

Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED08-248

DATE: November 7, 2013

PROJECT/ENTITLEMENT: Cypress Ridge LP Tract Map/Conditional Use Permit (SUB2008-00028)

APPLICANT NAME: Cypress Ridge L.P.
ADDRESS: 950 Cypress Ridge Parkway, Arroyo Grande, CA 93420
CONTACT PERSON: Patti Whelen, Whelen Consulting **Telephone:** 805/503-9747

PROPOSED USES/INTENT: Request by CYPRESS RIDGE L.P. for a Vesting Tentative Tract Map (TR 2993) and Conditional Use Permit to allow a cluster subdivision of two existing 20.78 and 40.02 acre parcels resulting in twenty-one parcels of one acre each for the purpose of sale and/or development and two open space parcels of 21.2 and 14.6 acres. The applicant has applied for a Transfer of Development Credit (TDC) to transfer nine (9) residential credits to the property. The project will result in the disturbance of approximately 40 acres of a 61-acre site as a result of the access drive, access trails, and future residences on the proposed parcels.

LOCATION: The proposed project is within the Residential Rural (RR) land use category and is located at 852 Zenon Way, approximately 2,400 feet northeast of Callender Road, directly east of the community of Palo Mesa. The site is in the South County Inland planning area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Regional Water Quality Control Board

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. November 21, 2013

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

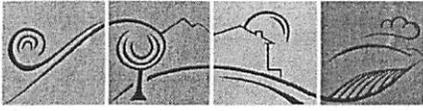
Notice of Determination State Clearinghouse No. _____

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

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

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

	Brian Pedrotti		County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.1) Using Form

Project Title & No. Cypress Ridge II Tract Map and Conditional Use Permit ED08-248
(SUB2008-00028)

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

Brian Pedrotti
Prepared by (Print)

Signature

10/24/13
Date

Steve McMasters
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

10/24/13
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 Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Cypress Ridge L.P. for a Vesting Tentative Tract Map (TR 2993) to allow a cluster subdivision of two existing 20.78 and 40.02 acre parcels resulting in twenty-one parcels of one acre each for the purpose of sale and/or development and two open space parcels of 21.2 and 14.6 acres. The project includes off-site road improvements with the extension of Cypress Ridge Parkway from adjacent property to the west. The project will result in the disturbance of approximately 40 acres as a result of the access drive, access trails, and future residences on the proposed parcels. The division will create one on-site private road. The proposed project is within the Residential Rural (RR) land use category and is located at 852 Zenon Way, approximately 2,400 feet northeast of Callender Road, directly east of the community of Palo Mesa. The site is in the South County Inland planning area.

The proposed project is a cluster subdivision, with a total of 60.8 acres to be developed as an Residential Rural cluster subdivision with 1-acre residential lots. The subdivision will be served by a single gated private drive that connects Cypress Ridge Parkway with Zenon Way. All parcels include proposed building envelopes that represent standard setbacks as well as setbacks from adjacent agricultural uses. All proposed parcels will be served by gravity sewer to the Cypress Ridge Wastewater Treatment Plant and will have community water provided by Rural Water Company. The project includes a series of pedestrian trails within the proposed 36-acre open space, including natural park/picnic areas with tables and benches.

Under the County Land Use Ordinance, the base density allowed on the 60.8 acre property is 12 residential parcels (60.8/5-acre minimum). The applicant has applied for a Transfer of Development Credit (TDC) to transfer nine (9) residential credits to the property from the Land Conservancy's Choine parcel on Zenon Way, which will become permanent open space. This transfer allows for a total of 21 parcels on the property. In addition, the applicant is transferring ownership of 13 acres of property (Hero property) to the Land Conservancy to allow a public trail development.

ASSESSOR PARCEL NUMBER(S): 075-351-022, -028

Latitude: 35 degrees 3' 42.65" N Longitude: 120 degrees 33' 54.19" W **SUPERVISORIAL DISTRICT # 4**

B. EXISTING SETTING

PLANNING AREA: South County (Inland), Rural

TOPOGRAPHY: Gently rolling

LAND USE CATEGORY: Residential Rural

VEGETATION: Grasses

COMBINING DESIGNATION(S): None

PARCEL SIZE: 60.8 acres (2 parcels)

EXISTING USES: Undeveloped, agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural; agricultural uses	<i>East:</i> Residential Rural; industrial uses
<i>South:</i> Residential Rural; agricultural uses	<i>West:</i> Residential Suburban; residence

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having 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

Will the project:

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

Setting. The proposed project site is located between Cypress Ridge Parkway and Zenon Way on the Nipomo Mesa. The site is relatively level, but slopes up to a small knoll at the northeast corner of the property. It has historically been used for strawberries and vegetable row crops, but is currently fallow with grasses. The property has few trees or shrubs with the exception of a eucalyptus windrow along the southern perimeter. A broad shallow natural drainage basin is located in the west-central area of the property.

The site is located in an area of mixed rural uses, including agricultural crops and greenhouses, large-lot rural residences, rural planned developments, and vacant property. The site is bordered to the north by the open space parcel of an undeveloped cluster subdivision, which has been farmed with crops intermittently. Several greenhouse facilities are located in the vicinity, including the Greenheart Farms facility directly to the south and the Ball Flora Plant and Ball Tagawa Growers across Zenon Way to the east. To the west is the Cypress Ridge golf course and residential development. Further south beyond the Greenheart Farms facility is Black Lake Canyon, which is a protected drainage and vegetated area for sensitive plant and animal species.

Impact. Implementation of the proposed project would result in the development of an on-site private road, twenty-one primary single-family residences, and trails throughout the open space. Off-site road improvements include extending Cypress Ridge Parkway from the west to connect to the private road. This proposed extension would require the removal of non-native ornamental trees and shrubs on the adjacent property.

Future residential development on the project site would be visible primarily from Zenon Way. Pursuant to Section 22.112.040.G.1.c and 22.112.040.G.1.e (South County Rural Area Standards, Residential Rural Areawide Standards), the future developer of the project site would be required to provide an 80-foot front setback along Zenon Way, as well as from the proposed private drive, which would minimize visual impacts from Zenon Way. The applicant has requested an exception to this requirement for the private drive since the project is a cluster division that will result in smaller parcel sizes. However, this is consistent with development in the Cypress Ridge development as well as the



considered Class IV (irrigated) and Class VI (non-irrigated) by the Natural Resource Conservation Service. The project site has historically been used for the production of strawberries and vegetable row crops. The project site was no longer producing any crops at the time of the site visit.

The project area is within a highly productive commercial agricultural area on the Nipomo Mesa. This area includes two of the highest value crops on a per acre basis, strawberries and greenhouse/nursery production. The subject property is bordered on the south and east by the several large greenhouse facilities, which includes a combination of indoor and outdoor growing areas.

Impact. The proposed tract map would result in the conversion of approximately 60 acres to residential use. The Agricultural Commissioner's office (Michael Isensee; August 10, 2009) identified several concerns with the original submittal, including land use compatibility issues between residences and agricultural operations, direct conversion of agricultural land to residential use, and off-site impacts to adjacent agricultural uses. Placement of residences in close proximity to the adjacent greenhouse, orchards, or nursery could potentially expose future residents to intensive agricultural practices such as pesticide use, dust, and noise and may limit the agricultural land's ability to remain commercially viable. The applicant subsequently revised the proposed project to nearly eliminate residential parcel development on the Farmland of Statewide Importance, as well as provide greater distance buffers from the adjacent agricultural operations. The Agricultural Commissioner's office reviewed the changes to the project (Lynda Auchinachie, April 25, 2013), and stated that the applicant had addressed most of their concerns, excepting the perimeter trail and water sources. See the Water Resources section below for a discussion on water availability.

Mitigation/Conclusion. The Agricultural Commissioner has recommended several measures that have been incorporated into the proposed project including: agricultural buffers to protect adjacent agricultural resources as well as future residents, and relocation of proposed residences off of Farmland of Statewide Importance. Several additional measures will be required to mitigate impacts to a level of insignificance, including planting of new screening vegetation, and disclosure of the county's right to farm ordinance. These measures would minimize the future conflict and reduce the potential impact to agricultural resources. Based on the above discussion and implementation of mitigation measures, impacts to agricultural resources would be reduced to insignificance and no further mitigation is necessary.

3. AIR QUALITY <i>Will the project:</i>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 checked="" 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: <u>Fugitive Dust</u></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) 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 (prepared by APCD).

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

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

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that



is consistent with AB 32 Scoping Plan measures and goals; or,

2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons 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 the California Air Resources Board (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.

Impact. The proposed project site is located adjacent to agricultural areas and scattered residential development. Clustered residential parcels are proposed on the site. Residential areas are sensitive to air pollution, including both construction and operational emissions. Residential parcels and road improvement work would result in approximately 30 acres of site disturbance. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting during both the construction and operational phases of the proposed project. As identified by APCD, this development is somewhat inconsistent with the CAP. This inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air, which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; and 2) standard forecast modeling (e.g., ARB URBEMIS) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, given the small number of potential new residences, both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies. The APCD also did not support the use of Transfer of Development Credits (TDC) on the project site based on its rural location. As stated above, the proposed density of the subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, as the residential density is being transferred within the same region. APCD included mitigation recommendations if the project was to move forward.

As identified by the APCD, air quality impacts during construction include the creation of fugitive dust (PM₁₀), the potential release of asbestos during demolition and removal of pipelines, and unpermitted developmental burning.

Fugitive Dust (PM10). Construction activities could generate dust, potentially affecting local residents and businesses in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

Naturally-Occurring Asbestos. According to the APCD, the project site was potentially located in an area containing naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. The applicant submitted a geological evaluation and was granted an exemption for the project from the requirements pertaining to naturally-occurring asbestos by the APCD (see attached letter dated February 19, 2009 from Tim Fuhs).

Developmental Burning. On February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning under restrictions may be allowed. Unregulated burning would result in a potentially significant air quality impact.

Greenhouse Gases. This project is a 21-lot residential cluster subdivision. Using the GHG threshold information described in the Setting section, the project is expected to generate less than 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 less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Although this project's emissions falls under the threshold, APCD has recommended additional feasible mitigation for operational phase mitigations.

Mitigation/Conclusion. To mitigate for potential air quality impacts, the applicant has agreed to implement the following measures.

Fugitive Dust (PM₁₀). To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

Developmental Burning. To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

Implementation of the mitigation measures described above and listed in Exhibit B would mitigate all identified air quality impacts to levels of insignificance.

4. BIOLOGICAL RESOURCES
Will the project:

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

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

On-site Vegetation: Agriculture fields and grassland

Name and distance from blue line creek(s): An unnamed “blue-line” creek is approximately 1200 feet to the south

Habitat(s):

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Vegetation:

Dune larkspur (*Delphinium parryi ssp. blochmaniae*) has been found about 0.87 mile to the northeast and about 0.90 mile to the southwest. This perennial herb is found within maritime chaparral and coastal dune habitats (Tibor 2001). The typical flowering period is April through May. The species grows from sea level to 200 meters (660 feet). The dune larkspur is a federal species of concern and the CNPS considers this plant to be rare, threatened, or endangered in California and elsewhere (List 1B, RED 3-2-3).

Gambel's watercress (*Rorippa gambelii*) has been found about 0.45 and 0.75 mile to the west. This perennial herb is found in marshes, swamps, and at the borders of lakes at elevations ranging from 5 to 330 meters (15 to 1,085 feet). The typical flowering period is April through June. The species is known to exist at Oso Flaco Lake, near small twin lakes south of Arroyo Grande (west of the project site), on the south and north edge of Little Oso Flaco Lake, and near Black Lake Canyon Lake. Gambel's watercress is federally endangered, state threatened, and rated as rare by CNPS (List 1B, RED 3-3-2).

Hoover's bentgrass (*Agrostis hooveri*) has been found about 0.36 mile to the southwest. This perennial herb prefers sandy soils in open chaparral, cismontane woodland, and valley and foothill grassland area below the 600-meter (1,970-foot) elevation. The species blooming period is April-July. Hoover's bentgrass is considered rare by the California Native Plant Society (List 1B, RED 2-2-3).

Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*) has been found about 0.71 mile to the southeast. This perennial herb is found on sandy or gravelly soils in closed cone coniferous forest, chaparral and coastal scrub habitats (Tibor 2001) at elevations between 10 and 200 meters (30 ft to 660 ft). The typical blooming period is April-September. Kellogg's horkelia is considered extremely rare by CNPS (List 1B, 3-3-3).

Marsh sandwort (*Arenaria paludicola*) has been found about 0.12, 0.26, and 0.43 mile to the south; and 0.68 mile to the west. This perennial herb occurs in freshwater marsh habitats (Tibor 2001) up to the 450-meter elevation (1,480 feet). The typical flowering period is May through August. Marsh sandwort is considered federally and state endangered, and extremely rare by CNPS (List 1B, RED 3-3-3).

Pismo clarkia (*Clarkia speciosa* ssp. *immaculate*) has been found about 0.76 mile to the northeast. This annual herb occurs on low, sandy hills (up to the 185 meter (600-foot) elevation) from Pismo to Edna Valley. Pismo clarkia populations are found in valley and foothill grasslands, and in the margins between chaparral and oak woodland communities near the coast. This species is listed as Federally endangered, State rare, and extremely rare by CNPS (List 1B, RED 3-3-3).

Sand mesa manzanita (*Arctostaphylos rudis*) has been found about 0.16 mile to the south and 0.20 mile to the northeast. This evergreen shrub is generally found on sandy soils in chaparral and coastal scrub areas between the 25 and 230-meter (80 to 760 foot) elevations (Tibor 2001). The blooming period is November-February. The sand mesa manzanita is considered rare by CNPS (List 1B, RED 2-2-3).

Wells's manzanita (*Arctostaphylos wellsii*) has been found onsite. This evergreen shrub is found primarily on sandstone soils in closed cone coniferous forests and chaparral areas; in addition, individual shrubs have been observed growing in the shade of coast live oak trees on steep north-facing slopes. The typical flowering period is December through April. The species grows at elevations between 30 to 400 meters (100 to 1,315 feet). Wells's manzanita is considered rare by CNPS (List 1B, RED 2-3-3).

Wildlife:

California red-legged frogs (*Rana aurora draytonii*) has been found about 0.23 mile to the south. California red-legged frog is listed as federally threatened, and considered a California Special Concern species by the CDFG (CDFG, 2002). They historically have ranged from Marin County southward to northern Baja California. Presently, Monterey, San Luis Obispo, and Santa Barbara counties support the largest remaining California red-legged frog populations within the state. The California red-legged frog is a large (85-138 millimeters) reddish-brown frog with variable red pigment on the ventral surfaces. Riparian habitat degradation, urbanization, predation by bullfrogs, and historic market harvesting have all reportedly contributed to population declines in this species.

The species occurs in varied habitats during its life cycle. Breeding areas include lagoons, streams and ponds, including siltation and irrigation ponds. California red-legged frogs typically breed from January to July, with peak breeding occurring in February. Juvenile frogs are found in open, shallow aquatic habitats containing dense emergent vegetation.

Adult California red-legged frogs prefer aquatic habitats with little or no flow, the presence of surface water to at least early June, surface water depths to at least 0.7 meter (2.3 feet), and the presence of fairly sturdy underwater supports such as cattails. The largest densities of California red-legged frogs are typically associated with dense stands of overhanging willows and an intermixed fringe of sturdy emergent vegetation. Although the species can inhabit ephemeral streams or ponds, populations probably

cannot be maintained in ephemeral streams in which all surface water disappears. Adult California red-legged frogs are primarily nocturnal, although metamorphs and juveniles are known to be active during the day and night.

The Monarch butterfly (*Danaus plexippus*) has been found onsite. This species is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDDB, 2004).

Habitat:

California red-legged frog habitat (*Rana aurora draytonii*) has been found onsite, extending to the north. California red-legged frog is considered federally threatened. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development.

Pismo clarkia potential habitat (*Clarkia speciosa* ssp. *immaculate*) has been found onsite. This annual herb occurs on low, sandy hills (up to the 185 meter (600-foot) elevation) from Pismo to Edna Valley. Pismo clarkia populations are found in valley and foothill grasslands, and in the margins between chaparral and oak woodland communities near the coast. This species is listed as Federally endangered, State rare, and extremely rare by CNPS (List 1B, RED 3-3-3).

Vernal pool habitat The project site occurs within the Santa Barbara Vernal Pool Region, as designated by the California Department of Fish and Game.

Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species. The habitat survey conducted by LFR in 2008 did not reveal any potential vernal pool habitats, and staff visits in 2008 confirmed that the physical site characteristics would not support vernal pool habitat.

Impact. The project site primarily consists of previously farmed grasslands. Most of the site is devoid of trees and shrubs except for a stand of eucalyptus trees along the southern property line. The proposed subdivision will result in twenty-one new residential parcels of approximately one acre each, with two open space parcels of 21.2 and 14.6 acres. A Sensitive Species and Habitat Survey was conducted in 2004 and 2008 to identify potential impacts to biological resources, and a written report provided to the County (LFR, Inc. October 2008). Following a review with comments by the County Biologist of the survey, an addendum (LFR; November 2008) was submitted to address County staff's concerns regarding the timing of Pismo clarkia studies. No special status species were observed on the site during the surveys. No direct impacts to native plant communities are expected, as the site has been subject to intensive agriculture production.

The proposed project would impact the foraging habitat and dispersal habitat of species in the area. In addition, an active red-tailed hawk nest was observed adjacent to the site. The project also has the potential to have indirect cumulative impacts to the Black Lake Canyon area due to noise, light, and other human activity.

The project includes an extension of Cypress Ridge Parkway, which will cross the adjacent property to the west. Construction of the road would necessitate the removal of a number of non-native ornamental trees.

A site visit of the project site by current planning staff was made in 2008 to identify the potential for vernal pool habitat and/or listed plant and fairy shrimp species. At this time, no evidence of vernal pools or potential areas for ponded water was observed in the areas proposed for residential development. The topography in the areas proposed for development is such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands. The remainder of the site is highly disturbed from farming activities, is on rolling hills, and no residential development is proposed in those locations. There was no indication of habitat suitable for supporting fairy shrimp or sensitive plant species associated with vernal pools would be affected by the proposed project.

Mitigation/Conclusion. The project will be required to incorporate mitigation measures (nesting bird surveys) to reduce biological resource impacts to less than significant levels. Timing of development will be limited to reduce impacts to nesting birds. No structural development, grading associated with development, improvements, or storage of soils and materials shall be permitted within the open space parcel. Standard erosion and sedimentation control plans will be required at the time of grading or construction permits to ensure no other construction-related impacts shall occur.

Based on the above discussion, impacts on biological resources are considered to be less than significant.

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 checked="" type="checkbox"/>	<input 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 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"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. Several large archaeological sites are known in the general vicinity.

Impact. A Phase I Archaeological Survey was conducted on the project parcel to determine the presence of significant pre-historic and historic resources (Thor Conway; September 2004). Archaeological materials were present at three locations within the southeastern portion of the site. Based on the result of the Phase I survey, a Phase II subsurface evaluation was completed in December of 2008 (Thor Conway, Jan 2009). Test pits were dug in all three locations. The results of the testing showed minimal findings, and low research potential. Based on the conclusion of the evaluation, the two archaeological sites and the isolated find do not qualify as significant historic resources under CEQA (. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. Due to the presence of archaeological materials and the potential for the sites to contain additional archaeological finds, archaeological monitoring will be required during all ground-disturbing activities in the southeastern portion of the site.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently rolling

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

Impact. As proposed, the project will result in the disturbance of approximately 40 acres.

Mitigation/Conclusion. A drainage plan and sedimentation/erosion control plan will be required prior to issuance of construction permits. A Storm Water Pollution Prevention Plan (SWPPP) will be required through the Regional Water Quality Control Board. Incorporation of these measures shall reduce the potential for drainage and sedimentation/erosion control impacts to a level of

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

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>

Setting. The project is located in an area with typical low density residential noise. Large greenhouse operations are located to the south and east of the site, with residential neighborhoods on the remaining sides.

Impact. The low density residential project is not expected to generate loud noises. Due to the potential for noise impacts associated with the greenhouse operations in the area, a noise study was conducted for the project site (Dubink Associates, March 2008). The study identified the potential for noise disturbances on future residences due to the frost fans employed by greenhouse operations when temperatures approach freezing. The frost fans at Greenheart Farms produce noise levels that exceed the County's standards for a few days per year. The report identified several potential mitigations measures to address the noise impact, including special acoustical treatment of proposed residences, a Right-to-Farm disclosure statement informing future residents of the agricultural operation impacts, and a solid concrete block wall along the southern property line.

Mitigation/Conclusion. The applicant has agreed to incorporate the use of noise reduction features on structures to reduce the level of interior noise caused by frost fans. Buildings constructed with air conditioning or a mechanical ventilation system, windows and sliding glass doors mounted in low air

infiltration rate frames, and solid core exterior doors with perimeter weather stripping and threshold seals, baffled roof and attic vents, and additional construction specifications would mitigate potential indoor noise impacts to a level of insignificance (County of San Luis Obispo; May 1992). Although a solid block wall was considered, its potential effectiveness was questionable and construction of a long wall along the entire southern property line would create potential aesthetic impacts due to its inconsistency with the rural character of the area. Based on the above discussion and implementation of mitigation measures listed in Exhibit B, potentially significant noise impacts would be reduced to a level of insignificance.

9. POPULATION/HOUSING

Will the project:

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

Prior to map recordation, the applicant will pay an affordable housing in-lieu fee consistent with the applicable fee ordinance.

maintained looped trail that follows the perimeter of the open space area and connects to the pedestrian system at Cypress Ridge with Zenon Way and access to Black Lake Canyon.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. The proposed project will not create a project specific significant need for additional park, Natural Area, and/or recreational resources, but the development of the additional parcels will contribute to a cumulative areawide demand on these resources.

Mitigation/Conclusion. In addition to the proposed trail system within the open space parcel, the "Quimby" fee will adequately mitigate the project's impact on recreational facilities.

12. TRANSPORTATION/CIRCULATION

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

Will the project:

a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area including the project's proposed access street, Cypress Ridge Parkway, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

Circulation Study Area. The project is within the “South County Area 2” Circulation Fee area. This fee provides the means to collect “fair share” monies from new development to help fund certain regional road improvements that will be needed once the area reaches “buildout”. In addition, the project is subject to a fee mitigation program to fund improvements at Halcyon Road at Highway 1 near Arroyo Grande Creek.

Impact. The proposed project is estimated to generate about 210 trips per day, based on the Institute of Traffic Engineer’s manual of 10/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation. In addition to construction of the interior road (Cypress Ridge Parkway), frontage improvements will be required for Zenon Way.

Mitigation/Conclusion. Prior to issuance of permits for future land uses on the project site, the applicant will be required to contribute to the South County Area 2 fee program and an additional program to fund improvements at Halycon Road at Highway 1. The fees contributed to this program will partially finance the implementation of these improvements and mitigate cumulative impacts resulting from future development. No other significant impacts were identified and no other specific traffic-related mitigation measures are necessary.

13. WASTEWATER

<i>Will the project:</i>	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</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"/>

Setting. The project will be served by the Cypress Ridge Wastewater Treatment Plant (CRWWTP) for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use a community system as its means to dispose of wastewater. The project was referred to the Regional Water Quality Control Board. Based on the proposed project, the proposed community system has the capacity to handle the project’s additional effluent. Further, the wastewater flow from the proposed project is intended to help the CRWWTP meet their operational standards.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

QUALITY

- a) *Violate any water quality standards?*
- b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*
- c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*
- d) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?*
- e) *Change rates of soil absorption, or amount or direction of surface runoff?*
- f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*
- g) *Involve activities within the 100-year flood zone?*

QUANTITY

- h) *Change the quantity or movement of available surface or ground water?*
- i) *Adversely affect community water service provider?*
- j) *Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?*
- k) *Other: _____*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
k) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to obtain its water needs from Rural Water Company (RWC), a public water system. Two existing wells on the property will be dedicated to RWC. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant quality

problems.

The topography of the project is gently sloping. The closest creek from the proposed development is approximately 0.23 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Water Supply. The project will be using water, extracted from the Santa Maria groundwater basin, which is made up of three interconnected sub areas (Tri-Cities, Nipomo Mesa, and Santa Maria). Approximately 30 percent of the basin's area lies north of the Santa Maria River in San Luis Obispo County. In 1994, the DWR began an update of the 1979 study of the Arroyo Grande Valley – Nipomo Mesa Area groundwater sub area and the northern portion of the Santa Maria River Valley groundwater sub area. The study, "Water Resources of the Arroyo Grande -Nipomo Mesa Area", was completed and published in 2003. The study contains the following findings and conclusions:

- Observations of groundwater elevations in 1975, 1985 and 1995 revealed the development and subsequent expansion of a depression in groundwater elevations generally south of Willow Road and east of Highway 1 - the south central portion of the Nipomo Mesa.
- Nipomo Community Services District and Southern California Water Company have many of their wells in or near the depression. The extractions of these two agencies have increased from about 940 afy in 1979 to 2,790 afy in 1995 and 3,620 in 2000.
- There have also been increases in demand for water to serve rural residences and agricultural uses.
- Since the depression enlarges, the reduced water in storage could result in increased inflow from Santa Maria Valley and decreased outflow to the ocean from the mesa and the valley. If the pumping depression on the mesa pulls in water from the Santa Maria Valley, the possibility exists for the poorer quality groundwater of the valley, containing high concentrations of dissolved solids, to locally reduce the quality of the mesa's groundwater. Also, in the future, if subsurface outflows to the ocean cease, and the seaward hydraulic gradient is reversed, this condition could lead to seawater intrusion of the groundwater resources. Currently, there is no evidence of seawater intrusion.

A major source of recharge for the Nipomo Mesa is deep percolation of precipitation. This makes the groundwater basin vulnerable to protracted periods of below-average rainfall.

Political/Legal History. In 1998, a complaint was filed by agricultural pumpers in Santa Barbara County against the basin's water purveyors, including the City of Santa Maria, the NCSD and Cal Cities Water Co. Because of inconsistencies in the DWR study, the County commissioned an additional study by S.S. Papadopoulos & Associates (SSPA) to provide clarification of water issues on the Mesa. SSPA concluded that the data presented in the DWR study correctly identified overdraft conditions in the Nipomo Mesa area of the groundwater basin.

Concurrently, the judge in the groundwater litigation issued a finding that the basin as a whole was not being overdrafted and that there was insufficient evidence to support the existence of sub-basins. The County's Water Resources Advisory Committee (WRAC) reviewed the SSPA study and the judge's decision and concluded that overdraft in the Nipomo Mesa area either exists currently or is imminent. In November 2004 the Board of Supervisors certified Level of Severity II and approved several actions intended to strengthen water conservation efforts in the Nipomo Mesa area.

Litigation of the basin has resulted in a settlement in which the stipulating parties have agreed to a "physical solution establishing a legal and practical means for ensuring the Basin's long-term sustainability". The physical solution establishes three management areas, creates a management entity for each area and directs each management entity to monitor groundwater conditions and prepare plans for dealing with water shortages. The agenda for the Nipomo Mesa Management Area

(NMMA) also includes importation of at least 2,500 acre feet per year of supplemental water by the NCSD from the City of Santa Maria and an agreement of the major water purveyors in the area to purchase some of that water. New urban uses proposed by stipulating parties within the service area of a major water purveyor or within the Sphere of Influence of the NCSD must obtain water service from the local supplier. New urban uses proposed by stipulating parties outside these areas and within one-quarter mile of a service area or NCSD Sphere of Influence must conduct good faith negotiations with the local supplier before forming a mutual water company to provide water service.

In May, 2006, as a part of the annual Growth Management Ordinance update, the County Board of Supervisors adopted the following relating to the Nipomo area:

- Reaffirm limiting new residential development in the Nipomo Mesa Area to an annual 1.8% growth rate;
- Change the Level of Severity for Water Supply from II to III; however, the Board further determined that a building moratorium would not be necessary based on implementing the following measures, as well as environmental determinations for development proposals on the Nipomo Mesa would continue to be made on a case-by-case basis, where an EIR would not necessarily be required if water supply is identified as the only significant issue. The following water conservation measures were required of all new development (and added as County LUO planning area standards) as of August, 2006:
 - Require all sink faucets in bathrooms and kitchens in new residences be equipped with automatic shut off devices. This also applies when a bathroom is added, or when the floor area is increased by twenty per cent (20%). Automatic shut off faucets operate by means of a hands-free electric sensor.
 - Require drip-line irrigation for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, a separate meter for outdoor water and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.
 - The maximum amount of turf (lawn) area may not exceed twenty percent of the site's total irrigated landscape area, and, in all cases the site's total irrigated landscape area shall be limited to 1,500 square feet.

The County Flood Control and Water Conservation District will implement improved well monitoring and water quality monitoring programs for the Nipomo Mesa area. Water purveyors in the Nipomo Mesa area are encouraged to strengthen their water conservation programs, increase their use of reclaimed water and continue their efforts to secure supplemental water.

Also, in an effort to monitor the effectiveness of these water conservation measures, each annual update of the Growth Management Ordinance will include data to indicate if the water use rate per dwelling unit is trending downward. If progress toward water conservation targets is not evident, further growth limitations may be recommended.

In August, 2006, The Board also approved new requirements for all land divisions accepted for processing after June 23, 2006 and General Plan Amendments submitted after June 23, 2006 in the Nipomo and the Nipomo Mesa areas. Applications for general plan amendments and land divisions in the Nipomo Mesa Water Conservation Area shall include documentation regarding estimated existing and proposed non-agricultural water demand for the land division or development that could occur with the General Plan Amendment. If this documentation indicates that the proposed non-agricultural water demand exceeds the demand without the land division, the project will be subject to contributing towards acquiring supplemental water. This requirement is implemented as a South County Planning Area Standard (22.112.020 (F)).

On June 26, 2007, the Board of Supervisors, as a part of the County's Resource Management System annual update, reaffirmed and certified a level of Severity III for water supply in the Nipomo area, and directed the preparation of additional water conservation ordinance(s). The new ordinance(s) will require the establishment of retrofit program(s) and/or other new water conservation program(s) where new development will be required to participate to offset/reduce new impacts to water consumption from the Nipomo Mesa groundwater basin.

Water Quality. 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? Unnamed "blue-line" creek Distance? Approximately 0.23 miles

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) 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.

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

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:

- ✓ Approximately 40 acres of site disturbance is proposed;
- ✓ 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 on highly erodible soils, nor on moderate to steep slopes;
- ✓ 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;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;

- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ 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;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

Based on the project description and using water demand factors from the 1996 Final EIR for the Cypress Ridge Tract Map, the project's total water demand for all residential uses is estimated to be 1.5 acre-feet per year (AFY) for both indoor and outdoor use.

Indoor Water Demand. Indoor water demand is estimated to be a total of 0.462 afy for all 21 proposed residential parcels. Indoor domestic water will be treated at the CRWWTP, recycled by mixing with fresh well water, and applied as golf course irrigation. Estimating evaporation loss, every 100 gallons of domestic water sent to the CRWWTP reduces the irrigation well pumping needed for the golf course by 90 gallons.

Outdoor Water Demand. Outdoor water demand is estimated to be a total of 1.04 afy for all 21 proposed residential parcels and common area. These estimates are based on the project meeting strict limits of the Nipomo Mesa Water Conservation Area (NMWCA), such as a maximum irrigated landscape area of 1,200 square feet and maximum 300 square feet of turf per parcel. In addition to the water conservation measures required consistent with the NMWCA, the applicant proposes Low-Impact Development (LID) features on every parcel, including rain barrels or cisterns, rain gardens or pervious pavement, and vegetated swales.

To offset the project's water demand, the applicant has proposed the removal of 0.75 acres of existing irrigated turf grass from the Cypress Ridge Golf Course to be replaced with non-irrigated native grasses. 0.75 acres of turf uses approximately 1.88 afy, which would offset the total water demand of 1.5 afy.

Mitigation/Conclusion. As the indoor and outdoor water demand amounts rely on realistic yet optimistic assumptions of continued water conservation measures and continued limitations on the amount of turf by future property owners, potential significant impacts to water resources would remain with the proposed amount of turf removal. The applicant has agreed to additional turf removal at the Cypress Ridge golf course for a total of 1.5 acres removed to ensure that the water offset measures are sufficiently conservative. The applicant shall submit a turf removal plan consistent with this measure that identifies the location of turf removal. In addition, the applicant agrees to submit plans for new turf plantings at the golf course to ensure they are consistent with the turf removal plan

Drainage, erosion control, best management practices associated with a Stormwater Pollution Prevention Plan (SWPPP), and low impact development (LID) measures will be implemented for the project, which will provide sufficient measures to adequately protect surface water quality (refer to Section 4 Biological Resources and Section 6 Geology and Soils). The project is required to comply with Nipomo Mesa Water Conservation Area standards, which includes indoor and outdoor measures to reduce water demand. Based on implementation of standard requirements and recommended mitigation measures, impacts to water quality would be less than significant, and no additional mitigation measures are necessary.

15. LAND USE <i>Will the project:</i>	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>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 prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable?</i>				

("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 "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines 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	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input checked="" type="checkbox"/>	County Parks and Recreation	Attached
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input checked="" type="checkbox"/>	South County Advisory Council	None
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	Attached
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	In File**
<input checked="" type="checkbox"/>	Nipomo Community Services District	Attached
<input checked="" type="checkbox"/>	Other <u>City of Arroyo Grande</u>	None
<input checked="" type="checkbox"/>	Other <u>Heal SLO</u>	Attached

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

David Dubbink Associates. March 21, 2008. Untitled noise analysis for APN 075-351-022 and 028.

Wallace Group. September 28, 2012. *Cypress Ridge II – Tentative Tract Map #2993 Preliminary Hydrology and Hydraulics Report.*

LFR, Inc. October 1, 2008. *Cypress Ridge Estates, Arroyo Grande, California, Sensitive Species and Habitat Survey*

GeoSolutions, Inc. January 28, 2008. *Preliminary Soils Engineering Report, Cypress Ridge II, Parcels 22 and 28, APNs 075-351-022 and 028, Arroyo Grande Area, San Luis Obispo County, California*

LFR, Inc. November 25, 2008. Letter with subject, "Cypress Ridge II (SUB2008-00028) – Pismo Clarks Surveys.

Conway, Thor. September 7, 2004. *A Phase I Archaeological Surface Survey at the Cypress Ridge II Project, Arroyo Grande, San Luis Obispo County.*

Conway, Thor. January 9, 2009. *Archaeological Subsurface Testing at the Cypress Ridge Estates Project, Arroyo Grande, San Luis Obispo County.*

Exhibit B - Mitigation Summary Table

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

Aesthetics

AS-1 At the time of application for construction permits, the Applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. The Lighting Plan shall focus on keeping the lumen/light intensity level to the lowest possible while still meeting minimum safety and security requirements. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Agricultural Resources

AG-1 Right-to-Farm Disclosure. Prior to transfer of the parcel(s), the applicant shall disclose to prospective buyers, of all parcels included in the proposed project, 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 (County Agriculture Element, Appendix D) currently in effect at the time said deed(s) are recorded.

AG-2 At the time of application for construction permits or subdivision improvements, the applicant shall submit a vegetative screening plan between the proposed pedestrian trail and the greenhouse nursery to the south. The screening plan shall show a layered canopy that results in effective screening within five years of installation. Vegetation shall be low-water use evergreen trees and/or shrubs with foliage extending from the base to the crown. **Prior to final inspection of any construction permit or subdivision improvements**, the applicant shall demonstrate that the screening has been planted.

Air Quality

AQ-1 Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the County.

AQ-2 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material 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, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

- AQ-3 Fugitive PM10 Mitigation Measures** (All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to construction/ grading permit issuance**)
- a. Reduce the amount of the disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;
 - c. All dirt stock-pile areas should be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

Biological Resources

- BR-1 Nesting Birds. Prior to commencement of any tree removal during construction/ improvements**, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a County-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County (Planning Department). If birds are found recommendations may include delaying of construction, variable buffer zones, as needed, around individual nests, or other appropriate measures.

The applicant agrees to incorporate those recommendations approved by the County.

Cultural Resources

- CR-1 Cultural Resources - Monitoring Plan.** Prior to issuance of construction permits or subdivision public improvement plans, the Applicant shall submit a Monitoring Plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The Monitoring Plan shall include at a minimum:
- List of personnel involved in the monitoring activities;
 - Inclusion of involvement of the Native American community, as appropriate;
 - Description of how the monitoring shall occur;
 - Description of frequency of monitoring (e.g., full-time, part time, spot checking);
 - Description of what resources are expected to be encountered;
 - Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
 - Description of procedures for halting work on the site and notification procedures; and
 - Description of monitoring reporting procedures.

Crew Education. The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/mitigation activities, and prior to acceptance of subdivision improvements or map recordation, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Noise

- NS-1 Noise - Standard Noise-Element Measures for Interior Noise.** At the time of application for a construction permit or subdivision improvement plans, the applicant shall show the following on the project plans/ drawings:
- The structure is provided with air conditioning or mechanical ventilation.
 - All exterior doors are solid core with perimeter weather stripping and threshold seals.
 - All fresh air inlets or exhaust vents located on the south side of the structure incorporate sound attenuation and noise baffling.
 - Glass in both windows and doors in all rooms on the south side of the structure does not exceed 20% of the floor area of the room.
 - Exterior walls consist of stucco or brick veneer, or wood siding with a ½" minimum thickness fiberboard (i.e. soundboard) underlayer is used.

Prior to acceptance of subdivision improvements or final inspection/ occupancy of individual lot construction permits, the applicant shall provide verification to the satisfaction of the County that the above measures have been adhered to.

Water

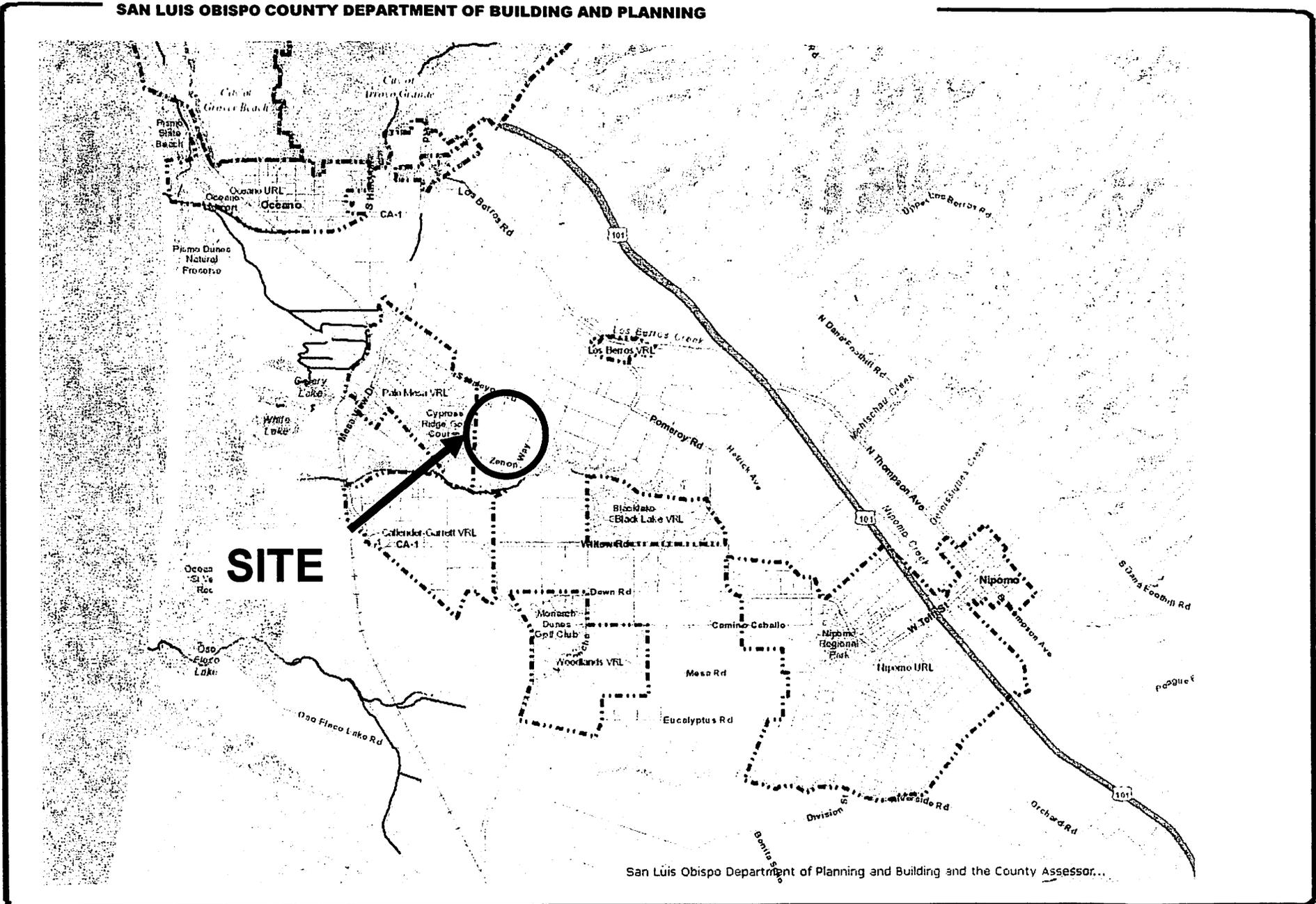
WC-1 Water Conservation – Prior to construction permit issuance or approval of subdivision improvement plans, the following measures shall be shown on applicable drawings and applied to the proposed turf areas for the **life of the project**:

- a. To maximize drought-tolerance and minimize water usage, warm season grasses (excludes bermuda grass) such as buffalo grass, shall be used;
- c. To minimize establishment of shallow roots, the following shall be avoided on turf areas, and provided in all applicable documents (e.g., educational brochure, CC&Rs, landscape plans): close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch;
- d. Watering times shall be programmed for longer and less frequently rather than for short periods and more frequently;

Prior to [acceptance of subdivision improvements or final inspection/ occupancy of individual lot construction permits, the County shall verify installation of the above items. These items shall be kept in good working order and shall not exceed the approved parameters for the **life of the project**.

WC-2 Turf Removal – Prior to construction permit issuance or approval of subdivision improvement plans, the applicant shall submit a turf removal plan consistent with the approved plans that identifies the location of 1.5 acres of turf removal. **Prior to acceptance of subdivision improvements or final inspection/ occupancy of individual lot construction permits**, the County shall verify removal of the turf. These requirements shall be adhered to for the **life of the project**, and the applicant shall submit plans for future turf plantings at the Cypress Ridge Golf Course to ensure they are consistent with the turf removal plan.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

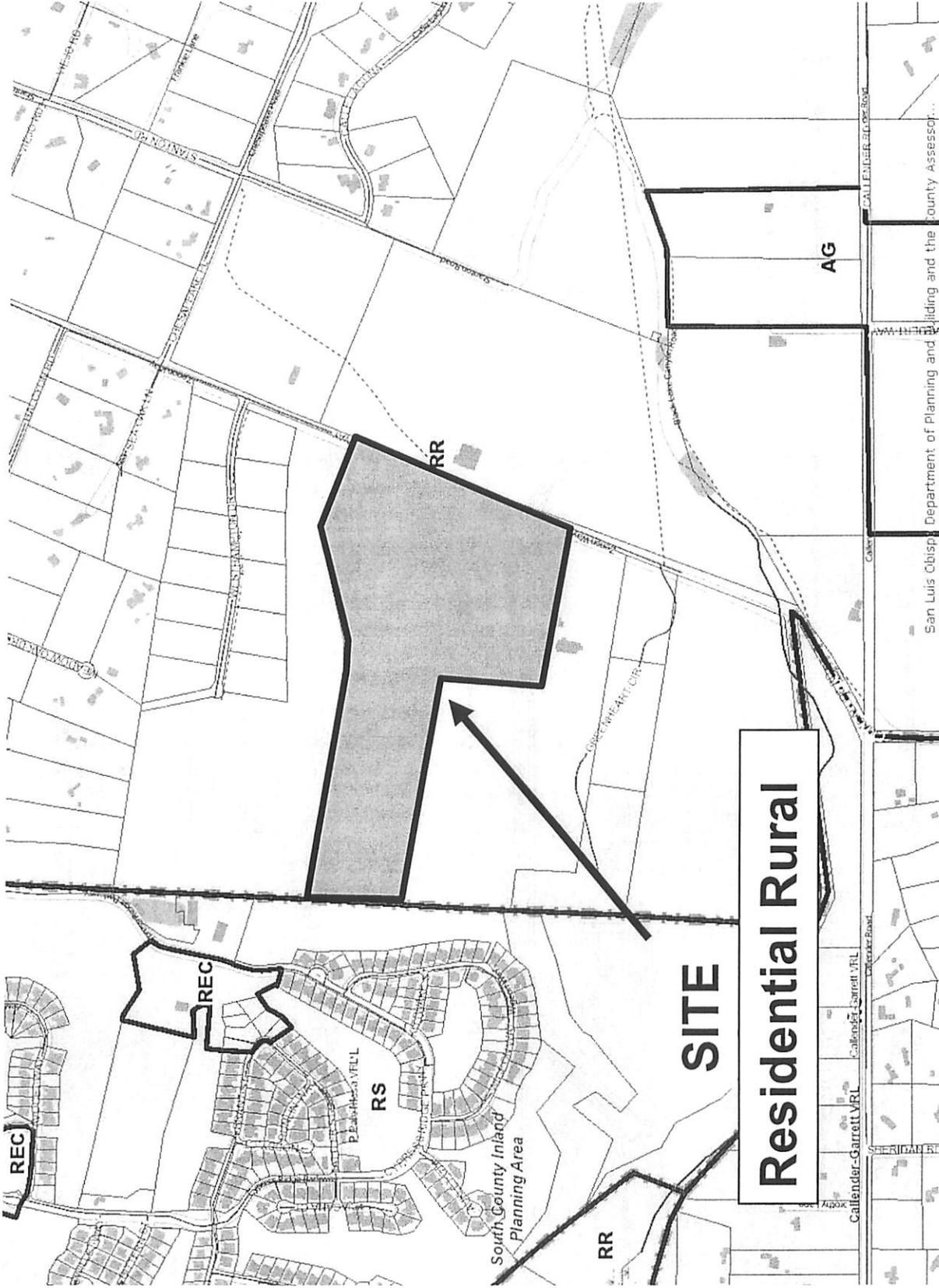


San Luis Obispo Department of Planning and Building and the County Assessor...

PROJECT
Tract Map and CUP
Cypress Ridge II SUB2008-00028



EXHIBIT
Vicinity Map



VESTING TENTATIVE TRACT MAP FOR TRACT 2993, CYPRESS RIDGE II

852 Zenon Way
Arroyo Grande
CA, 93420

A PORTION OF PARCEL 1 OF PARCEL MAP 004, 18, 38 AND PARCEL 1 OF PARCEL MAP 003, 18, 38 IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA ACCORDING TO THE MAP THEREOF RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AND SUBJECT TO THE OFFICE OF THE COUNTY RECORDER OF SAN LUIS OBISPO, CALIFORNIA.

Project Owner:
Name: [Redacted]
Address: [Redacted]
City: [Redacted]
State: [Redacted]
Zip: [Redacted]

Shovel List Table:
Sheet No.: [Redacted]
Total Sheets: [Redacted]
Scale: [Redacted]



SITE LOCATION



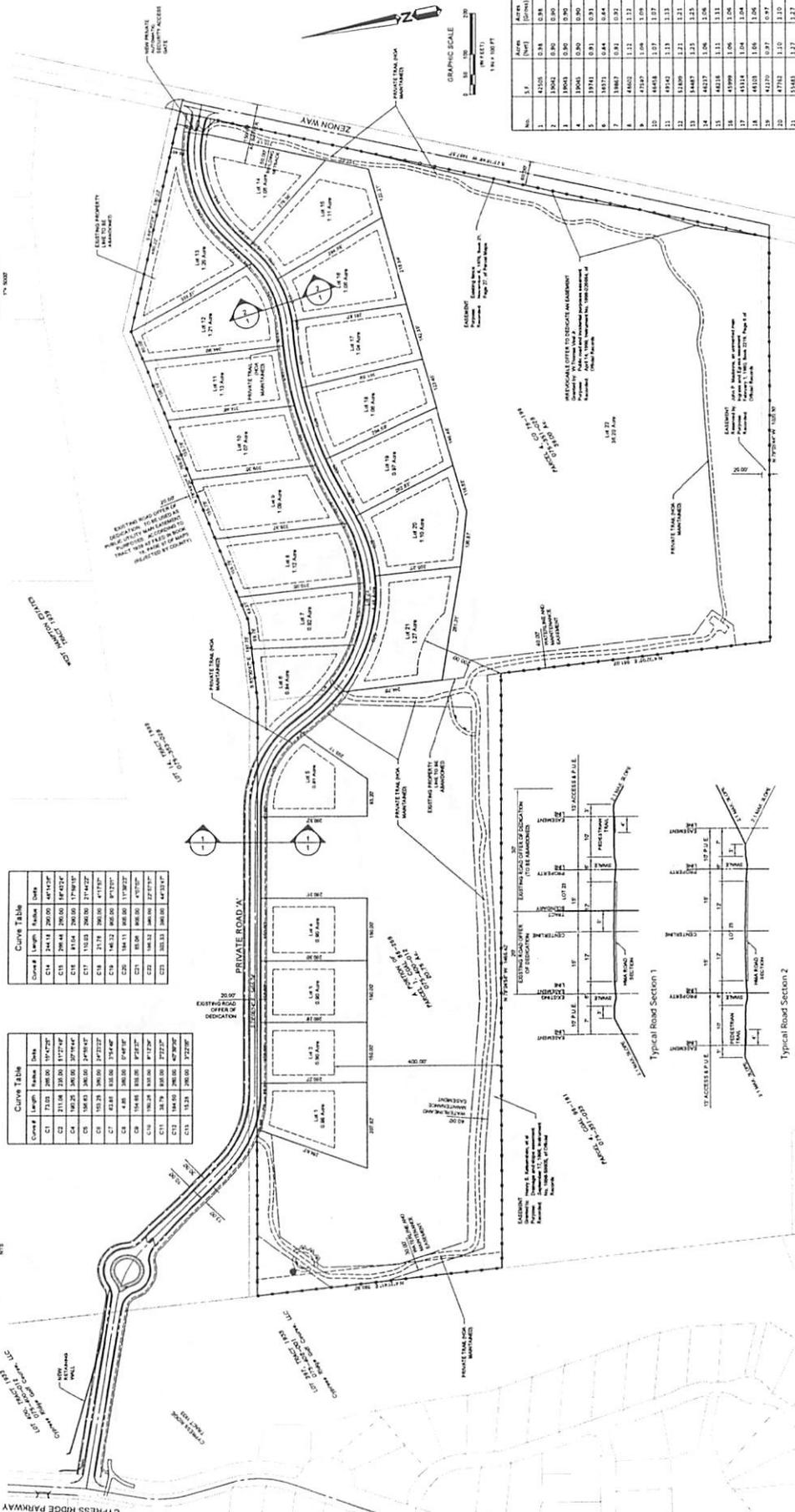
VICINITY MAP

Curve Table

Curve #	Length	Radius	Delta
C1	23.02	200.00	194.7237
C2	211.04	200.00	197.4737
C3	208.44	200.00	197.4737
C4	180.25	200.00	179.9147
C5	188.63	200.00	179.9147
C6	180.25	200.00	179.9147
C7	43.87	150.00	174.6067
C8	4.08	200.00	197.4737
C9	180.25	200.00	179.9147
C10	188.63	200.00	179.9147
C11	180.25	200.00	179.9147
C12	180.25	200.00	179.9147
C13	180.25	200.00	179.9147
C14	180.25	200.00	179.9147
C15	180.25	200.00	179.9147
C16	180.25	200.00	179.9147
C17	180.25	200.00	179.9147
C18	180.25	200.00	179.9147
C19	180.25	200.00	179.9147
C20	180.25	200.00	179.9147
C21	180.25	200.00	179.9147
C22	180.25	200.00	179.9147
C23	180.25	200.00	179.9147
C24	180.25	200.00	179.9147
C25	180.25	200.00	179.9147
C26	180.25	200.00	179.9147
C27	180.25	200.00	179.9147
C28	180.25	200.00	179.9147
C29	180.25	200.00	179.9147
C30	180.25	200.00	179.9147
C31	180.25	200.00	179.9147
C32	180.25	200.00	179.9147
C33	180.25	200.00	179.9147
C34	180.25	200.00	179.9147
C35	180.25	200.00	179.9147
C36	180.25	200.00	179.9147
C37	180.25	200.00	179.9147
C38	180.25	200.00	179.9147
C39	180.25	200.00	179.9147
C40	180.25	200.00	179.9147
C41	180.25	200.00	179.9147
C42	180.25	200.00	179.9147
C43	180.25	200.00	179.9147
C44	180.25	200.00	179.9147
C45	180.25	200.00	179.9147
C46	180.25	200.00	179.9147
C47	180.25	200.00	179.9147
C48	180.25	200.00	179.9147
C49	180.25	200.00	179.9147
C50	180.25	200.00	179.9147
C51	180.25	200.00	179.9147
C52	180.25	200.00	179.9147
C53	180.25	200.00	179.9147
C54	180.25	200.00	179.9147
C55	180.25	200.00	179.9147
C56	180.25	200.00	179.9147
C57	180.25	200.00	179.9147
C58	180.25	200.00	179.9147
C59	180.25	200.00	179.9147
C60	180.25	200.00	179.9147
C61	180.25	200.00	179.9147
C62	180.25	200.00	179.9147
C63	180.25	200.00	179.9147
C64	180.25	200.00	179.9147
C65	180.25	200.00	179.9147
C66	180.25	200.00	179.9147
C67	180.25	200.00	179.9147
C68	180.25	200.00	179.9147
C69	180.25	200.00	179.9147
C70	180.25	200.00	179.9147
C71	180.25	200.00	179.9147
C72	180.25	200.00	179.9147
C73	180.25	200.00	179.9147
C74	180.25	200.00	179.9147
C75	180.25	200.00	179.9147
C76	180.25	200.00	179.9147
C77	180.25	200.00	179.9147
C78	180.25	200.00	179.9147
C79	180.25	200.00	179.9147
C80	180.25	200.00	179.9147
C81	180.25	200.00	179.9147
C82	180.25	200.00	179.9147
C83	180.25	200.00	179.9147
C84	180.25	200.00	179.9147
C85	180.25	200.00	179.9147
C86	180.25	200.00	179.9147
C87	180.25	200.00	179.9147
C88	180.25	200.00	179.9147
C89	180.25	200.00	179.9147
C90	180.25	200.00	179.9147
C91	180.25	200.00	179.9147
C92	180.25	200.00	179.9147
C93	180.25	200.00	179.9147
C94	180.25	200.00	179.9147
C95	180.25	200.00	179.9147
C96	180.25	200.00	179.9147
C97	180.25	200.00	179.9147
C98	180.25	200.00	179.9147
C99	180.25	200.00	179.9147
C100	180.25	200.00	179.9147

Curve Table

Curve #	Length	Radius	Delta
C1	23.02	200.00	194.7237
C2	211.04	200.00	197.4737
C3	208.44	200.00	197.4737
C4	180.25	200.00	179.9147
C5	188.63	200.00	179.9147
C6	180.25	200.00	179.9147
C7	43.87	150.00	174.6067
C8	4.08	200.00	197.4737
C9	180.25	200.00	179.9147
C10	188.63	200.00	179.9147
C11	180.25	200.00	179.9147
C12	180.25	200.00	179.9147
C13	180.25	200.00	179.9147
C14	180.25	200.00	179.9147
C15	180.25	200.00	179.9147
C16	180.25	200.00	179.9147
C17	180.25	200.00	179.9147
C18	180.25	200.00	179.9147
C19	180.25	200.00	179.9147
C20	180.25	200.00	179.9147
C21	180.25	200.00	179.9147
C22	180.25	200.00	179.9147
C23	180.25	200.00	179.9147
C24	180.25	200.00	179.9147
C25	180.25	200.00	179.9147
C26	180.25	200.00	179.9147
C27	180.25	200.00	179.9147
C28	180.25	200.00	179.9147
C29	180.25	200.00	179.9147
C30	180.25	200.00	179.9147
C31	180.25	200.00	179.9147
C32	180.25	200.00	179.9147
C33	180.25	200.00	179.9147
C34	180.25	200.00	179.9147
C35	180.25	200.00	179.9147
C36	180.25	200.00	179.9147
C37	180.25	200.00	179.9147
C38	180.25	200.00	179.9147
C39	180.25	200.00	179.9147
C40	180.25	200.00	179.9147
C41	180.25	200.00	179.9147
C42	180.25	200.00	179.9147
C43	180.25	200.00	179.9147
C44	180.25	200.00	179.9147
C45	180.25	200.00	179.9147
C46	180.25	200.00	179.9147
C47	180.25	200.00	179.9147
C48	180.25	200.00	179.9147
C49	180.25	200.00	179.9147
C50	180.25	200.00	179.9147
C51	180.25	200.00	179.9147
C52	180.25	200.00	179.9147
C53	180.25	200.00	179.9147
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C64	180.25	200.00	179.9147
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C67	180.25	200.00	179.9147
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C86	180.25	200.00	179.9147
C87	180.25	200.00	179.9147
C88	180.25	200.00	179.9147
C89	180.25	200.00	179.9147
C90	180.25	200.00	179.9147
C91	180.25	200.00	179.9147
C92	180.25	200.00	179.9147
C93	180.25	200.00	179.9147
C94	180.25	200.00	179.9147
C95	180.25	200.00	179.9147
C96	180.25	200.00	179.9147
C97	180.25	200.00	179.9147
C98	180.25	200.00	179.9147
C99	180.25	200.00	179.9147
C100	180.25	200.00	179.9147



TRACT 2993, CYPRESS RIDGE II
Tract Site and Layout Plan
VESTING TENTATIVE TRACT MAP

Lot No.	Area (Sq. Ft.)	Area (Sq. M.)
1	42,205	3,888
2	3,902	0,356
3	3,902	0,356
4	3,902	0,356
5	3,902	0,356
6	3,902	0,356
7	3,902	0,356
8	4,802	0,443
9	4,802	0,443
10	4,802	0,443
11	4,802	0,443
12	4,802	0,443
13	4,802	0,443
14	4,802	0,443
15	4,802	0,443
16	4,802	0,443
17	4,802	0,443
18	4,802	0,443
19	4,802	0,443
20	4,802	0,443
21	4,802	0,443
22	4,802	0,443
23	4,802	0,443
24	4,802	0,443
25	4,802	0,443
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28	4,802	0,443
29	4,802	0,443
30	4,802	0,443
31	4,802	0,443
32	4,802	0,443
33	4,802	0,443
34	4,802	0,443
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41	4,802	0,443
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44	4,802	0,443
45	4,802	0,443
46	4,802	0,443
47	4,802	0,443
48	4,802	0,443
49	4,802	0,443
50	4,802	0,443
51	4,802	0,443
52	4,802	0,443
53	4,802	0,443
54	4,802	0,443
55	4,802	0,443
56	4,802	0,443
57	4,802	0,443
58	4,802	0,443
59	4,802	0,443
60	4,802	0,443
61	4,802	0,443
62	4,802	0,443

TRACT 2893, CYPRESS RIDGE II
 Preliminary Grading Plan
 VESTING TENTATIVE TRACT MAP

DATE: 07/27/11
 DRAWING NO: 2893-001
 OF 4 SHEETS

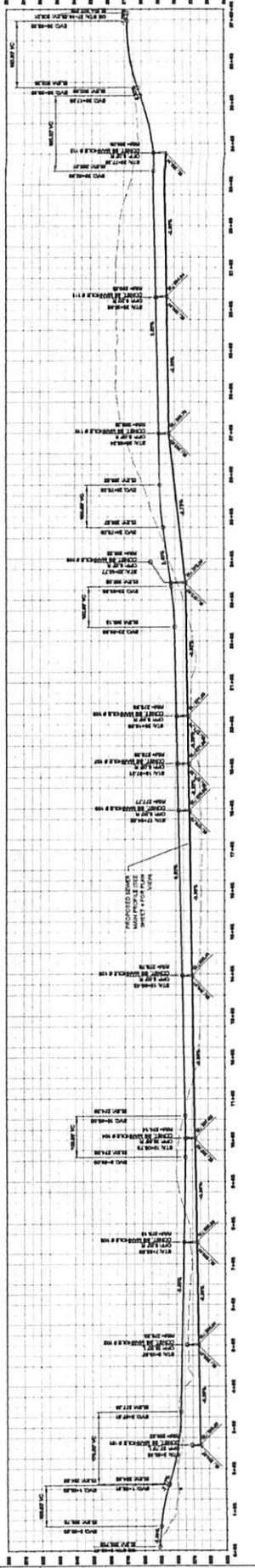
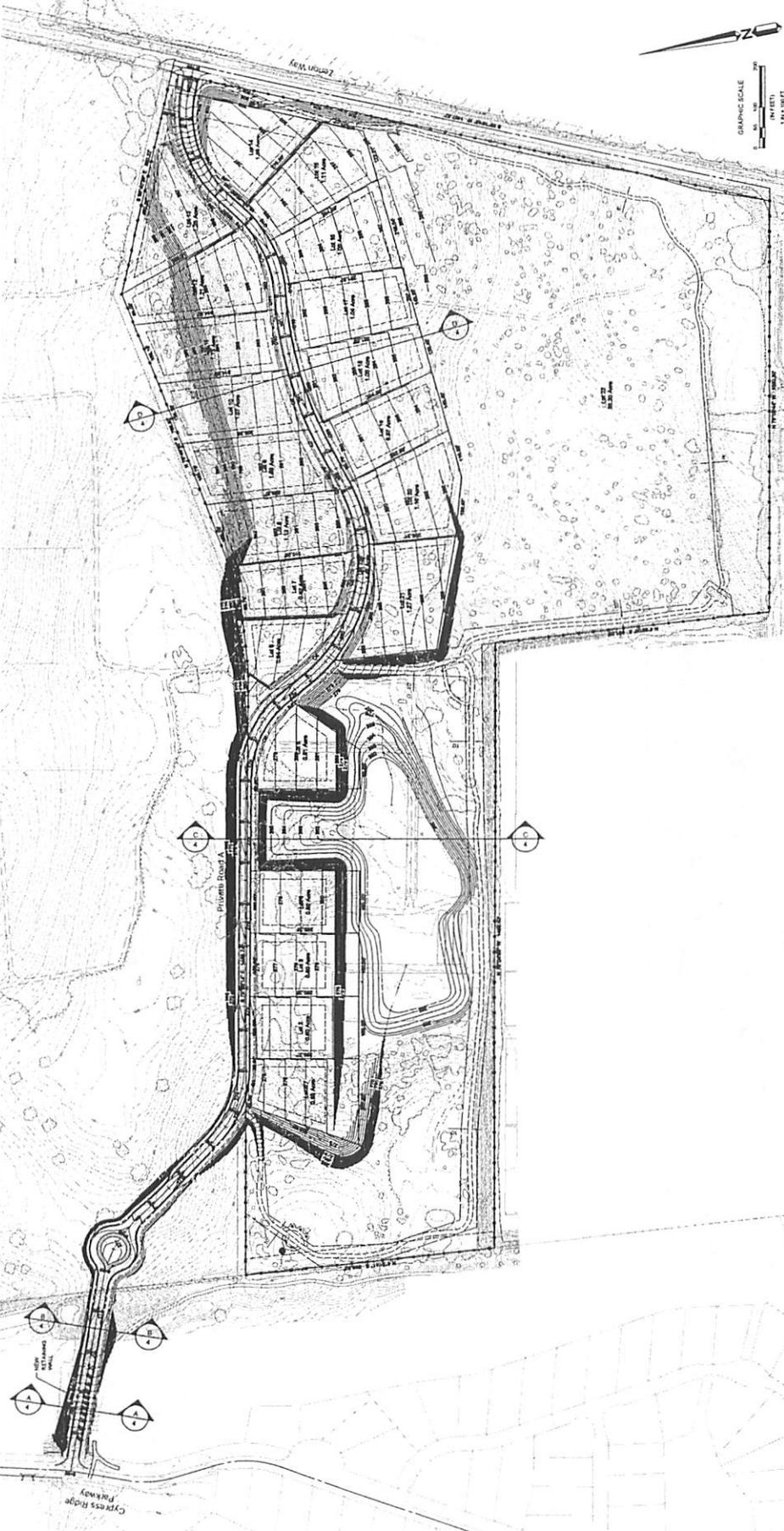
WALLACE GROUP INC.

11111 WALLACE COURT
 HOUSTON, TEXAS 77036
 281.466.1111



DATE: 07/27/11
 DRAWING NO: 2893-001
 OF 4 SHEETS

FOR REDUCED PLANS
 ORIGINAL SCALE IS 1" = 10'



DATE: September 3, 2013

**DEVELOPER'S STATEMENT FOR CYPRESS RIDGE II
VESTING TENTATIVE MAP AND CONDITIONAL USE PERMIT
ED08-248 (SUB2008-00028)**

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

<p>Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.</p>
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Project Description:

DESCRIPTION: Request by Cypress Ridge L.P. for a Vesting Tentative Tract Map (TR 2993) to allow a cluster subdivision of two existing 20.78 and 40.02 acre parcels resulting in twenty-one parcels of one acre each for the purpose of sale and/or development and two open space parcels of 21.2 and 14.6 acres. The project includes off-site road improvements with the extension of Cypress Ridge Parkway from adjacent property to the west. The project will result in the disturbance of approximately 40 acres as a result of the access drive, access trails, and future residences on the proposed parcels. The division will create one on-site private road. The proposed project is within the Residential Rural (RR) land use category and is located at 852 Zenon Way, approximately 2,400 feet northeast of Callender Road, directly east of the community of Palo Mesa. The site is in the South County Inland planning area.

AESTHETICS

1. **AS-1 At the time of application for construction permits**, the Applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. The Lighting Plan shall focus on keeping the lumen/light intensity level to the lowest possible while still meeting minimum safety and security requirements. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

<p>Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building prior to final inspection.</p>

AGRICULTURAL RESOURCES

2. **AG-1 Right-to-Farm Disclosure.** Prior to transfer of the parcel(s), the applicant shall disclose to prospective buyers, of all parcels included in the proposed project, 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 (County Agriculture Element, Appendix D) currently in effect at the time said deed(s) are recorded.

Monitoring: Will be shown on an additional map sheet.

3. **AG-2** At the time of application for construction permits or subdivision improvements, the applicant shall submit a vegetative screening plan between the proposed pedestrian trail and the greenhouse nursery to the south. The screening plan shall show a layered canopy that results in effective screening within five years of installation. Vegetation shall be low-water use evergreen trees and/or shrubs with foliage extending from the base to the crown. **Prior to final inspection of any construction permit or subdivision improvements, the applicant shall demonstrate that the screening has been planted.**

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building prior to final inspection of any construction permit or subdivision improvements.

AIR QUALITY

4. **AQ-1** Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance, such devices shall be shown on all applicable plans, and installed as approved by the County.**
5. **AQ-2** As of February 25, 2000, the APCD prohibits developmental burning of vegetative material 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, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).
6. **AQ-3** *Fugitive PM10 Mitigation Measures* (All required PM10 measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD **prior to construction/ grading permit issuance**)
 - a. Reduce the amount of the disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be

required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;

- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

Monitoring (AQ-1 through AQ-3): Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building prior to final inspection.

BIOLOGICAL RESOURCES

7. **BR-1 Nesting Birds.** Prior to commencement of any tree removal during construction/improvements, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a County-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County (Planning Department). If birds are found, recommendations may include delaying of construction, variable buffer zones, as needed, around individual nests, or other appropriate measures. The applicant agrees to incorporate those recommendations approved by the County.

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator prior to issuance of construction permits or subdivision improvements.

CULTURAL RESOURCES

8. **CR-1 Cultural Resources - Monitoring Plan.** Prior to issuance of construction permits or subdivision public improvement plans, the Applicant shall submit a

Monitoring Plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The Monitoring Plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Inclusion of involvement of the Native American community, as appropriate;
- 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 halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
- g. Description of procedures for halting work on the site and notification procedures; and
- h. Description of monitoring reporting procedures.

Crew Education. The monitoring plan shall also include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/ mitigation activities, and prior to acceptance of subdivision improvements or map recordation, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator prior to issuance of construction permits or subdivision improvements.

NOISE

9. **NS-1 Noise - Standard Noise-Element Measures for Interior Noise. At the time of application for a construction permit or subdivision improvement plans, the applicant shall show the following on the project plans/ drawings:**
- c. The structure is provided with air conditioning or mechanical ventilation.
 - d. All exterior doors are solid core with perimeter weather stripping and threshold seals.
 - e. All fresh air inlets or exhaust vents located on the south side of the structure incorporate sound attenuation and noise baffling.
 - f. Glass in both windows and doors in all rooms on the south side of the structure does not exceed 20% of the floor area of the room.
 - g. Exterior walls consist of stucco or brick veneer, or wood siding with a ½" minimum thickness fiberboard (i.e. soundboard) underlayer is used.

Prior to acceptance of subdivision improvements or final inspection/ occupancy of individual lot construction permits, the applicant shall provide verification to the satisfaction of the County that the above measures have been adhered to.

