



Initial Study Summary – Environmental Checklist

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

(ver 5.9) Using Form

Project Title & No. Jack Ranch Agricultural Cluster, Conditional Use Permit and Vesting Tentative Tract Map ED 02-288 (S000323U/TR 2429)

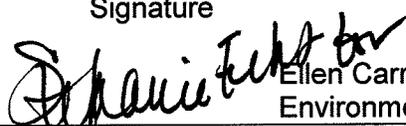
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less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

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

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

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

John Larson (Rincon) for Stephanie Fuhs		4/27/16
Prepared by (Print)	Signature	Date
Stephanie Fuhs/John McKenzie	 Ellen Carroll, Environmental Coordinator	4/27/2016
Reviewed by (Print)	Signature (for)	Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Orcutt Broad LLC and Erskine Property Trust for a Conditional Use Permit and Vesting Tentative Tract Map to allow for the Jack Ranch Agricultural Cluster Subdivision, which would contain 13 lots, each approximately one acre in size, within the 299-acre property. Remaining land would be retained in vineyards (160 acres) and natural open space (approximately 122 acres). The project is located at the end of Hacienda Avenue on the southeast side of Edna Road (SR 227) near its intersection with Los Ranchos Road. Hacienda Avenue extends approximately 2,500 feet southeast from Los Ranchos Road to the project site, which borders the Los Ranchos/Edna Village Reserve Line to the north and east, and is approximately one mile south of the San Luis Obispo Urban Reserve Line. The project site is within the San Luis Obispo Area Plan, San Luis Obispo North Sub-Area. Figures 1-1 and 1-2 show the Project Vicinity and Proposed Site Plan, respectively.

ASSESSOR PARCEL NUMBER(S): 044-081-040

Latitude: 35° 12' 50" N Longitude: 120 °38'13" W

SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLAN AREA: San Luis Obispo **SUB:** San Luis Obispo(North) **COMM:** Rural

LAND USE CATEGORY: Agriculture Rural Lands

COMB. DESIGNATION: Sensitive Resource Area Airport Review

PARCEL SIZE: 299 acres

TOPOGRAPHY: Gently sloping to steeply sloping

VEGETATION: Vineyards Riparian Scattered Oaks

EXISTING USES: Vacant agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Suburban; single-family residence(s)	<i>East:</i> Recreation and Rural Residential, golf course and single family residences
<i>South:</i> Agriculture; vacant undeveloped	<i>West:</i> Agriculture; vacant

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) Create an aesthetically incompatible site open to public view?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Introduce a use within a scenic view open to public view?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the visual character of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create glare or night lighting, which may affect surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aesthetics

Setting. The project would be located on the southern edge of rural San Luis Obispo. A portion of the site extends into a County designated Sensitive Resource Area (SRA). This area has been designated as an SRA due to its visual qualities. Although developed areas such as the Rolling Hills subdivision and the San Luis Obispo County Club and Estates lie to the north and east of the site, the area is predominantly rural, with open space and agricultural operations common. The project site does not contain any unique geological or physical features relative to aesthetics of the area.

Impact. The proposed 13-lot residential subdivision would be developed at elevations generally below the County's designated SRA. Development on the lots would be intermittently visible from the SR 227 corridor for travelers heading north and south. This would alter the existing aesthetics of the area. The project may also result in the addition of water tanks and other infrastructure, and home and/or street lights at an elevation above existing homes and public roads, resulting in potential aesthetic impacts.

Mitigation/Conclusion. Strict landscaping, architectural and lighting standards for the subdivision may reduce impacts. Potential impacts and mitigation related to aesthetics and visual resources will be addressed in detail in the Environmental Impact Report (EIR) for the project.

2. AGRICULTURAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair agricultural use of other property or result in conversion to other uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Agricultural Resources

Setting.

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

Land Use Category: Agriculture (225 acres), Rural Lands (74 acres)

Historic/Existing Commercial Crops: Irrigated vineyard

State Classification: Not prime farmland, Farmland of Statewide Importance, and Prime Farmland if irrigated.

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include: Arnold loamy sand, Briones loamy sand, Briones-Pismo loamy sands, Cropley clay, Diablo clay, Nacimiento-Calodo complex, Tierra sandy loam, Tierra loam, and Zaca clay.

The northern portion of the project site is currently in use as an active vineyard, and operations are expected to continue under the project. Under the project, vineyard operations may be expanded to areas on the western portion of the project site, north of the proposed residential subdivision.

Impact. The project site consists of prime soils (Class II), prime farmland and farmland of statewide importance, some of which may be converted to non-agricultural uses upon development of the 13 proposed residential lots. The conversion of prime soils and agricultural land would result in potentially significant impacts to agricultural resources.

Mitigation/Conclusion. Potential impacts associated with the conversion of prime soils and farmland and measures to mitigate such impacts will be addressed in detail in the EIR for the project.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Quality

Setting. The San Luis Obispo County Air Pollution Control District (SLOAPCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (SLOAPCD 2001).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, referred to as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of Assembly Bill 32 (AB32), the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the GHG reduction goal for the State of

California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

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

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

The project would be located in a rural area, and because bike trails and bus lines do not extend to the project, future residents of the subdivision will be dependent on private automobiles to reach essential services. The current vineyard operations on the project site would remain in operation upon buildout of the proposed residential subdivision onsite. Vineyard development and operation may also be expanded to other portions of the project site.

Impact. As proposed, the project would involve construction associated with the development of a 13-lot residential subdivision. This could potentially result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project would be subject to standard dust and emission control measures during construction.

The residential subdivision would be potentially inconsistent with the goals and policies of the Clean Air Plan and the County's Energy Element, both of which encourage development to be focused in existing urban and village areas where alternative transportation is available. This would result in potential impacts to air quality in the region.

Using the GHG threshold information described above, the project is not expected to exceed the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and would not be cumulatively considerable. As such, no mitigation would be required relative to potential GHG emissions impacts.

Mitigation/Conclusion. Land use strategies within the Clean Air Plan will be evaluated for consistency. Air quality emissions will be quantified and examined in further detail in the EIR for the project. If necessary, mitigation measures to reduce potential air quality impacts will also be included in the EIR.

4. BIOLOGICAL RESOURCES <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Biological Resources

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Irrigated vineyard, riparian vegetation, grassland, and oak woodland.

Name and distance from blue line creek(s): Davenport Creek – approximately 600 feet to the north

Habitat(s): Four habitat types are found on the project site including, annual grassland (dominated by exotics), coast live oak woodland, willow riparian, and wetland habitat.

Site's tree canopy coverage: approximately eight percent

The project site is located on the northeast facing slopes south of the City of San Luis Obispo. Twelve of the 13 proposed residential lots would be located to the south of the north-south drainage which runs on the property. The remaining lot would require access via an existing creek crossing. Based on an observational field survey, no sensitive species have been identified on the project site.

Impact. Development of the proposed residential subdivision may result in damage or loss of oak

trees on the project site. Improvements to the existing access routes, including one across an intermittent drainage may result in additional impacts to riparian and wetland habitats.

Mitigation/Conclusion. Compliance with standard County measures would prevent significant impacts to oak trees. Drainage and sedimentation/erosion control plans would be required and should include methods to reduce impacts related to the drainage crossing. Permits from the United States Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB) may also be required for the crossing. Potential impacts and measures to mitigate impacts to sensitive species and their habitats will be further examined in the EIR for the project.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cultural Resources

Setting. The project is located in an area historically occupied by the Obispeno Chumash. Most of the site is currently used for agricultural operation. A cultural resources survey prepared for the project found no evidence of cultural resources. Important paleontological resources have been previously identified on the site.

Impact. The location of the proposed residential lots would not overlap with the previously surveyed paleontological resources on the project site. However, because the residential lots would overly the same geologic formation and would be adjacent to existing resources, there is potential for paleontological resources to occur in those areas. Construction associated with development of the proposed residential subdivision has potential to impact paleontological resources.

Mitigation/Conclusion. Existing paleontological resources on the project site, potential impacts to such resources, and mitigation to avoid or reduce impacts will be addressed in detail in the EIR for the project. Potential for impacts to Tribal Cultural resources will also be examined in the EIR.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Geology and Soils

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Gently sloping to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Distance? Onsite

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: High

Other notable geologic features? None

This project is proposed for an area with gentle to steep slopes. The southern edge of the parcel is composed of a series of small knolls which reach 500 to 600 feet above sea level. One canyon drains this southern side of the property, and joins a north trending tributary of Davenport Creek near the center of the property. The site contains soils with a high shrink-swell potential, active and ancient landslides, and a segment of a branch of the Los Osos Fault. No known mineral resources are present on the project site.

The project is within a high liquefaction area, and is subject to the preparation of a geological report per the County's Land Use Ordinance [LUO section 22.14.070 (c)] to evaluate the area's geological stability.

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

Impact. The soils at this site have a high shrink-swell potential which can subject future development to uneven settling. In addition, grading activities associated with development of the site could result in erosion and increased sedimentation of local drainage swales. An engineering geology report noted that because of the local conditions the site is susceptible to ground-surface rupture and liquefaction hazards. These conditions could impact the residences and the internal infrastructure necessary for the development.

Mitigation/Conclusion. The geologic conditions of the site have potential to result in significant environmental impacts. Potential impacts and measure to mitigate impacts will be discussed further in the EIR for the project.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards and Hazardous Materials

Setting. The project would include the development of residential units adjacent to an active vineyard. However, residential lots would be separated from agricultural operation by a buffer of at least 200 feet. In addition, the site is enrolled in the Irrigated Lands Regulatory Program (ILRP) which regulates discharge from irrigated agricultural land on the project site. The project site is not located in an area of known hazardous material contamination pursuant to the Cortese List.

The project site is located within a 'moderate' fire hazard severity zone within a state responsibility area (SRA), as defined by the California Department of Forestry and Fire Protection (CAL FIRE). Access to the residential subdivision portion of the project would be from Greystone Place, a narrow, dead-end road more than 1,300 feet from Los Ranchos Road. The California Department of Forestry and Fire Protection has expressed concern regarding the access constrains in the event that fire services are needed at the proposed residential properties.

The project is located within the County's Airport Review Area. No schools are located with ¼ mile of the project site.

Impact. Due to the close proximity of the proposed residential units to vineyard operations, there is risk of human and environment exposure to pesticides associated with such operations. In addition, the distance from access road to the proposed residential lots could impede adequate fire protection to residents, resulting in potential impacts to human health and property. The location of the subdivision would also put future residents at risk of aircraft accidents which could result in substantial impacts to property and potential loss of life.

Mitigation/Conclusion. The project would result in potentially significant impacts related to exposure of future residents on the project site to hazards and hazardous materials. Potential impacts and measure to mitigation those impacts will be addressed further in the EIR for the project.

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise

Setting. The proposed residential lots would be located adjacent to existing agricultural operation and within the County's Airport Review Area. Additionally, construction of the project would occur near existing residential development and a golf course at the San Luis Obispo County Club and Estates.

Impact. Future residents on the project site may be exposed to noise impacts associated with air traffic from the San Luis Obispo Airport and adjacent agricultural operations. Construction on the project site may also result in potential impacts to nearby noise-sensitive receptors including residences and outdoor recreation areas.

Mitigation/Conclusion. Potential noise impacts and measures to mitigate potentially significant impacts will be identified in the EIR for the project.

9. POPULATION/HOUSING

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



and CALFIRE/County Fire as the primary emergency responders. The nearest sheriff and fire stations are in the City of San Luis Obispo, approximately five miles and one mile from the project site, respectively. The project would be served by the San Luis Coastal School District. Solid waste disposal for the would be provided at the Cold Canyon Landfill, located adjacent to SR 227, approximately 3.5 miles south of the site.

Impact. Due to access constraints, the proposed residential subdivision would not meet fire safety standards. With identification of an alternative access route which meets minimum fire safety standards impacts would be reduced. However, the project may still result in impacts to fire protection services such that new facilities are needed as it would expand the list of rural location and residents that require fire protection.

Mitigation/Conclusion. The EIR for the project will identify potential impacts to public services and utilities, and mitigation measures to avoid potential impacts.

11. RECREATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recreation

Setting. There are no existing trails, parks, or other County maintained recreational facilities located in the project area. The proposed residential subdivision would create 13 new residential units in the County and future residents may utilize existing County parks and recreational facilities. In accordance with the Quimby Act, County ordinance requires the dedication of land or the imposition of mitigation fees on residential subdivisions as a means of providing park and recreation facilities to serve the subdivision's expanded population.

Impact. New residents generated by the project would increase the demand for and/ or use of County parks and recreational facilities.

Mitigation/Conclusion. Prior to final map recordation, County ordinance requires the payment of a fee for the improvement or development of neighborhood or community parks. The payment of Quimby Act fees would adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no mitigation measures are necessary. Impacts to recreation will not be examined further in the EIR for the project.

12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. Access to the proposed residential subdivision would be from Greystone Place (a dead-end roadway). Existing single-family residences currently use this roadway for access. Greystone place connects with Los Ranchos Road, which in turn provides access to SR 227 (Broad Street), providing access to the City of San Luis Obispo to the north, and the City of Arroyo Grande to the south. The proposed subdivision would not have a secondary access point. The residents generated by the project would be dependent on automobile transportation and existing roadways for access to essential services.

The County's Energy Element Policy #1 encourages energy efficient land development by promoting compact residential areas and commercial service cores with non-vehicular linkages between them. This policy discourages remote residential development projects. One goal of the San Luis Obispo Area Plan is to establish land use patterns that minimize the need to use single-occupant vehicles and enhance transit use.

Impact. The project would add 13 new residential units whose residents would be reliant on automobile use for commuting. This project, in addition to other auto-oriented subdivisions may result in a potential impact to local and regional roadway traffic. In addition, the project would conflict with the goals of the San Luis Obispo Area Plan and the Energy Element of the County's General Plan.

Mitigation/Conclusion. Impacts and necessary mitigation measures related to transportation will be quantified and addressed in greater detail in the EIR for the project.

13. WASTEWATER

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wastewater

Setting. Currently, there is no existing sanitary sewer infrastructure on the project site. Annexation into County Service Area (CSA) 18 (Country Club) is proposed for sewer service to all proposed lots. The project would provide for upgrades to the existing treatment plant facility. Domestic wastewater would be collected in a below-grade gravity collection system and transported to the CSA-18 facility through connection to the existing sewer line at Greystone Place.

Impact. The project proposes to use a community system as its means to dispose of wastewater and impacts would be potentially significant.

Mitigation/Conclusion. Potential impacts and mitigation measures related to wastewater discharge and service providers will be examined in detail in the EIR for the project.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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Will the project:

f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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QUANTITY

h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Water

Setting. Currently, there is no existing potable water infrastructure onsite. The proposed project will use a community water supplier. Golden State Water Company, which currently serves the Rolling Hills development and San Luis County Club Estates, would extend the mainline from Greystone Place to the proposed project with a new 8-inch water main. Fire hydrants would be installed in accordance with County standards and CALFIRE requirements. A landscape irrigation system separate from the existing vineyard water system would be used for the proposed new residences.

The topography of the project is gently sloping to steeply sloping. The closest named creek from the proposed development is approximately 600 feet away.

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

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Davenport Creek Distance? Approximately 600 feet to the north

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. Currently there are two drainages on the parcel, one of which bisects the subdivision.

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

Soil erodibility: Low to high

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact

Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- The project is not within a 100-year Flood Hazard designation;
- The project is more than 100 feet from the closest creek or surface water body;
- All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant; and
- All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Water Quantity

The project proposes to use a community water supplier as its water source. As proposed, the project will potentially result in 13 new parcels which would allow for one single family residence on each lot. As shown below, reasonable "worst case" indoor water usage would be about eleven acre-feet/year [AFY; 0.85 AFY x 13 lots; City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989)]. A substantial portion of this indoor water could be recharged back into the water table through the wastewater system. With use of a community system, approximately 80 percent of the water is expected to return to the wastewater treatment plant and then recharged back into the groundwater basin. Concentrated areas of recharge, such as community systems or large detention basins can increase the amount recharged back into the groundwater basin. The indoor water use estimate does not include water required for landscaping. Approximately 90 percent of landscape water would be lost through evapotranspiration, with about 10 percent recharged back into the groundwater table.

Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. As specified above, existing regulations and requirements would adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be use and the water source, no significant impacts from



water use are anticipated. However, water quantity will be examined in detail in the EIR.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use. The project would be located in the San Luis Obispo Planning Area - San Luis Obispo North Sub Area - and west of the Los Ranchos-Edna Village. The project site has current land use designations of Agriculture and Rural Land. The site is surrounded by residential, agricultural, and recreational uses.

The County Land Use Ordinance allows for the preservation of agricultural lands through various policy and regulatory techniques. One of these is the clustering of dwelling units on relatively small parcels in agricultural areas instead of dispersing such units on large parcels. The remaining open space areas of the parcel are then required to be maintained as open space or agriculture as long as the clustered lots exist. Although some productive land will be taken out of production for residential development, ninety-five percent of the land will remain in current use. Therefore the proposed clustered subdivision is consistent with the County's General Plan goal to preserve agriculturally productive land.

The subdivision design and location do conflict with other goals of the County's General Plan as they relate to transportation and land use. Goals 1 and 2 of the San Luis Obispo Planning Area include planning of compact communities with a mix of land uses that reduce vehicle trips by increasing access and opportunity for alternative forms of transportation.

Agricultural operations can be potentially incompatible with residential development. However, appropriate buffer zones and standards would be established and maintained to avoid potential incompatibilities with the uses proposed under the project.

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

Mitigation/Conclusion. The EIR for the project will further address the projects overall impact on land use consistency and compatibility in the area, and determine what, if any, land use compatibility measures are appropriate.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

Will the project:

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?*
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

For further information on CEQA or the County's environmental review process, please visit the County's web site at "<http://www.slocounty.ca.gov/planning.htm>" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa> for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	NOP sent
<input checked="" type="checkbox"/>	County Environmental Health Services	NOP sent
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	NOP sent
<input checked="" type="checkbox"/>	County Airport Manager	NOP sent
<input checked="" type="checkbox"/>	Airport Land Use Commission	NOP sent
<input checked="" type="checkbox"/>	Air Pollution Control District	NOP sent
<input checked="" type="checkbox"/>	County Sheriff's Department	NOP sent
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	NOP sent
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	NOP sent
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	NOP sent
<input checked="" type="checkbox"/>	CA Department of Transportation	NOP sent
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Local Agency Formation Commission (LAFCo)</u>	NOP sent
<input type="checkbox"/>	Other _____	Not Applicable

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

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

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

Jack Ranch Agricultural Cluster Subdivision
Initial Study

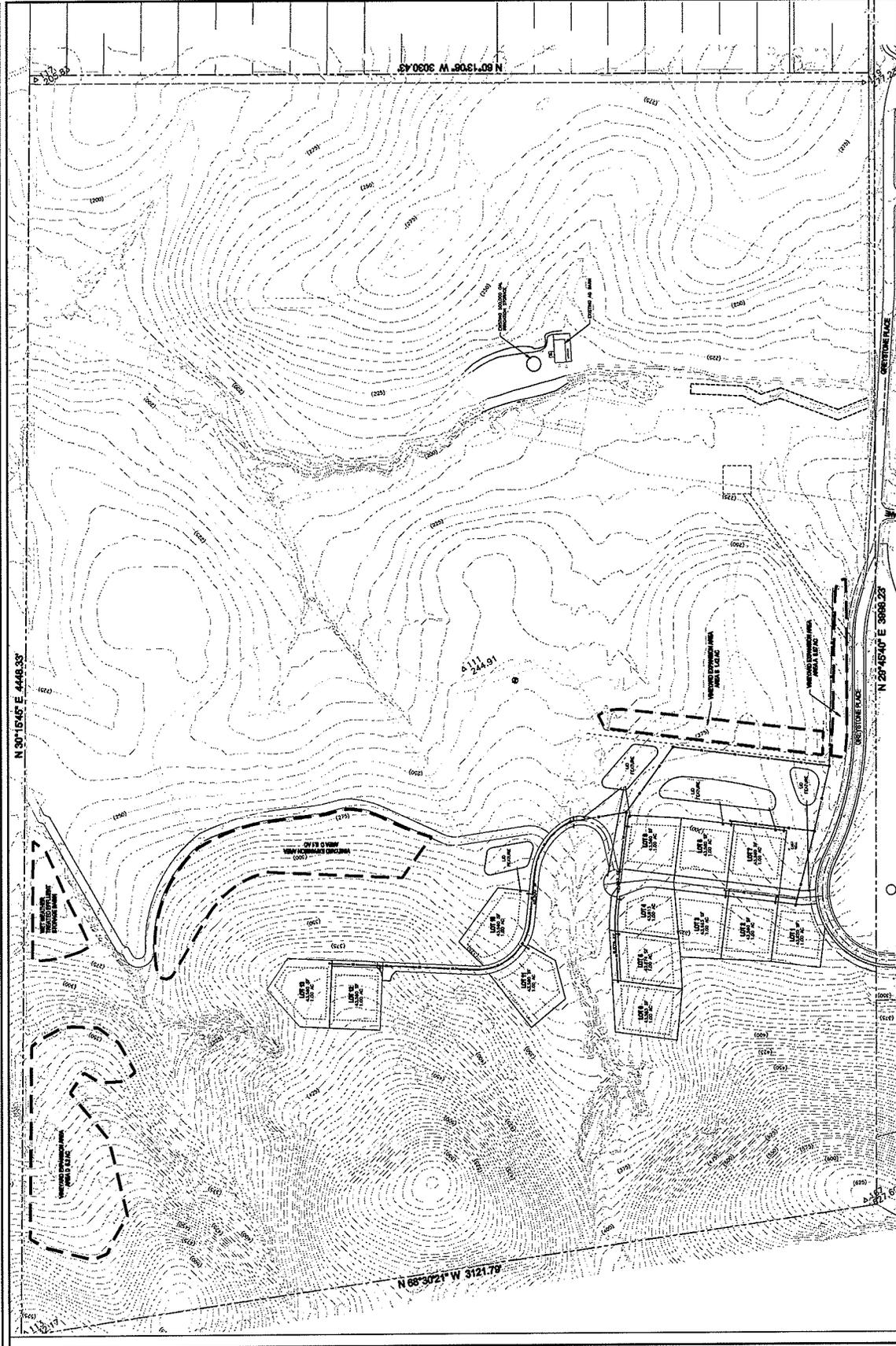


Imagery provided by National Geographic Society, ESRI and its licensors © 2016.
Base Map: USGS 7.5 minute Pismo Beach and Arroyo Grande NE Quadrangles

Project Vicinity

Figure 1-1

Jack Ranch Agricultural Cluster Subdivision
Initial Study



Source: Landsite Incorporated, April 2016

Proposed Site Plan

Figure 1-2

County of San Luis Obispo