Prior to approval of subdivision improvement plans or grading permits, and subsequent individual lot construction permits, applicable plans shall show the following measures. During construction of all phases of development, and individual lot development, the applicants shall: <ul style="list-style-type: none"> a. Maintain records showing that all construction equipment is in proper tune according to manufacturer's specifications. b. Fuel all off-road and portable diesel powered equipment with ultra-low sulfur diesel fuel (15 ppm sulfur limit). This includes but is not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors and auxiliary power units. Use a biodiesel blend of ten percent or greater to minimize Diesel Particulate Matter (DPM), which is a recognized carcinogen. 	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		c. Wherever possible, use electrical or clean-fuel equipment (e.g., propane powered fork lifts). d. Maximize to the extent feasible use of diesel construction equipment meeting the CARB's 1996 or newer certification standard for off-road heavy-duty diesel engines. e. Install diesel oxidation catalysts (DOC), catalyzed diesel particulate filters (CDPF) or other District approved emission reduction retrofit devices. Determination of the appropriate control devices for the project must be performed in consultation with APCD staff, a minimum of eight weeks prior to construction to allow adequate time for device procurement and installation. AQ/mm-2 Prior to approval of subdivision improvement plans or grading permits, and subsequent individual lot construction permits, if it is determined that portable engines and portable equipment will be utilized, the contractor shall contact the SLOAPCD and obtain a Permit to Operate. This equipment shall be registered in the statewide portable equipment registration program. Contact APCD Engineering Department at 781-5912.	
AQ Impact 2 PM10 emissions from construction activities would create short and long-term impacts on air quality, further exacerbating the County non-attainment status for PM10.	Short-term/long-term	AQ/mm-3 Prior to approval of subdivision improvement plans or issuance of grading permits, and subsequent individual lot construction permits, a Dust Control Plan shall be prepared and submitted to the APCD for approval prior to commencement of construction activities. The Dust Control Plan shall: a. Use APCD approved BMPs and dust mitigation measures; b. Provide provisions for monitoring dust and construction debris during construction; c. Designate a person or persons to monitor the dust control program and to order increased watering or other measures as necessary to prevent transport of dust off-site. Duties should include holiday and	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>weekend periods when work may not be in progress;</p> <ul style="list-style-type: none"> d. Provide the name and telephone number of such persons to the APCD prior to construction commencement. e. Identify compliant handling procedures. f. Fill out a daily dust observation log. <p>AQ/mm-4 Prior to approval of subdivision improvement plans or issuance of grading permits, and subsequent individual lot construction permits, the applicant shall:</p> <ul style="list-style-type: none"> a. Obtain a compliance review with the APCD prior to the initiation of any construction activities; b. Provide a list of all heavy-duty construction equipment operating at the site to the APCD. The list shall include the make, model, engine size, and year of each piece of equipment. This compliance review will identify all equipment and operations requiring permits and will assist in the identification of suitable equipment for the catalyzed diesel particulate filter; c. Apply for an Authority to Construct from the APCD. <p>AQ/mm-5 Prior to approval of subdivision improvement plans or issuance of grading permits, and subsequent individual lot construction permits, the following mitigation measures shall be shown on all project plans, included in the Dust Control Plan, and implemented during the appropriate grading and construction phases.</p> <ul style="list-style-type: none"> a. Reduce the amount of the disturbed area where possible. b. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever 	

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>possible.</p> <ul style="list-style-type: none"> c. All dirt stockpile areas shall be sprayed daily as needed. d. 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. e. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD. f. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible after initial site grading. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. g. Construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. h. All trucks hauling dirt, sand, or other loose materials are to be covered or shall maintain at least two feet of free board (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114. i. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site. j. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used when feasible. k. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities. <p>AQ/mm-6 During construction of subdivision improvement plans and individual lot grading, the applicant shall maintain monthly compliance checks throughout the construction phase. This includes verifying that all</p>	

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>equipment and operations continue to comply with the APCD requirements. Prior to final inspection monitoring reports shall be provided to the APCD and County Planning and Building Department for approval.</p> <p>AQ/mm-7 The following measure applies during construction of subdivision improvement plans, and shall be included in all applications for subdivision improvement plans: The APCD generally prohibits developmental vegetation burning within San Luis Obispo County. However, under certain circumstances, where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, APCD's Enforcement Division may be contacted (805.781.5912).</p>	
<p>AQ Impact 3 Demolition activities for the Homeowner's Association facilities development may potentially lead to adverse air quality impacts during removal or remodeling of existing structures. This could occur from the presence of hazardous air pollutants resulting in a short-term impact.</p>	Short-term	<p>AQ/mm-8 Prior to approval of subdivision improvement plans or grading permit issuance, the following measures shall be included as conditions of approval for any future proposed development within the homeowner's association site. Prior to commencement of demolition activities, the applicant shall:</p> <ol style="list-style-type: none"> a. Notify the APCD at least ten working days prior to commencement of any demolition activities; b. Conduct an Asbestos survey by a Certified Asbestos Inspector; c. Use applicable disposal and removal requirements for any identified asbestos containing material. d. Contact the SLOAPCD Enforcement Division prior to final approval of 	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		any demolition activity.	
AQ Impact 4 Backyard burning of greenwaste material may result in a nuisance and negative health effects, resulting in a direct, short-term impact.	Long-term	AQ/mm-9 Prior to application for a final map, CC&R's shall include the following measure: Residential greenwaste burning shall be prohibited.	Less than significant with mitigation
AQ Impact 5 Earth moving activities for development of the proposed project components may expose naturally occurring asbestos, resulting in a short-term impact.	Short-term	AQ/mm-10 At the time of application for subdivision improvement plans or grading permits, and subsequent individual lot construction permits, the applicants shall: <ul style="list-style-type: none"> a. Conduct a geologic analysis to determine the presence or absence of ultramafic and/or serpentine rock onsite. The geologic analysis shall identify if asbestos is contained within the these rocks onsite; and, b. If naturally-occurring asbestos is found at the project site, the applicant must comply with all requirements outlined in APCD Rule 412, which incorporates state regulations at 17 CCR, SS 93104, and federal regulations at 40 CFR Part 63. In addition, the applicants shall work with the APCD to prepare an Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval. These plans may include, but are not limited to, the following: <ul style="list-style-type: none"> 1. Equipment operator safety requirements: protective clothing, breathing apparatuses to prevent inhalation of airborne asbestos fibers, 2. Dust mitigation measures: continually water site to prevent airborne dust migration, cover all vehicle that haul materials from the site, all other legally required mitigation requirements, and 3. Identification of APCD-approved disposal areas for all excavated materials. c. If naturally-occurring asbestos is not present, an exemption request 	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/Long-term	Mitigation Measure Summary	Residual Impact
		must be filed with the APCD.	
AQ-Impact 7 The proposed wastewater treatment plant and the equestrian facility have the potential to generate odors that could be a nuisance to nearby residents.	Long-term	AQ/mm-14 At the time of application for subdivision improvement plans or grading permits, the applicant shall develop and implement an odor abatement plan (OAP) to be implemented by the mutual water company for the wastewater treatment plant and the equestrian facility operator. The plan shall be submitted to the County Planning and Building Department and SLOAPCD for review and approval prior to issuance of grading permits. The plan(s) shall include the following: <ul style="list-style-type: none"> a. Name and telephone number of contact person responsible for logging and responding to odor complaints b. Policy and procedure to be taken when an odor complaint is received c. Description of the potential odor sources at onsite facilities. d. Description of methods for reducing odors at the facility. 	Less than significant with mitigation
AQ-Impact 8 Operation of the proposed equestrian facility has the potential to generate dust that could be a nuisance to nearby residents and agricultural operations.	Long-term	AQ/mm-15 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit an "Equestrian Center Dust Control Plan" to the County and APCD for review and approval. The plan shall include, but not be limited to, the following measures: <ul style="list-style-type: none"> a. Reduce the amount of disturbed area where possible. b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall occur when wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible. c. Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities. d. 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. e. All access roads and parking areas associated with the facility shall 	Less than significant with mitigation

<p align="center">TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)</p>			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		be paved to reduce fugitive dust. f. A person or persons shall be designated to monitor for dust and implement additional control measures as necessary to prevent transport of dust offsite. The monitor's duties shall include holidays and weekends. The name and contact number of such person(s) shall be provided to the APCD prior to operation of the arena.	
NOISE			
NS Impact 1 Development of the proposed project would expose existing and newly constructed sensitive residential receptors to temporary construction-related noise impacts, resulting in a direct short-term impact.	Long-term	NS/mm-1 At the time of application for subdivision improvement plans or grading permits, the applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical consultant for review and approval by the County Planning Department. The Noise Reduction Plan shall include but is not limited to: <ul style="list-style-type: none"> a. Limit all phases of construction to the hours of 7:00 a.m. to 10:00 p.m. Monday through Friday as required by County ordinance; b. Regular notification of all existing and future residences within 1,000 feet of the site boundary concerning the construction schedule; c. Shield especially loud pieces of stationary construction equipment; d. Locate portable generators, air compressors, etc. away from sensitive noise receptors; e. Limit grouping major pieces of equipment operating in one area to the greatest extent feasible; f. Place heavily trafficked areas such as the maintenance yard, equipment, tool, and other construction oriented operations in locations that would be the least disruptive to surrounding sensitive noise receptors; g. Use newer equipment that is quieter and ensure that all equipment items have the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine vibration isolators intact and operational. Internal combustion engines used 	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		for any purpose on or related to the job shall be equipped with a muffler or baffle of a type recommended by the manufacturer; h. Conduct worker-training meetings to educate and encourage noise awareness and sensitivity. This training should focus on worker conduct while in the vicinity of sensitive receptors (i.e. minimizing and locating the use of circular saws in areas adjacent to sensitive receptors and being mindful of shouting and the loud use of attention drawing language); and, i. Notify surrounding residences in advance of the construction schedule when unavoidable construction noise and upcoming construction activities likely to produce an adverse noise environment are expected. Noticing shall provide phone number of project monitor, County inspector, construction foreman etc. This notice shall be given one week in advance, and at a minimum of one day in advance of anticipated activities have changed. Project representative shall verbally notify all surrounding residential owners.	
NS Impact 4 Development of the proposed project could potentially expose existing and proposed residential parcels to stationary noise levels resulting from amplified events estimated to exceed the hourly nighttime Leq threshold of 45 dBA and the hourly daytime 50 dBA Leq thresholds, resulting in a direct long-term noise impact.	Long-term	NS/mm-2 Prior to final plan submittal, the applicant shall include provisions in the CC&R's prohibiting amplified events at the ranch headquarters and the equestrian facilities.	Less than significant with mitigation
AESTHETIC RESOURCES			
AES Impact 1 Earthwork required for the development of building pads, roads and utilities would be visible throughout the project and would adversely affect rural visual character resulting in a direct long-term impact.	Long-term	AES/mm-1 At the time of application for construction permits for individual residential lots, the applicant for each individual lot shall submit grading plans to the County Department of Planning and Building for review and approval. Project CC&Rs shall state that county review of grading plans is required. Site grading on all residential lots shall be minimized to the greatest extent possible. Stepped foundations and other	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		<p>methods shall be used to minimize visible grading and reduce hillside scarring. Structure floor elevations shall generally follow the natural landform. Unavoidable grading shall be contour-graded where possible to avoid engineered, angular landforms. Slope-rounding shall be used where grading meets the natural topography and where slope grades change. Graded slopes shall not exceed of 2:1 (horiz:vert) to allow for successful revegetation.</p> <p>AES/mm-2 At the time of application for construction or grading permits, the applicant shall show on the project plans, the border of cut slopes and fills rounded off to a minimum radius of five feet. For any visible cuts from public roads, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least eight inches of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed and prior to final inspection, the cut and fill slopes shall be reestablished with non-invasive, fast growing vegetation.</p> <p>AES/mm-3 Prior to approval of the subdivision improvement plan, the applicant shall provide long-term erosion control plans for all disturbed areas. Erosion control shall include a vegetative component. Prior to recordation, the applicant shall provide independent third-party verification to the County Department of Planning and Building that the vegetative erosion control has been successfully established.</p> <p>AES/mm-4 At the time of application for construction permits for individual residential lots, the applicant for each individual lot shall submit long-term erosion control plans to the County Department of Planning and Building for review and approval. Plans shall include, but not be limited to, the use of revegetation efforts to restore disturbed cut and fill slopes visible from public roadways. Project CC&Rs shall state that</p>	

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		county review of erosion control plans is required.	
AES Impact 2 Reflective colors and contrasting forms of the residences, accessory buildings, walls and fences would increase project noticeability and adversely affect rural visual character resulting in a direct long-term impact.	Long-term	AES/mm-5 At the time of application for construction permits on individual residential lots, each individual lot applicant shall submit architectural elevations of all proposed structures, walls, and fences to the County Department of Planning and Building for review and approval. Project CC&Rs for residences shall state that county review of elevations and related plans is required and shall outline the parameters specified below. Review shall include any proposed retaining walls and fences. The elevations shall show forms, dimensions, exterior finish materials and colors, as follows: <ul style="list-style-type: none"> a. Roofs shall be articulated and follow the general shapes of the hills and avoid flat planes which project against the background in long straight lines or acute angles which may be considered intrusive to the existing natural character of the hills and vegetation. b. Building, retaining wall, and fence colors shall be similar to surrounding natural colors and no brighter than six in chroma and value on the Munsell Color Chart. c. Structure exterior wall colors, retaining wall and fence colors shall be limited to muted earth tones. White or off-white colors shall be prohibited. d. Roof colors shall be limited to deep earth tones, deep muted greens, browns and grays and no brighter than six in chroma and value on the Munsell Color Scale Chart. Shiny metal roofs, bright orange red or blue colors shall be prohibited. e. Retaining walls shall include landscaping to reduce visibility. AES/mm-6 At the time of application for construction permits for individual residential lots, the applicant for each individual lot shall submit landscape screening plans to the County Department of Planning and	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		Building for review and approval. Project CC&Rs for residences shall state that county review of such plans is required and shall outline the parameters specified below. <ul style="list-style-type: none"> a. Screen planting shall be included along the western and southern sides of all residential structures. b. Evergreen trees and large shrubs shall be used that are compatible with the surrounding vineyards. South side plantings may include some deciduous trees where it is shown that solar benefits would exist and where the visual screening function would not be reduced. c. The landscape plan shall be prepared by a licensed landscape architect and shall provide a minimum 50 percent visual screening of the residential structure as viewed from the west and south within a period of 7 years of approval of the construction permit. d. Plant types shall be carefully selected to perform well in the existing soil conditions. e. All plants within the screen planting area shall be maintained and kept in a healthy condition. Plants that die shall be replaced. Replacement planting shall be based on an evaluation of the cause of the original plant's death and the appropriate horticultural adjustment to ensure future plant success. 	
AES Impact 3 Visibility of light sources and glow from the hillside residences and roadways would degrade nighttime view quality and adversely affect rural visual character resulting in a direct long-term impact.	Long-term	AES/mm-7 Prior to approval of the subdivision improvement plan, the applicant shall modify the lighting plan as follows: <ul style="list-style-type: none"> a. Post lighting shall only be used at the ranch headquarters and the equestrian facility, and shall be fully shielded from public roadways. b. All lighting required along roadways shall be shielded bollard lighting maximum four feet tall and only used to delineate intersections and critical driving decision points. c. Lighting shall be the minimum required by county ordinance for a private residential development. 	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		d. Lighting shall not shine light or glare upwards. AES/mm-8 At the time of application submittal for construction permits on individual residential lots, each individual lot applicant shall submit an exterior lighting plan to the County Department of Planning and Building for review and approval. Project CC&Rs for residences shall state that county review of the lighting plans is required and shall outline the parameters specified below. a. The point-source of all exterior lighting shall be shielded from all views outside of the individual lot. b. Lighting shall not shine light or glare upwards.	
AES Impact 8 The inherent loss of rural character caused by changing the existing fields into a recreation facility would result in less than significant adverse impacts.	Long-term	AES/mm-20 Prior to approval of the subdivision improvement plan, the applicant shall modify the equestrian facility layout and landscape plans as follows: a. The height of the roof covering the exercise ring shall be reduced to a maximum of 30 feet. b. Native trees and shrubs shall be planted and maintained along the north side of Upper Los Berros Road to screen views of the equestrian facility. The screen planting shall run along the entire frontage of the equestrian facility. The planting shall be designed to look like naturally occurring vegetation. Gaps in the screen planting may occur in order to achieve a natural appearance; however, the gaps shall not be greater than 20 feet in length and shall not occur at intervals closer than 100 feet. Tree species shall include primarily Coast live oak and shall be planted from minimum 48-inch box containers	Less than significant with mitigation
AES Impact 9 Visibility and silhouetting of Lots 66 through 85 would adversely affect visual quality and character of the Highway 101 corridor resulting in a	Long-term	AES/mm-21 Upon application submittal of subdivision improvement plans, the applicant shall modify Lots 66 through 85 of Sub-cluster D as follows:	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
direct long-term impact.		a. All structures shall be a maximum 25 feet in height as measured by County ordinance. b. All building envelopes within Lots 66 through 85 shall be relocated to the lowest elevation possible within each lot. AES/mm-22 At the time of application submittal for construction permits on individual residential lots, plans shall show that all accessory structures shall be located with the building envelope.	
AES Impact 10 Reflective roofing materials and colors of the wastewater recycling facility building, would increase project noticeability and adversely affect rural visual character resulting in a direct long-term impact.	Long-term	AES/mm-23 Prior to issuance of a construction permit for the wastewater treatment facility, the applicant shall provide wastewater recycling facility building plans showing: a. Roof and exterior wall colors shall be limited to deep earth tones, browns, and grays and no brighter than six in chroma and value on the Munsell Color Scale Chart. Shiny metal roofs, bright orange red or blue, shall be prohibited. AES/mm-24 Prior to issuance of a construction permit for the wastewater treatment facility, the applicant shall provide wastewater recycling facility building landscape plans showing: a. Screen planting shall be included along the western and southern sides of the wastewater recycling building. b. The landscape plan shall provide 100 percent visual screening of the wastewater recycling building structure as viewed from the west and south within a period of seven years of approval of the construction permit. c. All plants within the screen planting area shall be maintained and kept in a healthy condition. Plants that die shall be replaced. Replacement planting shall be based on an evaluation of the cause of the original plant's death and the appropriate horticultural	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		adjustment to ensure future plant success.	
AES Impact 17 Visibility of the built components of the dude ranch, in combination with the other project elements would cause the Upper Los Berros Road corridor to appear substantially more developed and would adversely affect the rural visual character resulting in a direct long-term impact.	Long-term	AES/mm-25 Upon application for a Conditional Use Permit (CUP) for the dude ranch, the applicant shall provide development plans and reports that meet the following standards: <ul style="list-style-type: none"> a. Visibility of the built portion of the dude ranch from Upper Los Berros Road shall be eliminated or minimized to the greatest extent possible through setbacks from Upper Los Berros Road, site design and retention of existing vegetation. The development shall not rely solely on architectural design and/or new landscaping to reduce visibility. b. Access roads and entry points to the dude ranch shall be designed and aligned to reduce their visibility from Upper Los Berros Road including required grading, and minimize views to the interior developed portion of the dude ranch. c. A visual impact report shall be prepared for the dude ranch that assesses the project's adherence to the above standards, identifies potential impacts, and develops appropriate avoidance, minimization and mitigation measures. 	Less than significant with mitigation
WASTEWATER			
WW Impact 1 The proposed wastewater treatment system could potentially release raw or partially treated effluent into Los Berros Creek due to system failure or mechanical breakdown.	Long-term	WW/mm-1 Prior to issuance of construction permits for the wastewater treatment plant and associated collection, storage, and disposal facilities, the applicant shall prepare and submit an emergency contingency plan including health and safety procedures, and specific operation and maintenance instructions for all system components and equipment during normal operation and in case of reasonable emergency situations. The plan shall also identify emergency notification procedures for alerting onsite and downstream users whenever an unauthorized release of project-generated effluent occurs. Emergency notification should be given as soon as the release is discovered so that downstream	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		well users have adequate response time to take any appropriate measures.	
WW Impact 2 Farming practices or the use of heavy vehicles and equipment may damage the underlying disposal facilities causing short-term failure, and a short-term, direct impact from exposure to treated wastewater and disruption of normal operation of the system.	Short-term	WW/mm-2 Prior to issuance of construction permits for the wastewater treatment plant and associated storage and disposal facilities, the applicant shall demonstrate that the design of the disposal facilities is adequate to withstand traffic loading and disturbance by agricultural uses, pursuant to a wastewater discharge permit issued by the Regional Water Quality Control Board.	Less than significant with mitigation
WW Impact 3 The proposed plan for treated wastewater disposal does not provide for an alternative area in the event of high rainfall, which may result in soil saturation and unauthorized runoff of treated effluent.	Long-term	WW/mm-3 Prior to recordation of the final map, the applicant shall submit evidence of RWQCB-approval of the proposed effluent disposal area(s), including a method for alternative disposal.	Less than significant with mitigation
WW Impact 4 Over-application of recycled water may result in salt loading in the underlying soils, and increased concentrations of salt in the underlying groundwater.	Long-term	Implement WW/mm-3 .	Less than significant with mitigation
WW Impact 5 The proposed privately operated wastewater treatment and disposal system could potentially be operated inadequately or fall into disrepair resulting in a long-term direct impact.	Long-term	WW/mm-4 Prior to issuance of building permits, the applicant shall provide a letter from an appropriate governmental entity stating its intent to assume responsibility for the sewerage system, as required by Central Coast RWQCB Resolution No. 69-1.	Less than significant with mitigation
RECREATION			
REC Impact 1 Development of the proposed project would increase the demand for existing neighborhood and community parks or other recreational facilities.	Long-term	REC/mm-1 At the time of application for subdivision improvement plans, the applicant shall provide a multi-use trail corridor easement along Los Berros Road and/or Los Berros Creek consistent with the County's A-1 (x) detached trail standard to the extent feasible. Trail construction is not required. The intent of this condition is to locate a trail west of Highway 101 and south of Los Berros Creek along Los Berros Road. If the proposed trail corridor cannot be accommodated within the Los Berros Road right-of-way, the applicant shall dedicate a trail easement on	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
		the project site to the extent land is available between Los Berros Road and Los Berros Creek. County Parks acknowledges that the location of the creek and the road right-of-way may result in less than a ten-foot trail corridor in certain locations. The location of the trail easement shall be reviewed and approved by the County Parks Division prior to final map clearance or approval of the project's improvement plans, whichever occurs first.	
REC Impact 2 Development of the proposed project, in addition to other development within the South County area, would increase the use of existing neighborhood and community parks or other recreational facilities.	Long-term	REC/mm-2 Prior to recordation of the final map, the applicant shall pay Quimby fees and applicable Building Division Fees.	Less than significant with mitigation
HAZARDS AND HAZARDOUS MATERIALS			
HM Impact 1 Release of hazardous or flammable materials during wastewater operation could pose risks of fire or site contamination.	Long-term	HM/mm-1 Prior to approval of subdivision public improvement plans or grading permit issuance, the applicant shall complete and submit a Hazardous Materials Business Plan, or a Business Plan Exemption form, to the County of San Luis Obispo Department of Public Health, Environmental Health Division. As a component of the Hazardous Materials Business Plan, detailed procedures for handling and storage of hazardous materials used on site, and response to emergency or accidental releases of hazardous materials used on site shall be included.	Less than significant with mitigation
HM Impact 3 The future development of the dude ranch would increase the potential for and exposure of guests to wildland fires, resulting in a potentially significant impact.	Long-term	HM/mm-4 Upon application for a land use permit for the dude ranch, the applicant shall submit plans demonstrating compliance with the Uniform Fire Code and CAL FIRE requirements, including, but not limited to vegetative fuel management, water storage for fire suppression, and use of non-flammable building materials.	Less than significant with mitigation
PUBLIC SERVICES AND UTILITIES			
PSU Impact 1 The proposed project currently lacks defensible space features that could result in relative decreases in public safety to future residents, resulting	Long-term	PSU/mm-1 Prior to approval of subdivision improvement plans, the applicant shall incorporate defensible space design concepts (i.e., security lighting in common areas) into the improvement plans, consistent	Less than significant with mitigation

TABLE II-2 - Class II Impacts Significant Environmental Impacts That Can be Feasibly Mitigated or Avoided (Decision-maker must issue "Findings" under CEQA Guidelines Section 15091(a) if the project is approved)			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
in potentially significant impacts.		with County Ordinance standards for exterior lighting, and mitigation measures applicable to exterior lighting, for review and approval by the County Sheriff's Department. PSU/mm-2 Upon application for building permits for individual lot development, the applicant shall submit building plans that incorporate structure defense features, including burglary-resistant hardware, for review and approval by the County Sheriff's Department. Features shall be installed prior to occupancy clearance. The Sheriff's Department shall ensure compliance prior to occupancy clearance.	
PSU Impact 2 The project would generate an estimated total of 43.9 elementary, middle and high school students, which would contribute to existing overcrowded conditions at the Paulding Middle School and Arroyo Grande High School.	Long-term	PSU/mm-3 Prior to recordation of the final map, the applicant shall notify Lucia Mar Unified School District of the expected build-out date of each phase of the project to allow the District time to plan in advance for new students. A copy of the notice shall be sent to the Planning Department prior to issuance of construction permits. PSU/mm-4 Prior to issuance of construction permits for individual lot development, the applicant shall contribute to public facility and school fee programs, pursuant to State Government Code 65995 et seq.	Less than significant with mitigation
PSU Impact 3 At build-out, the proposed project would generate approximately 94 tons of solid waste per year. The solid waste disposal services and landfill that would serve the project site would have adequate capacity to accommodate the waste generated by the project. However the project would result in the use of part of the limited remaining capacity of the landfill.	Long-term	PSU/mm-5 Prior to commencement of any construction, the applicant, and all successors-in-interest, shall provide to all contractors (e.g., for tract improvements, grading, home construction, etc.) the attached list of companies that offer recycling services or drop box service (Construction and Demolition Recycling Providers). All efforts shall be made by the applicant and contractor to recycle 50 percent of waste generated by the project.	Less than significant with mitigation

TABLE II-3 - Class III Impacts Environmental Impacts Which Are Adverse But Not Significant			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
TRANSPORTATION AND CIRCULATION			
TR Impact 5 The proposed project would generate pedestrian trips where sidewalks or pathways are not currently proposed.	Long-term	TR/mm-6 Prior to approval of subdivision improvement plans, the project applicant shall submit a pedestrian circulation plan for review and approval by the County Department of Public Works and Department of Planning and Building. The applicant shall construct any pedestrian improvements called for in the plan. This plan should, to the maximum extent feasible, use existing ranch roads as pedestrian paths connecting the residential clusters with the ranch headquarters/homeowners association facilities and equestrian facilities, and other residential clusters. Appropriate signage should be included on the plan to notify drivers of pedestrians sharing the roadway. Due to the rural character of the site and the expected low pedestrian volumes, sidewalks are not appropriate throughout the residential and agricultural portions of the site.	Less than significant
TR Impact 6 The proposed project would generate bicycle trips where bicycle facilities are not provided.	Long-term	TR/mm-7 Prior to the issuance of building permits, the project applicant shall submit a bicycle circulation plan for review and approval by the County Department of Public Works, Department of Planning and Building, and Parks Division. The applicant shall construct any bicycle improvements called for in the plan. This plan should, to the maximum extent feasible, use existing ranch roads as bicycle paths connecting the residential clusters with the ranch headquarters/homeowners association facilities and equestrian facilities, and other residential clusters. The plan should provide clear connections to the proposed multi-use trails and appropriate traffic control devices at street crossing locations. Due to the rural character of the site, hilly terrain, and the expected low bicycle volumes, on-street Class II bike lanes are not appropriate throughout the residential and agricultural portions of the site. The project applicant shall provide a bicycle rack capable of storing a minimum of five bicycles at the ranch headquarters/homeowners association facility to encourage internal site trips via bicycle.	Less than significant

TABLE II-3 - Class III Impacts Environmental Impacts Which Are Adverse But Not Significant			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
AESTHETIC RESOURCES			
AES Impact 7 The inherent loss of rural character caused by changing the existing working ranch into an architecturally designed recreation facility ranch headquarters would result in less than significant adverse impacts.	Long-term	<p>AES/mm-19 Prior to approval of the subdivision improvement plans, the applicant shall modify the ranch headquarters landscape plan to show:</p> <p>a. Native trees and shrubs shall be planted and maintained along the north side of Upper Los Berros Road to screen views of the ranch headquarters. The screen planting shall run along the project frontage from the east end of the existing barn nearest the road to remain in place, to a point approximately 200 feet east of the proposed main entry road. The planting shall be designed to look like naturally occurring vegetation. Gaps in the screen planting may occur in order to achieve a natural appearance; however, the gaps shall not be greater than 20 feet in length and shall not occur at intervals closer than 100 feet. Tree species shall include primarily coast live oak and shall be planted from minimum 48-inch box containers.</p>	Less than significant

TABLE II-4 – Secondary Impacts			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
AGRICULTURAL RESOURCES			
Secondary Impact to AG/mm-4 As discussed in Section V.D., Archaeological Resources, the use of the proposed effluent area may adversely affect significant archaeological resources, and mitigation measures include relocation of the proposed disposal site. Relocation of the effluent site shall include consideration of known archaeological resources, in addition to ensuring compliance with the Basin Plan and Regional Water Quality Control Board requirements.	Long-term	Implement AR/mm-8.	Less than significant with mitigation
TRANSPORTATION AND CIRCULATION			
Secondary Impact to TR/mm-6 Implementation of this mitigation measure would result in secondary impacts to agricultural resources by introducing recreational uses (i.e., walking, running, bicycling, etc.) within productive agricultural areas.	Long-term	Implement AG/mm-3.	Less than significant with mitigation
Secondary Impact to TR/mm-7 Implementation of this mitigation measure would result in secondary impacts to agricultural resources by introducing recreational uses (i.e., walking, running, bicycling, etc.) within productive agricultural areas.	Long-term	Implement AG/mm-3.	Less than significant with mitigation
Secondary Impact to TR/mm-8, TR/mm-9, and TR/mm-10 Implementation of mitigation measures TR/mm-8, TR/mm-9, and TR/mm-10 would result in secondary impacts to cultural resources, including documented historic and archaeological sites.	Long-term	Implement AR/mm-5, AR/mm-6, and AR/mm-7.	Less than significant with mitigation
Secondary Impact to TR/mm-8, TR/mm-9, and TR/mm-10 Implementation of mitigation measures TR/mm-8, TR/mm-9, and TR/mm-10 would result in	Long-term	Implement BIO/mm-1 through BIO/mm-12, BIO/mm-14 through BIO/mm-16, BIO/mm-19, BIO/mm-20, and WAT/mm-11 through WAT/mm-14.	Significant, adverse, and unavoidable

TABLE II-4 – Secondary Impacts			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
secondary impacts to biological resources, including jurisdictional waters, sycamore and oak riparian forest, California red-legged frog, south-central California coast steelhead, and nesting birds.			
AESTHETIC RESOURCES			
Secondary Impact to AES/mm-9 Realignment of Main Road 2 would result in the additional removal of approximately ten acres of vineyards to accommodate the access road and residential parcels, resulting in significant secondary impacts to agricultural resources.	Long-term	No mitigation measures, aside from substantial revision of the project are available to fully mitigate the impacts to agricultural resources.	Significant, adverse, and unavoidable
Secondary Impact to AES/mm-10 Realignment of Road A would result in the removal of an additional approximately one acre of vineyards to accommodate the access road, resulting in significant secondary impacts to agricultural resources.	Long-term	No mitigation measures, aside from substantial revision of the project are available to fully mitigate the impacts to agricultural resources.	Significant, adverse, and unavoidable
Secondary Impact to AES/mm-12 Relocation of Road B would locate future residences closer to existing and proposed vineyards, resulting in significant and adverse secondary impacts to agricultural resources.	Long-term	No mitigation measures, aside from substantial revision of the project are available to fully mitigate the impacts to agricultural resources.	Significant, adverse, and unavoidable
Secondary Impact to AES/mm-14 Relocation of Lots 87 through 105 would result in the removal of approximately four acres of additional vineyards to accommodate the access road and residential parcels, and would reduce buffers between residential development and agricultural production areas, resulting in significant and adverse secondary impacts to agricultural resources.	Long-term	No mitigation measures, aside from substantial revision of the project are available to fully mitigate the impacts to agricultural resources.	Significant, adverse, and unavoidable
Secondary Impact to AES/mm-15 Relocation of Road E would result in a further reduction in buffer distance between the residential and agricultural land uses, resulting in significant and adverse secondary impacts to agricultural resources.	Long-term	No mitigation measures, aside from substantial revision of the project are available to fully mitigate the impacts to agricultural resources.	Significant, adverse, and unavoidable

TABLE II-4 – Secondary Impacts			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
Secondary Impact to AES/mm-16 Relocation of proposed envelopes for Lots 1 through 23 would place residential structures in closer proximity to productive vineyard areas, and would further reduce the buffer between the residential and agricultural land uses by approximately 150 feet, resulting in significant secondary impacts to agricultural resources.	Long-term	No mitigation measures, aside from substantial revision of the project are available to fully mitigate the impacts to agricultural resources.	Significant, adverse, and unavoidable
Secondary Impact to AES/mm-21 Relocation of building envelopes for Lots 66 through 69 would result in direct and adverse impacts to a significant archaeological site.	Long-term	As discussed in Section V.D. (Archaeological Resources), elimination of Lots 68 and 69 is recommended to avoid this impact. Implementation of this measure would avoid potentially significant and adverse project-specific and secondary impacts resulting from the proposed project and the mitigation measure identified above. However, the County cannot include design changes to a tentative map as conditions of approval; therefore, the secondary impact would contribute to the previously identified significant and unavoidable impact to archaeological resources.	Significant, adverse, and unavoidable
Secondary Impact to AES/mm-21 Relocation of building envelopes for Lots 67 through 70 and 74 through 85 would locate future residences immediately adjacent to existing and proposed vineyards, resulting in significant and adverse secondary impacts to agricultural resources.	Long-term	No mitigation measures, aside from substantial revision of the project are available to fully mitigate the impacts to agricultural resources.	Significant, adverse, and unavoidable
Secondary Impact to WW/mm- 3 As discussed in Section V.D. (Archaeological Resources), the use of the proposed effluent area may adversely affect significant archaeological resources, and mitigation measures include relocation of the proposed disposal site. Relocation of the effluent site shall include consideration and avoidance of known archaeological resources, in addition to ensuring compliance with the Basin Plan and RWQCB requirements.	Long-term	Implement AR/mm-8.	Less than significant with mitigation

TABLE II-4 – Secondary Impacts			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
Secondary Impact to WW/mm-3 As discussed in Section V.C. (Biological Resources), natural habitats located within and immediately adjacent to the project site include Los Berros Creek and its tributaries, oak woodland, scrub, and grassland. Operation of alternative disposal areas may result in the discharge of treated effluent within natural habitats. The applicant is required to demonstrate compliance with the Basin Plan, and RWQCB requirements specific to the use of recycled wastewater to avoid unauthorized discharge.	Long-term	Implement BIO/mm-1 and AR/mm-8.	Less than significant with mitigation
RECREATION			
Secondary Impact to REC/mm-1 Biological habitats within potential trail corridor locations include riparian habitat and oak woodland. Future construction of a trail may result in significant secondary impacts to these resources. Mitigation would be required to minimize the project's effect on these resources, including standard oak tree replacement and revegetation measures, protection and restoration of riparian habitat, and further consultation with applicable resource agencies (i.e., CDFG and RWQCB).	Long-term	The trail easement shall be located to avoid removal and impacts to riparian habitat and oak trees to the maximum extent feasible.	Less than significant with mitigation
Secondary Impact to REC/mm-1 Significant archaeological resources have been identified in the immediate vicinity of Los Berros Road and Los Berros Creek. Direct and indirect impacts to these resources as a result of future trail construction would result in a significant secondary impact.	Long-term	The trail easement shall be located to avoid direct impacts to known archaeological sites to the maximum extent feasible.	Less than significant with mitigation
Secondary Impact to REC/mm-1 The recommended trail easement would likely be located adjacent to existing vineyards, resulting in significant secondary impacts to agricultural resources. Potential direct impacts include potential trespass, vandalism,	Long-term	Development plans for the trail shall include installation of fencing between the trail corridor and agricultural areas, and installation of educational signage to minimize potential land use conflicts.	Less than significant with mitigation

TABLE II-4 – Secondary Impacts			
Description of Impact	Short/ Long-term	Mitigation Measure Summary	Residual Impact
and interference with agricultural practices. Trail users may be exposed to legal pesticide and fertilizer use, noise, and dust.			
HAZARDS AND HAZARDOUS MATERIALS			
Secondary Impact to HM/mm-2 Compliance with CAL FIRE requirements would include the use of Laetitia Vineyard Drive for secondary access. The applicant proposes to implement crash gate and install signage to discourage non-emergency use of Laetitia Vineyard Drive for ingress and egress between the residential area and Highway 101. CAL FIRE does not permit the use of a crash gate, and recommends a “no-notice” gate that will open automatically upon approach to allow free-flow egress from the residential area onto Laetitia Vineyard Drive. As discussed in Section V.H., the existing at-grade intersection at Laetitia Vineyard Drive and Highway 101 operates at LOS F, and has a documented history of traffic collisions. Based on consultation with Caltrans, the generation of any non-emergency traffic trips at the Highway 101/Laetitia Vineyard Drive intersection would result in a <i>significant and unavoidable, Class I</i> impact.	Long-term	No mitigation measures are available to fully mitigate the impacts related to secondary access.	Significant, adverse, and unavoidable

E. SUMMARY OF ALTERNATIVES

Eight project alternatives were selected for review in the EIR because of their potential to avoid or substantially lessen project impacts, or because they were required under CEQA Guidelines (e.g., the no project alternative). These alternatives include the following:

1. No Project Alternative
2. Reduced Project: Ordinance and General Plan Consistency Alternative
3. Reduced Project: Reduced Density Two-Cluster Alternative
4. Redesigned Project: Single Cluster Alternative
5. Redesigned Project: Effluent Disposal Alternative
6. Alternative Project Location
7. Proposed Project with Tract Design Mitigation
8. Alternative Access Alternative

The Alternatives section of the document provides qualitative analysis of the eight alternatives and the level of impact that would result if they were to be implemented. Those alternatives that were determined to significantly reduce the environmental impacts associated with the proposed project and that were determined to be feasible were compared to the proposed project (refer to Section VI, Alternatives Analysis).

The No Project Alternative would have been the environmentally superior alternative, but this alternative failed to meet the project's objective to create places to live. Under CEQA Guidelines Section 15126.6(e)(2), the EIR shall also identify an environmentally superior alternative among the other alternatives. The environmentally superior alternative was therefore considered to be the Redesigned Project Single Cluster Alternative.

The Redesigned Project Single Cluster Alternative is identified as the Environmentally Superior Alternative. Implementation of this alternative would avoid the removal of approximately 100 acres of vineyard by locating lots generally outside of currently productive areas, increase buffer distances between the residential and agricultural land uses, minimize the presence of increased populations within the vineyard, avoid removal of oak trees and minimize impacts to oak woodland, avoid a majority of archaeologically sensitive sites, allow for alternative site design of the ranch headquarters to avoid direct impacts to the historical complex, minimize exposure to unacceptable stationary and agricultural-related noise, and minimize aesthetic impacts. In addition, the residential parcels would be located within the eastern portion of the project site, which would deter residents from using the Laetitia Vineyard Drive / Highway 101 at-grade intersection during a non-emergency. Incorporation of the Effluent Disposal Alternative is specific to the treated effluent disposal area, and should be considered to avoid significant impacts to archaeological resources.