NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED11-095 **DATE:** May 17, 2012

PROJECT/ENTITLEMENT: Golden State Water Company Development Plan (DRC2010-00060)

APPLICANT NAME: Golden State Water Company
ADDRESS: 1140 Los Olivos Ave, Los Osos CA
CONTACT PERSON: Patrick Vowell **Telephone:** (805) 528-2281

PROPOSED USES/INTENT: Request by Golden State Water Company for a Development Plan / Coastal Development Permit to allow for the construction of a transmission main waterline from Golden State Water Company's "Skyline Well" located on Solano Street at Sea Pines Resort (near hole number 1) to their "Rosina Well" located at 450 Rosina Drive. The water line is proposed to be located within the road right of way starting at Solano Street and heading east on Skyline Drive to Pecho Road, south on Pecho Road, then east on Rosina Drive (see exhibit A). The project also includes a 50,000 gallon potable water tank, an additional building of 512 square feet (for booster pumps and other related equipment), and related plant, distribution system, and transmission piping on a 2.46 acre site. The project will result in the disturbance of approximately 6500 square feet on a 2.46 acre parcel.

LOCATION: The project is located at 450 Rosina Drive, in the community of Los Osos, in the Estero planning area (and includes additional activities within the road right of way as described above).

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

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission
Environmental Health

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. May 31, 2012

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.

Signature	Kerry Brown **Project Manager Name**	**Date**	County of San Luis Obispo **Public Agency**

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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(ver 3.4) Using Form

Project Title & No. Golden State Water Company Development Plan ED11-095 (DRC2010-00060)

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.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☐ Transportation/Circulation
☐ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water
☐ Cultural Resources	☐ Public Services/Utilities	☐ 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.

Kerry Brown — Kerry Brown — 5/9/12
Prepared by (Print) — Signature — Date

Murry Wilson — Ellen Carroll, Environmental Coordinator (for) — 5/9/12
Reviewed by (Print) — Signature — 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 Environmental Division 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 Environmental Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Golden State Water Company for a Development Plan / Coastal Development Permit to allow for the construction of a transmission main waterline from Golden State Water Company's "Skyline Well" located on Solano Street at Sea Pines Resort (near hole number 1) to their "Rosina Well" located at 450 Rosina Drive. The water line is proposed to be located within the road right of way starting at Solano Street and heading east on Skyline Drive to Pecho Road, south on Pecho Road, then east on Rosina Drive (see exhibit A). The project also includes a 50,000 gallon potable water tank, an additional building of 512 square feet (for booster pumps and other related equipment), and related plant, distribution system, and transmission piping on a 2.46 acre site. The project will result in the disturbance of approximately 6500 square feet on a 2.46 acre parcel. The project is located at 450 Rosina Drive, in the community of Los Osos, in the Estero planning area (and includes additional activities within the road right of way as described above).

Background

The town of Los Osos sits on the Coast of Central California and draws its drinking water solely from a groundwater basin hardly larger than the town itself. The community currently has no waste water collection and treatment system, but relies on septic systems for each of its housing units and all local businesses. The basin is stratified into upper and lower aquifers, with the upper aquifer experiencing the effects of septic system effluent, primarily in the form of nitrate levels at or above the Maximum Contaminant Level (MCL). The lower aquifer, which supplies the bulk of the water for the community, is in a state of overdraft and experiencing the effects of sea water intrusion. In March 2007, the County of San Luis Obispo certified a Severity Level III for water resources within the basin. Level III occurs when the capacity of the groundwater basin has been met or exceeded, and there is a deficiency of sufficient magnitude that drastic actions may be needed to protect public health and safety.

Currently, the basin is in litigation, with the litigants consisting of the two major water purveyors, Golden State Water Company (GSWC) and the Los Osos Community Services District; a small mutual water company, S&T Mutual; and the County of San Luis Obispo, who is currently preparing to build a wastewater collection and treatment system for the community. These litigants are currently working cooperatively under the auspices of an Interlocutory Stipulated Judgment (ISJ) to produce a Basin Plan which will service the Los Osos community and ensure the health of the groundwater basin by establishing environmentally sustainable levels of ground water extraction. One of the methods of achieving that goal has been recognized as the increased use of the upper aquifer and

decreased use of the lower aquifer. This strategy will serve to lessen the use of the lower aquifer and reduce the effects of sea water intrusion.

In GSWC's Los Osos System, the Rosina and Skyline wells are experiencing water quality problems. The Rosina Well is an active, deep aquifer well that has low levels of nitrates and high total dissolved solids (TDS) levels ranging from 50-75 percent of the MCL. The Skyline Well is a shallow aquifer well producing groundwater with nitrate levels exceeding the MCL. This proposed project would bring water from the Skyline Well via a dedicated transmission main to the Rosina well site and blend that in a 50,000 gallon storage tank with water from the Rosina Well. The resultant blended water would meet all state and federal regulations for safe drinking water in regard to nitrates, TDS, and all other constituents. The water will then be pumped via booster pumps into the distribution system for use by GSWC customers. The use of the upper aquifer water from the Skyline Well will also allow for the reduction of the amount of water drawn from other GSWC lower aquifer wells such as the Pecho Well, which is showing definite impacts from sea water intrusion.

ASSESSOR PARCEL NUMBER(S): 074-052-024

Latitude: 35 degrees 18 ' 53" N Longitude: 120 degrees 50 ' 48" W SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Los Osos

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S): Archaeolgically Sensitive

EXISTING USES: Municipal well site

TOPOGRAPHY: Moderately sloping

VEGETATION: Eucalyptus trees, Monterey pines, and Coast live oaks

PARCEL SIZE: 2.46 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family; single-family residence(s)	*East:* Residential Single Family; undeveloped Fearn Ave
South: Residential Single Family; undeveloped Rosina Drive	*West:* Residential Single Family; single-family residence(s)

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) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☒	☐	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☒	☐	☐
e) Impact unique geological or physical features?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

Setting. The project site is located within the community of Los Osos at the westerly end of the Los Osos Valley. The community is located on and surrounded by older coastal dunes, Morro Bay and it tidelands to the north, as well as the Irish Hills and Montana de Oro to the south and southwest. The project site currently is vegetated with a stand of Eucalyptus trees, grasslands, Monterey pines, and oak trees. The project site will be visible from two public roadways; Rosina Drive and Fearn Avenue. The project site is located in a residentially zoned area with scattered residential development on lots between approximately 0.5 acres and 3 acres in size.

Impact. The project consists of a new waterline located underneath a portion of the following road rights of ways: Solano Street, Skyline Drive, Pecho Drive, and Rosina Drive. The project includes above ground construction at the Rosina well site which includes a new 50,000 gallon water tank, and a 512 square foot building (housing the booster pumps). The water tank is 20 feet in diameter and 24 feet in height. Although these are not residential structures they are sited within a residential parcel and are set back from Rosina with a backdrop of a stand of Eucalyptus trees. This will allow the utility structures to blend into the surrounding environment. The project includes the removal of numerous mature trees but a large number of trees will remain on the project site. Additionally the tank will be painted a color that will blend with the backdrop of Eucalyptus trees. Landscape screening will be required to ensure that the water tank will blend into the surrounding environment.

The project also includes lighting for purposes of security. Lighting associated with the proposed project has the potential to result in impacts to the night sky and /or glare related impacts.

Mitigation/Conclusion. The project is considered compatible with the surrounding uses with the inclusion of colors and materials that will blend with the surrounding environment and the landscape screening plan required for the project. Additionally, ordinance requires screening of lighting fixtures

associated with project related lighting and will be included as a condition of approval. Implementation of the following mitigation measure (as described in detail in Exhibit – B) will reduce potential aesthetic impacts to less than significant levels:

Prior to issuance of grading and construction permit, the applicant shall submit a colors and material board to the County Planning Department for review and approval.

Prior to completion of the project, the water tank and the booster station building shall be painted a color reviewed and approved by the County Department of Planning and Building.

Prior to issuance of grading and construction permit, the applicant shall submit a landscape screening plan. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

Landscaping in accordance with the approved landscaping screening plan shall be installed or bonded for before final building inspection or project completion. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.

2. AGRICULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project site is located within the urban area of the community of Los Osos. The project site is 2.46 acres in size and located within a residentially zoned and developed area.

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

Land Use Category: Residential Single-Family

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Baywood fine sand (2 – 9% slope). This gently rolling sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class IV (non-irrigated) and Class VI nonirrigated

Impact. The project is located in a non-agricultural area with no agricultural activities occurring on the

property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☐	☒	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *Other:* _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook 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).

Impact. As proposed, the project will result in the disturbance of approximately 6500 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions associated with maintenance and on-going operational activities. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Result in a loss of unique or special status species or their habitats?*	☐	☐	☒	☐
b) *Reduce the extent, diversity or quality of native or other important vegetation?*	☐	☒	☐	☐

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

On-site Vegetation: Eucalyptus trees; Coast live oaks, and Monterey pines

Name and distance from blue line creek(s): An unnamed "blue line" tributary of Los Osos Creek is 1.47 miles to the east.

Habitat(s): Disturbed dune sands

Site's tree canopy coverage: Approximately 60%.

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

Vegetation

Blochman's leafy daisy (Erigeron blochmaniae) List 1B

California seablite (Suaeda californica) FE, List 1B

Coulter's goldfields (Lasthenia glabrata ssp. coulteri) List 1B

Jones's layia (Layia jonesii) FSC, List 1B

Marsh (swamp) sandwort (Arenaria paludicola) FE, SE, List 1B

Salt marsh bird's-beak (Cordylanthus maritimus ssp. maritimus) FE, SE, List 1B

San Luis Obispo (curly-leaved) monardella (Monardella frutescens) List 1B

Splitting yarn lichen (Sulcaria isidiifera) FSC

Wildlife

Big free-tailed bat (*Nyctinomops macrotis*) CSC

California black rail *(Laterallus jamaicensis coturniculus)* ST

Coopers Hawk *(Accipiter cooperii)* CSC

Monarch butterfly *(Danaus plexippus)*

Morro Bay kangaroo rat *(Dipodomys heermanni morroensis)* FE, SE

Silvery legless lizard *(Anniella pulchra pulchra)*CSC, FSC

Many of the species identified within the vicinity of the project area by the Natural Diversity Database

are associated with wetlands, such as Salt marsh bird's-beak and California black rail. The other plants and wildlife species are not likely to occur at the project site because of the site conditions. The site is disturbed and developed with a well and associated infrastructure. Eucalyptus trees dominate the southern portion of the site. Due to the high density of trees and the 3 to 5 inches of eucalyptus duff on the ground; the ground layer in the eucalyptus stand does not support any sensitive vegetation. None of the other species identified through the NDDB were identified on-site during site visits and biological surveys conducted.

The subject site is in the range of the Morro shoulderband snail, a federally listed species. Surveys for Morro shoulderband snail, consistent with the U.S. Fish and Wildlife Service's protocol, were conducted on the project site between December 6, 2010 and January 3, 2011 (SWCA, January 2011). No Morro shoulderband snails were identified on the parcel.

The subject site is within .17 miles of a known Monarch butterfly habitat. Surveys for Monarch butterfly habitat autumnal and winter roost sites were conducted on the project site between November 29, 2010 and February 1, 2011 (Sage Institute, February 2011). The stand Eucalyptus trees contains suitable conditions for roosting, however no roosting Monarchs were observed on the subject parcel or adjacent to the parcel.

Four of the eucalyptus trees are proposed for removal. An arborist (Inaba, March 2011) reviewed the health of the Eucalyptus trees at the site and found that the stand to be in poor health due to lack of management. The arborist recommends removal of an additional six trees that are in hazardous condition and 21 additional trees for basic tree and property care.

Impacts. The applicant has received a letter of concurrence from the US Fish and Wildlife Service (Cooper, May 26, 2011) based on the results of the Morro shoulderband snail survey. The Service concluded that since no live Morro shoulderband snails or shells were found on site, the project will not likely result in take of Morro shoulderband snail. None of the other species identified through the CNDDB were identified on-site during site visits and biological surveys conducted, therefore impacts to these species are not anticipated.

Mitigation/Conclusion. Thirty-one Eucalyptus trees are proposed for removal as part of this project. To ensure impacts to the biological resources are minimized and mitigated the following mitigation measure shall be incorporated into the project:

Prior to commencement of any tree removal, 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, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☐	☒	☐

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash. The project site is approximately 0.75-mile north of the waters of Morro Bay, which is fed by three major water systems: Chorro, Morro, and Los Osos creeks. This habitat is ideal for thousands of thriving wildlife species and was a critical resource for prehistoric inhabitants in the vicinity of the project site.

No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A Phase I (surface) survey was conducted (LSA Associates, August 2011). No evidence of cultural materials was noted on the property. Additionally, the pipeline routes were previously surveyed as part of the Los Osos Waste Water Project and the result of the surveys within the pipeline route were also negative.

The Coastal Zone Land Use Ordinance requires that In the event archeological resources are unearthed or discovered during any construction activities, the standards of Section 23.05.140 shall apply. Construction activities shall not commence until a mitigation plan, prepared by a qualified professional archaeologist reviewed and approved by the Environmental Coordinator, is completed and implemented. The County will provide pertinent project information to the affected Native American tribe(s) and consider comments prior to approval of the mitigation plan. The mitigation plan shall include measures to avoid the resources to the maximum degree feasible and shall provide mitigation for unavoidable impacts. A report verifying that the approved mitigation plan has been completed shall be submitted to the Environmental Coordinator prior to occupancy or final inspection, whichever occurs first.

Mitigation/Conclusion. The project has the potential to encounter unanticipated cultural resources due to the general vicinity of the project site (approximately 2,000 feet from the shoreline of Morro bay). A condition of approval has been included with respect to unanticipated cultural resources. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☒	☐	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?	☐	☐	☒	☐

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) 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?	☐	☐	☒	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
e) Include structures located on expansive soils?	☐	☐	☒	☐
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?	☐	☐	☒	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: Moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: High

Nearby potentially active faults?: Los Osos Fault Distance? ~2 miles east

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

The project is within a high liquefaction area, and is subject to the preparation of a geological report per the County's Coastal Zone Land Use Ordinance. DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? An unnamed tributatary of Los Osos Creek Distance? Approximately 2.46 miles east

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Coastal Zone Land Use Ordinance (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, amount 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 the project's soil erodibility is as follows:

Soil erodibility: Low

When highly erosive conditions exist, a sedimentation and erosion control plan is required (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. As proposed, the project will result in the disturbance of approximately 6500 square feet. The project has the potential to reduce the soils ability to absorb rainfall by covering ground with impervious surfaces. Increased impervious areas have the potential to result in higher peak flows and carry polluted runoff. This project will substantially increase the impervious coverage at the site resulting in potential for downstream flooding impacts.

A geological report was conducted for the project (Earth Systems, January 2011). The geologic report found that the site is geologically suitable for the proposed development. The geologic evaluation submitted for the proposed project included site specific construction recommendations for the project. These recommendations have been reviewed and approved by the third party and are included within the mitigation measures for the proposed project.

Mitigation/Conclusion. Geologic mitigation measures for this project include but are not limited to site preparation, grading requirements, utility trenches, foundations, retaining walls, drainage and maintenance, and observation / testing.

The project will be required to implement the following Low Impact Development (LID) measures: roof run-off controls, pervious pavement, and an infiltration basin. These measures will help to mimic the pre-development hydrology of the site and minimize peak flow rates and reduced impacts of polluted runoff.

Based on the proposed project, implementation of standard ordinance requirements, project specific LID measures; geologic, drainage, and sedimentation/ erosion impacts will be reduced to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☒	☐	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☒	☐
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☐	☒	☐
e) Create any other health hazard or potential hazard?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area. With regards to potential fire hazards, the subject project is within an undesignated Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. Sodium hypochlorite is used and stored at the well site.

Impact. The project does use sodium hypochlorite at the site and will continue to use and store this chemical at the site. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. The project will be required to incorporate the following measures to reduce potentially significant impacts related to hazards and hazardous material to less than significant levels:

The applicant shall update and maintain a hazardous material plans through the Department of Environmental Health.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☐	☒	☐
c) Expose people to severe noise or vibration?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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; however the Ordinance does not apply to development that is non-residential or non-commercial in nature and therefore does not apply to this project.

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. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☐	☒	☐

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Police protection (e.g., Sheriff, CHP)?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: Los Osos (Approximately 0.74 miles to the east)

Fire: Cal Fire (formerly CDF) Hazard Severity: low Response Time: 5-10 minutes

Location: Approximately 0.75 miles to the southeast

School District: San Luis Coastal Unified School District.

The proposed project is approximately 333 feet from Monarch Grove Elementary school and 206 feet from Monarch Grove Y.M.C.A.

Impact. No significant project-specific impacts to utilities or public services were identified. This project is an infrastructure project and it will not impact police and fire protection, or schools.

Mitigation/Conclusion. No significant impacts to public services or utilities are anticipated. No mitigation measures are necessary.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures

are necessary.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area including the project's access streets (Rosina Drive Street and Fearn Avenue Street) are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

A referral was sent to Public Works, no significant traffic-related concerns were identified.

Impact. The proposed project is not expected to generate any additional trips, as the Rosina well site is already actively maintained by Golden State employees. The project will not result in a significant change to the existing road service or traffic safety levels.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The site is not served by a community wastewater system or individual septic system. The site supports a well site and the proposed project will include a new water tank to blend the water from the Skyline and Rosina wells. No sanitary facilities are proposed.

Impacts/Mitigation. No impacts are expected and no mitigations are necessary.

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Change the quantity or movement of available surface or ground water?	☐	☒	☐	☐
e) Adversely affect community water service provider?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project is an infrastructure project for Golden State Water Company. Golden State is a water purveyor within the Los Osos groundwater basin. The Board of Supervisors has certified a Level of Severity III for the Basin on March 27, 2007. On April 22, 2008, the Board of Supervisors approved two plumbing retrofit ordinances for the Los Osos area. The ordinances address sea water intrusion into the lower aquifer zone of the Los Osos Groundwater Basin. To help manage sea water intrusion and address the Level of Severity III, the ordinances require both new and existing

development to help address this problem by retrofitting older, non-conserving toilets and showerheads with those that are water efficient. The ordinances went into effect May 22, 2008.

Ground water production from the basin overall increased steadily from 1978 to 1988 when the Regional Water Quality Control Board imposed a prohibition on new septic system discharges. Since 1988, growth of new residential units in Los Osos has been only about a quarter of a percent per year. Water production has remained stable since then, varying from year to year primarily in response to weather conditions rather than to urban growth.

The Los Osos Community Services District (LOCSD) Water Management Plan, completed in July 2005, provides an estimate of safe yield for the lower and upper aquifers - 1300 afy for the lower aquifer and 1150 afy for the upper aquifer. An additional 800 afy is available from the Los Osos Creek Valley, for a total basin safe yield of 3250 afy. Total basin demand is currently estimated at approximately 3,400 afy. Therefore, the demand exceeds safe yield with a current deficit of approximately 150 afy. Safe Yield in the lower aquifer is currently being exceeded by 650 afy, causing seawater intrusion in the lower aquifer.

The Management Plan also estimates the water demand at buildout for the combined service areas of the community's three principal water purveyors, compared to the estimated safe yield of the groundwater basin. Buildout demand is estimated to be 3,000 afy for the three purveyors compared to a safe yield of only 2250 afy without a wastewater system or 2630 afy with a wastewater system. Thus, assuming construction of a wastewater system, buildout demand would exceed the safe yield by 370 afy. This deficit would have to be made up by a combination of water conservation, wastewater reclamation and supplemental water.

In GSWC's Los Osos System, the Rosina and Skyline wells are experiencing water quality problems. The Rosina Well is an active, deep aquifer well that has low levels of nitrates and high total dissolved solids (TDS) levels ranging from 50-75 percent of the maximum contaminant level (MCL). The Skyline Well is a shallow aquifer well producing groundwater with nitrate levels exceeding the MCL. This proposed project would bring water from the Skyline Well via a dedicated transmission main to the Rosina well site and blend that in a 50,000 gallon storage tank with water from the Rosina Well. The resultant blended water would meet all state and federal regulations for safe drinking water in regard to nitrates, TDS, and all other constituents. The water will then be pumped via booster pumps into the distribution system for use by GSWC customers. The use of the upper aquifer water from the Skyline Well will also allow for the reduction of the amount of water drawn from other GSWC lower aquifer wells such as the Pecho Well, which is showing definite impacts from sea water intrusion.

The topography of the project is moderately sloping The closest creek is an unnamed "blue line" tributary of Los Osos creek from the proposed development is approximately 2.46 miles east. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.The subject property is within the Los Osos groundwater basin.

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 Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. The proposed project will aid Golden State Water Company in their plans to reduce seawater intrusion into the lower aquifer (as discussed above).

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 6500 square feet. The project is not within close proximity to surface water sources. See geology and soils section for additional discussion on water quality.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures and LID measures (see Geology section) will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) 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?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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 (LUO), Local Coastal Plan (CZLUO), 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 within an area where the County is currently preparing a Habitat Conservation Plan (for Morro shoulderband snail and Morro manzanita), however the US Fish and Wildlife Service has concluded that the project will not impact Morro shoulderband snail and their habitat or Morro Manzanita. The project is consistent and compatible with the surrounding uses as summarized on page 2 of this Initial Study with the inclusion of the mitigation measures included in Exhibit B.

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

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?* ☐ ☐ ☒ ☐

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)* ☐ ☐ ☒ ☐

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ☐ ☐ ☒ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "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 or Environmental Divisions have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**Attached**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Game	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Service District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☒ Coastal Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element (includes Energy, Conservation)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☐ Solid Waste Management Plan
- ☒ Los Osos Circulation Study
- ☒ Estero Area Plan and Update EIR

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
- ☐ Other ____

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Cultural Resources Study, prepared by LSA, August 2, 2011

Historic Properties Evaluation and Treatment Plan for the LOWWP, Far Western, March 2010

Arch Survey and Monitoring Plan for proposed LOWWP redesign, Far Western, February 7, 2012

Monarch Butterfly Autumnal and Winter Roost Survey prepared by Sage Institute, February 25, 2011

Morro Shoulderband Snail Protocol Survey Report, prepared by SWCA, January 25, 2011

Arborist Report, prepared by Inaba Horticulture, March 24, 2011

Soils Engineering Report, prepared by Earth Systems Pacific, January 12, 2011

Cotton, Shires, and Associates Geologic and Geotechical Peer Review (of Soils Engineering Report, prepared by Earth Systems Pacific) dated August 29, 2011

Response to Geologic and GeoTechnical Peer Review by Earth Systems Pacific dated November 10, 2011

Cotton, Shires, and Associates Geologic and Geotechical Peer Review (of Soils Engineering Report, prepared by Earth Systems Pacific) dated December 23, 2011

Exhibit B - Mitigation Summary Table

Aesthetics

AES-1 **Prior to issuance of grading and construction permit**, the applicant shall submit a colors and material board to the County Planning Department for review and approval.

AES-2 **Prior to completion of the project,** the water tank and the booster station building shall be painted a color reviewed and approved by the County Department of Planning and Building.

AES-3 **Prior to issuance of grading and construction permit,** the applicant shall submit a landscape screening plan. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

AES-4 Landscaping in accordance with the approved landscaping screening plan shall be installed or bonded for **before final building inspection or project completion.** If bonded for, **landscaping shall be installed within 60 days after final building.** All landscaping shall be maintained in a viable condition in perpetuity.

Biological Resources

BIO-1 **Prior to commencement of any tree removal**, 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, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.

BIO-2 The applicant shall limit tree removal to no more than 31 trees (4 for construction of the new water tank, 6 hazardous, and 21 for basic tree and property care). **Prior to construction permit issuance**, construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. **Prior to any ground disturbing activities**, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted.

Geology and Soils

Low Impact Development

GS-1 **Prior to issuance of grading and construction permits**, the following Low Impact Development design features shall be incorporated into the project design and drainage plans: roof runoff controls, pervious pavement, and an infiltration basin. **Prior to final inspection,** these measures shall be implemented.

Site Preparation

GS-2 The ground surface in the grading area should be prepared by removing all vegetation, large roots, debris, organic material, existing fill and other deleterious materials.

GS-3 Existing utility lines that will not remain in service should be removed or properly abandoned. The appropriate method of utility abandonment will depend upon the type and depth of the utility. Recommendations for abandonment should be made as necessary for the particular condition encountered.

GS-3 Voids created by the removal of materials or utilities described above should be called to the attention of the soils engineer. No fill should be placed unless the underlying soil has been observed by a representative of the soils engineer.

Grading

GS-4 In building areas for the tank and pump station, soil should be overexcavated to a level plane at a depth of 3 feet below the planned bottom-of-footing elevation, or 4 feet below existing grade, whichever is deeper. This should include overexcavating below any deepened foundation elements such as deepened footings for prefabricated shear panels, moment frames, etc. The exposed soil surface should be scarified to a minimum depth of 1 foot, moisture conditioned to at least optimum moisture content, and recompacted.

GS-5 In the foundation area for the site retaining wall, the soil should be overexcavated to a level plane at a depth of 2 feet below planned bottom-of-footing excavation (not including any keyway). The exposed soil surface within the foundation area of the site retaining wall need not be further scarified after overexcavation.

GS-6 In the remainder of the grading area, the existing soil should be overexcavated to a minimum depth of 2 feet below finish grade or 2 feet below existing grade, whichever is deeper. The exposed soil surface should be scarified to a minimum depth of 1 foot, moisture conditioned, and recompacted.

GS-7 Voids created by dislodging rocks and/or debris during scarification should be backfilled and recompacted, and the dislodged materials should be removed from the work area.

GS-8 The removed soil and any other soil to be used as fill should be moisture conditioned and placed as properly compacted fill. Imported fill soils should be similar to the native, i.e. nonexpansive. Nonexpansive soils are defined as falling into the GM, GC, SM, SC, SP, or SW categories (ASTM D 2487-06) and having an expansion index of 10 or less (ASTMD4829-08a).

GS-9 In addition, to satisfy the recommendations for bearing capacity and foundation design, any imported materials to be placed within the tank area should also have a minimum angle of internal friction of 29 degrees, a minimum cohesion of 150 psf, and be granular in nature (similar to decomposed granite, aggregate base, etc). Proposed import materials should be reviewed by the soils engineer before being brought to the site, and on an intermittent basis during placement.

GS-10 The architect/engineer should specify the thickness and properties of any gravel or oiled sand layer or any other layer of specially designated material for support of the tank bottom. If gravel is utilized, it should consist of crushed, rather than rounded aggregate.

GS-11 All materials used as fill should be cleaned of any rocks, debris, and irreducible material larger than 3 inches in diameter. When fill material includes rocks, the rocks should be placed in a

sufficient soil matrix to ensure that voids caused by nesting of the rocks will not occur and that the fill can be properly compacted.

GS-12 All fill and backfill should be placed in level lifts not exceeding 8 inches in loose thickness. Within the tank building area, all fill and backfill should be compacted to a minimum of 95 percent of maximum dry density. The oiled sand layer (if utilized) below the tank bottom should be compacted to a minimum of 95 percent of maximum dry density. Gravel is typically not tested for relative compaction, however if a gravel layer is utilized (for drainage or structural purposes), the gravel should be placed in maximum 6-inch thick lifts and each lift should be compacted with a vibrating plate compactor. Beyond the tank building area, all fill and backfill should be compacted to a rninimum of 90 percent of maximum dry density. A minimum of 95 percent of maximum dry density, however, should be obtained in the upper 12 inches of subgrade beneath asphalt concrete (AC), Portland cement concrete (PCC), as well as in all aggregate base. 10.

GS-13 Soil should be moisture conditioned to at least optimum moisture content prior to application of compactive effort. The recommended soil moisture content should be maintained throughout construction. Failure to maintain the soil moisture content can result in desiccation cracks and disturbance, which are indications of degradation of the soil compaction. If desiccation cracks or disturbance are allowed to develop near improvements such as foundations, AC, etc, damage to those improvements may result. Soils that have cracked due to desiccation or are otherwise disturbed should be removed, moisture conditioned, and recompacted.

GS-14 Depending on in situ soil moisture content at the time of construction, there is a potential for the site soils to become unstable during grading. Unstable soils would be difficult to properly compact and are unsuitable for the placement of additional lifts of fill. Methods to correct instability include scarification and aeration of the soils in place, or the use of gravel or geotextiles. The appropriate method to be utilized should be determined as necessary by a representative of this firm based on the conditions observed at the time of construction.

GS-15 Permanent cut and fill slopes should not be constructed steeper than 2:1 (horizontal to vertical).

Utility Trenches

GS-16 Utility trenches adjacent to foundations should not be excavated within the zone of foundation influence, as shown in Typical Detail A in Appendix C.

GS-17 Utilities that will pass beneath foundations should be placed with properly compacted utility trench backfill and the foundation should be designed to span the trench.

GS-18 A well-graded, non-corrosive sand, or other materials as. specified by the pipe manufacturer, should be utilized for bedding and shading immediately around utility lines. Site soils may be used for general backfill above the shading.

GS-19 In general, trench backfill beyond the tank area should be compacted to a minimum of 90 percent of maximum dry density. A minimum of 95 percent of maximum dry density, however, should be obtained where trench backfill is within the tank area. A minimum of 85 percent of maximum dry density will generally be sufficient where trench backfill is in unimproved areas where settlement of the backfill is of no consequence.

GS-20 For compaction of trench backfill soils by jetting to be successful, the water must have a free drainage path that will allow the water to dissipate very rapidly without causing erosion within

the trench. Due to the presence of highly erodible soils, jetting of trench backfill could result in soil erosion. Therefore, jetting of utility trench backfill should only be attempted in special situations. Such situations are joint trenches with multiple, closely spaced pipes and trenches for corrugated storm drains, where compaction by conventional means would be difficult. Any jetting operation should be subject to review by the soils engineer.

GS-21 The recommendations of this section are minimums only, and may be superseded by the architect/engineer based upon soil corrosivity, or the requirements of pipe manufacturers, utility companies or the governing jurisdiction. Soil corrosivity test results are included in Appendix B for use by the architect/engineer in specifying any corrosion protection measures.

Foundations

Tank

GS-22 The perimeter foundation of the tank should have an overall minimum depth of 18 inches below any gravel or oiled sand layer or other layer of specially designated material for support of the tank bottom. Tank foundations should also be at an elevation such that the minimum horizontal distance from the outside edge of the bottom of the foundation to the face of any descending slope is 10 feet.

GS-23 Foundations for the center post of the tank (if utilized) should penetrate a minimum depth of 18 inches below the bottom of any gravel or oiled sand layer or any other layer of specially designated material for support of the tank bottom.

GS-24 Conventional continuous and spread foundations for the tank may be designed using maximum allowable bearing capacities of 1,600 psf dead load and 2,150 psf dead plus live load. The weight of water may be neglected in using these values. Maximum and differential settlement of the tank foundations are expected to be 1/2-inch or less. If a concrete slab-on-grade floor is constructed under the tank, a modulus of subgrade reaction (K30) of 275 psi/inch may be used in the design.

GS-25 If resistance to overturning is needed, the perimeter foundation can be constructed as an inverted "T" or "L" shape. Assuming an inverted "T" or "L" shape, in calculating resistance to uplift, the unit weight of the native soil may be taken as 115 pcf. The unit weight of any crushed rock backfill or oiled sand layer may also be taken as 115 pcf. The volume of the soil resisting uplift may be assumed to include the backfill above the footing as well as the backfill above a 1/2:1 plane extending upward from the top edge of the footing to daylight.

GS-26 For lateral resistance across the steel tank bottom, a friction factor of 0.10 for oiled sand and 0.22 for gravel may be utilized in design.

Pump Station

GS-26 Conventional continuous and spread foundations supported by firm recompacted soil as per the "Grading" section of this report may be used to support the pump station. The foundation should be embedded a minimum of 12 inches below lowest adjacent grade. Foundations should also be at an elevation such that the minimum horizontal distance from the outside edge of the bottom of the foundation to the face of any descending slope is 8 feet. Footings should be sized in accordance with Table 1809.7 of the 2010 CBC. Spread footings should be a minimum of 2 feet square.

GS-27 Pump station building foundations should be designed using maximum allowable bearing capacities of 1,600 psf dead load and 2,150 psf dead plus live loads. Using these criteria, maximum and differential settlement is expected to be on the order of 5/8-inch and 3/8- inch in 25 feet, respectively.

General

GS-28 Foundations should be reinforced per the requirements of the architect/engineer; minimum perimeter foundation reinforcement should consist of two No. 4 rebar, one at the top and one at the bottom.

GS-29 Allowable bearing capacities may be increased by one-third when transient loads such as wind or seismicity are included. Foundations may be designed using the following seismic parameters which are based, in part, on a latitude of 35.3145 degrees north, and a longitude of 120.8467 degrees west, as taken from the Google Earth web site:

Site Classification (2010 CBC Table 1613.5.2,
AWWAD 100-05 Table 25) D
Mapped Spectral Accelerations:
0.2 second period - Ss I-47g
1.0 second period- Si 0.557g
Design Response Spectral Acceleration Parameters:
0.2 second period - Sds 0.982g
1.0 second period - SDi 0.557g

GS-30 Lateral loads may be resisted by friction and passive resistance of the compacted fill on the foundations. Refer to the "Site Retaining Wall" section of this report for lateral resistance design values. Lateral capacities are based on the assumption that all backfill adjacent to foundations is properly compacted.

GS-31 Foundation excavations should be observed by the soils engineer prior to placement of reinforcing steel, formwork and concrete Soils in foundation excavations should be moistened to at least optimum moisture content and no desiccation cracks should be present prior to concrete placement.

Interior Slabs-on-Grade

GS-32 Interior slabs-on-grade within the pump station should have a minimum thickness of 4 full inches and should be reinforced, at a minimum, with No. 3 rebar at 24 inches oncenter each way. At a Trnnimnrr^ slabs should be doweled to footings by No. 3 rebar lapped to the slab rebar at 24-inch spacing, or as per the requirements of the architect/engineer.

GS-33 Due to the current use of impermeable floor coverings, water-soluble flooring adhesives, and the speed at which buildings are now constructed, moisture vapor transmission through slabs is a much more common problem that in past years. Where moisture vapor transmitted from the underlying soil would be undesirable, the slabs should be protected from subsurface moisture vapor. A number of options for vapor protection are discussed below, however, the means of vapor protection, including the type and thickness of the vapor barrier, if specified, are left to the discretion of the architect/engineer.

GS-34 Several recent studies including those of ACI Committees 302 and 306 have concluded that excess water above the vapor retarder increases the potential for moisture damage to floor coverings and could increase the potential for mold growth or other microbial contamination. The studies also concluded that it is preferable to eliminate the typical sand layer beneath the slab and place the slab concrete in direct contact with a "Class A" vapor retarder, particularly during wet weather construction. However, placing the concrete directly on the vapor retarder requires special attention to using the proper vapor retarder (see discussion below), a very low water-cement ratio in the concrete mix, and special finishing and curing techniques.

GS-35 Probably the next most effective option would be the use of vapor-inhibiting admixtures in the slab concrete mix and/or application of a sealer to the surface of the slab. This would also require special concrete mixes and placement procedures, depending upon the recommendations of the admixture or sealer manufacturer.

GS-36 Another option that may be a reasonable compromise between effectiveness and cost considerations is the use of a subslab vapor retarder protected by a sand layer. If a "Class A" vapor retarder (see discussion below) is specified, the retarder can be placed directly on the finished pad surface. The retarder should be covered with a minimum 2 inches of clean sand. If a less durable vapor retarder is specified (Class B or C), a minimum of 4 inches of clean sand should be provided on top of the finished pad, and the retarder should be placed in the center of the clean sand layer. Clean sand is defined as a well or poorly graded sand (ASTM D 2487-06) of which less than 3 percent passes the No. 200 sieve.

GS-37 Where specified, vapor retarders should conform to ASTM Standard E 1745-97/04. This standard specifies properties for three performance classes; Class A, B and C. The appropriate class should be selected based on the sensitivity of floor coverings to moisture intrusion and the potential for damage to the vapor retarder during placement of slab reinforcement and concrete.

GS-38 Regardless of the underslab vapor retarder selected, proper installation of the retarder is critical for optimum performance. All seams must be properly lapped, and all seams and utility penetrations properly sealed in accordance with the vapor retarder manufacturer's recommendations.

GS-39 If sand is used between the vapor retarder and the slab, it should be moistened only as necessary to promote concrete curing; saturation of the sand should be avoided, as the excess moisture would be on top of the vapor retarder, potentially resulting in vapor transmission through the slab for months or years.

GS-40 To reduce shrinkage cracks in concrete, the concrete aggregates should be of appropriate size and proportion, the water/cement ratio should be low, the concrete should be properly placed and finished, contraction joints should be installed, and the concrete should be properly cured. This is particularly applicable to slabs that will be cast directly upon a vapor retarder and those that will be protected from transmission of vapor by use of admixtures or surface sealers. Concrete materials, placement, and curing specifications should be at the direction of the architect/engineer; ACI 302.1R-04 and ACI 302.2R-04 are suggested as resources for the architect/engineer in preparing such specifications.

Site Retaining Wall

GS-41 Footings for the site retaining wall should penetrate a minimum of 18 inches (not including keyways) into firm recompacted soil prepared in accordance with the "Grading" section of this report. Site retaining wall foundations should also be at an elevation such that the minimum horizontal distance from the outside edge of the bottom of the foundation to the face of any descending slope is 8 feet.

GS-42 Design of the site retaining wall should be based on the following parameters:

Active equivalent fluid pressure (native soil backfill) 45 pcf
Active equivalent fluid pressure (imported sand or gravel backfill) 35 pcf
At-rest equivalent fluid pressure (native soil backfill) 60 pcf
At-rest equivalent fluid pressure (imported sand or gravel backfill) 50 pcf
Passive equivalent fluid pressure 325 pcf
Maximum toe pressure 2,150 psf

Coefficient of sliding friction (soil against concrete) 0.38

GS-43 No surcharges are taken into consideration in the above values. The maximum toe pressure is an allowable value; all others are ultimate values that will require application of appropriate factors of safety by the architect/engineer.

GS-44 If the equivalent fluid pressures for imported sand or gravel backfill are utilized for retaining wall design, the imported sand or gravel backfill should be used exclusively above a 1:1 plane from the base of the wall to 1 foot from daylight. The upper foot of backfill should be native soil, except where AC, PCC, or other improvements will abut the top of the wall. In such cases, the sand or gravel backfill should extend to the aggregate base, or material that supports the surface improvement as applicable.

GS-45 Foundations should not bear in retaining wall backfill, unless the backfill is placed and compacted with heavy equipment (not hand equipment) or the backfill consists exclusively of crushed gravel compacted with a vibrating plate compactor. Crushed gravel should be wrapped in a filter fabric conforming to Caltrans Standard Specification 88-1.03 for Underdrains.

GS-46 The above pressures are applicable to a retained surface that is horizontal at the top of the wall. Walls having a retained surface that slopes upward from the top of the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every two degrees of slope inclination.

GS-47 Section 1803.5.12.1 of the 2010 CBC identifies the need for determining earthquake loads on walls. Such criteria are typically developed based upon the Mononobe-Okabe method (1926, 1929) as modified by Seed and Whitman (1970). This methodology has been the accepted geotechnical standard for development of seismic parameters for retaining wall design for over 35 years. In October, 2010, a professional paper was published in the Journal of Geotechnical and Geoenvironmental Engineering that has challenged this generally accepted view. The paper, entitled "Seismic Earth Pressures on Cantilever Retaining Structures" was authored by Linda Al Atik, Ph.D. and Nicholas Sitar, Ph.D. of the University of California at Berkeley. The paper was also presented, in association with several prominent structural and geotechnical engineers, at the Structural Engineering Association of California (SEAOC) 2010 Convention. In their research, the paper's authors were able to model gravitational forces through the use of centrifuge modeling at U.C. Davis, an element that was lacking in previous studies. Among other findings, they concluded that the effects of seismic soil loading on retaining walls are negligible for peak ground acceleration of less than about 0.4g. As the peak ground acceleration at the site was found to be 0.39g, we believe that the findings of Atik and Sitar apply to the project. The seismic loading of soil on the site retaining wall may be disregarded.

GS-48 The site retaining wall should be drained with perforated pipe encased in free-draining gravel. The pipe should be placed perforations downward and should discharge in a nonerosive manner away from foundations and other improvements. The gravel zone should have a width of approximately 1 foot and should extend upward to 1 foot from the top of backfill. The upper 1 foot of backfill should consist of native soils or topsoil to reduce the flow of surface drainage into the wall drain system. If PCC or AC abuts the top of the wall, the gravel zone should extend to the sand or aggregate base layer as appropriate. To reduce infiltration of the soil into the gravel, a permeable synthetic filter fabric, conforming to Caltrans Section 88-1.03 for Underdrains, should be placed between the two. Manufactured synthetic drains, such as Miradrain and Enkadrain are acceptable alternatives to the use of gravel provided they are installed in accordance with the manufacturer's recommendations. Where seepage could be properly controlled, the perforated pipe may be omitted in lieu of weep holes on maximum 4-

foot centers placed at the lowest point in the wall that will still provide drainage. A filter fabric as described above should be placed between the weep holes and the drain gravel.

GS-49 Where moisture transmission through the site retaining wall would be undesirable, it should be thoroughly waterproofed in accordance with the requirements of the architect/engineer.

GS-50 Retaining walls by their nature are flexible structures, and surface treatments on walls often crack. If the site retaining wall will be plastered or will otherwise have a finish surface applied, the flexibility should be considered in determining the suitability of the surfacing material, spacing of horizontal and vertical joints, etc. The flexibility should also be considered where a retaining wall will abut or be connected to a rigid structure, and where the geometry of the wall is such that its flexibility will vary along its length.

GS-51 It is assumed that wall heights will not exceed 7 feet. Long-term settlement of properly compacted sand or gravel retaining wall backfill should be assumed to be about 1/4 to ½ percent of the depth of the backfill; long-term settlement of native backfill should be assumed to about twice these magnitudes. Improvements that are constructed over retaining wall backfill should be designed to accommodate the estimated settlement.

Drainage and Maintenance

GS-52 Per Section 1804.3 of the 2010 CBC, unpaved ground surfaces should be graded during construction, and finish graded to direct surface runoff away from foundations, slopes, and other improvements at a minimum 5 percent grade for a minimum distance of 10 feet. If this is not feasible due to the terrain, property lines, or other factors, swales with improved surfaces, area drains, or other drainage features should be provided to divert drainage away from these areas.

GS-53 The site soils are prone to erosion. Stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means during and following construction is essential to reduce erosion damage. Care should be taken to establish and maintain vegetation. The vegetation and/or other erosion control should be planned and installed to maintain the surface drainage recommended above.

GS-54 Maintenance of drainage and other improvements is critical to the long-term stability of the site and the integrity of the tanks. Site improvements should be inspected and maintained on a regular basis.

GS-55 Vegetation and erosion matting placed on slopes should be maintained or augmented as needed. Irrigation systems should be adjusted and maintained so that soils around structures and on slopes are maintained at relatively uniform year-round moisture content, and are neither over-watered nor allowed to dry and desiccate.

GS-56 To reduce the potential for disruption of drainage patterns and undennining of structures, fill areas, etc., all rodent activity should be aggressively controlled.

Observation and Testing

GS-57 It must be recognized that the recommendations contained in this report are based on a limited number of borings drilled at the site and rely on continuity of the subsurface conditions encountered.

GS-58 Unless otherwise stated, the terms "compacted" and "recompacted" refer to soils placed in level lifts not exceeding 8 inches in loose thickness and compacted to a minimum of 90 percent of maximum dry density.

GS-59 Unless otherwise stated, "moisture conditioning" refers to the moistening or drying of soils to, or just above, optimum moisture content, prior to application of compactive effort.

GS-60 The standard tests used to define maximum dry density and field density should be ASTM D 1557-09 and ASTM D 6938-08a, respectively, or other methods acceptable to the soils engineer and jurisdiction.

GS-61 At a minimum, the soils engineer should be retained to provide:

- Review of grading, retaining wall, and foundation plans as they near completion
- Professional observation during grading
- Oversight of compaction testing during grading and backfill
- Oversight of soil special inspection during grading

GS-62 Special inspection of grading should be provided as per Section 1704.7 and Table 1704.7 of the 2010 CBC; the special inspector should be under the direction of the soils engineer. In our opinion, there are no operations that are sufficiently critical as to warrant continuous special inspection; periodic special inspection should suffice, subject to approval by the building official. The following should be inspected by the special inspector:

- Stripping and clearing of vegetation
- Verification of overexcavation to the correct depth
- Scarification, moisture conditioning and recompaction of the bottoms of the overexcavation areas
- Utility trench backfill
- Fill quality, placement, moisture conditioning, and compaction
- Foundation excavations

GS-63 A program of quality control should be developed prior to the beginning of the project. The contractor or project manager should determine any additional inspection items required by the architect/engineer or the governing jurisdiction.

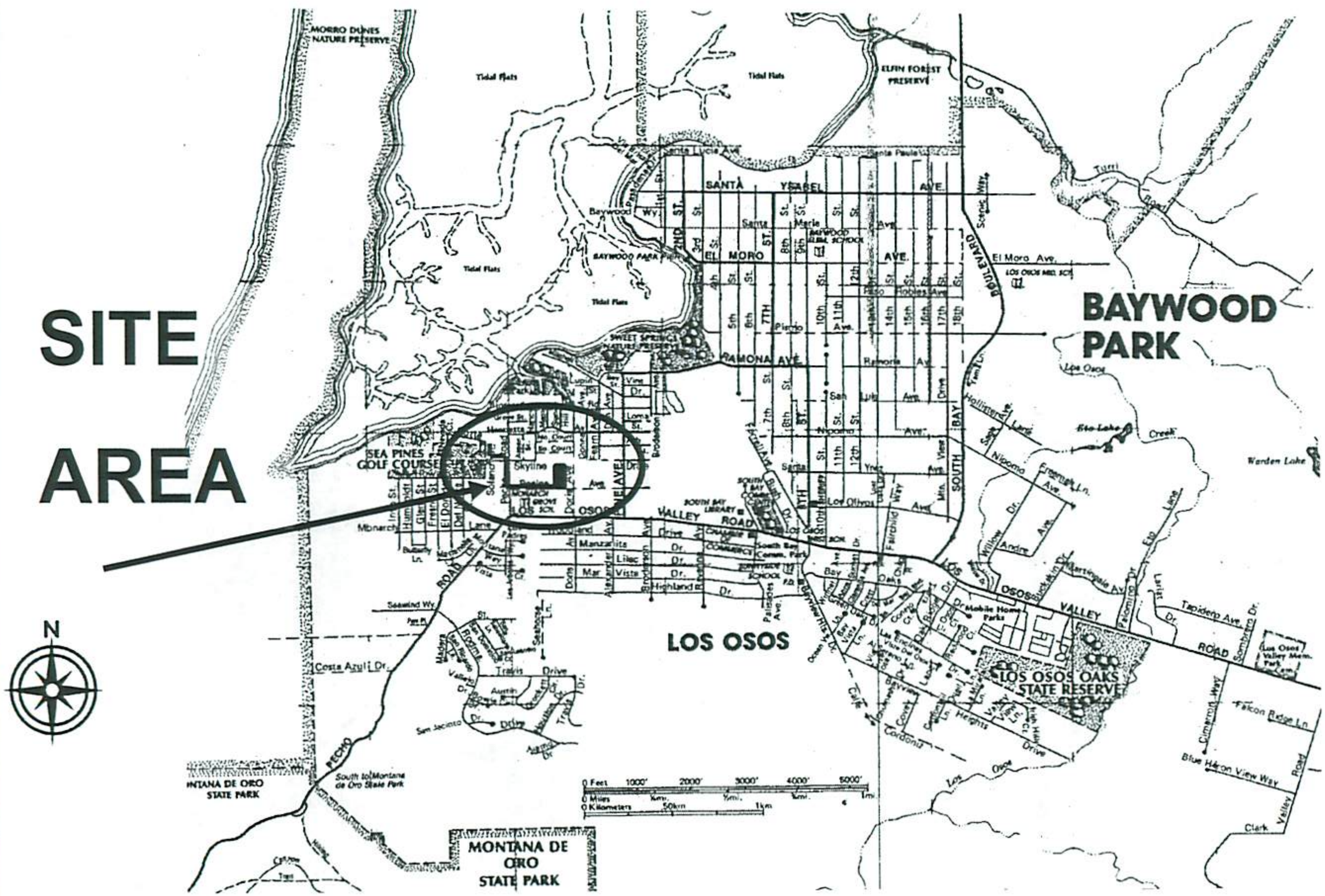
GS-64 Locations and frequency of compaction tests should be as per the recommendation of the soils engineer at the time of construction. The recommended test location and frequency may be subject to modification by the soils engineer, based upon soil and moisture conditions encountered, size and type of equipment used by the contractor, the general trend of the results of compaction tests, or other factors.

GS-65 A preconstruction conference among the owner, the County, the soils engineer, the special inspector, the architect/engineer, and contractors is recommended to discuss planned construction procedures and quality control requirements.

GS-66 The soils engineer should be notified at least 48 hours prior to beginning construction operations. If Earth Systems Pacific is not retained to provide construction observation and testing services, it shall not be responsible for the interpretation of the information by others or any consequences arising there from.

Hazards

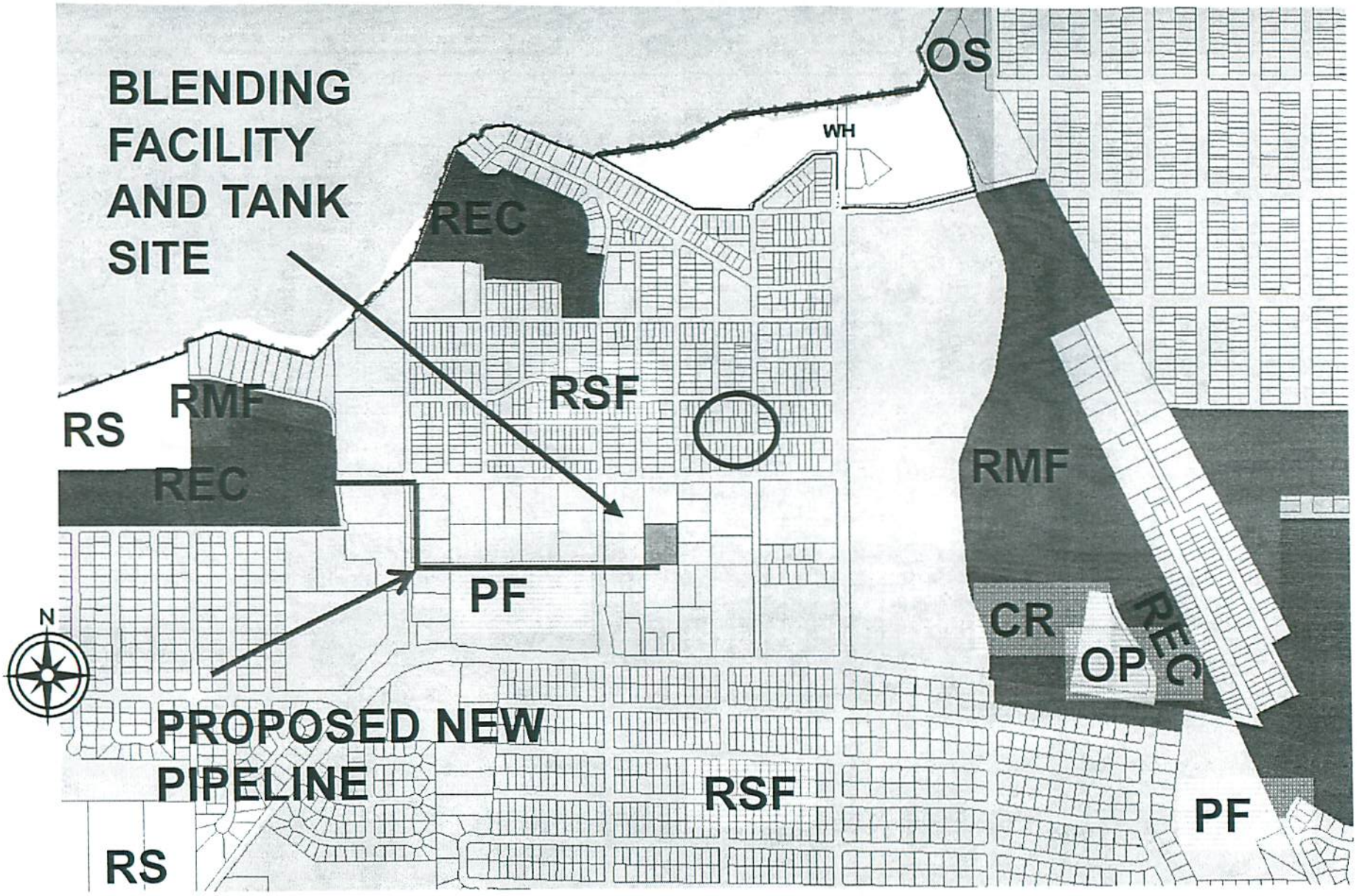
H-1 The applicant shall update and maintain a hazardous material plans through the Department of Environmental Health.



PROJECT
Conditional Use Permit
Golden State DRC2010-00060

EXHIBIT
Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit

Golden State DRC2010-00060

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

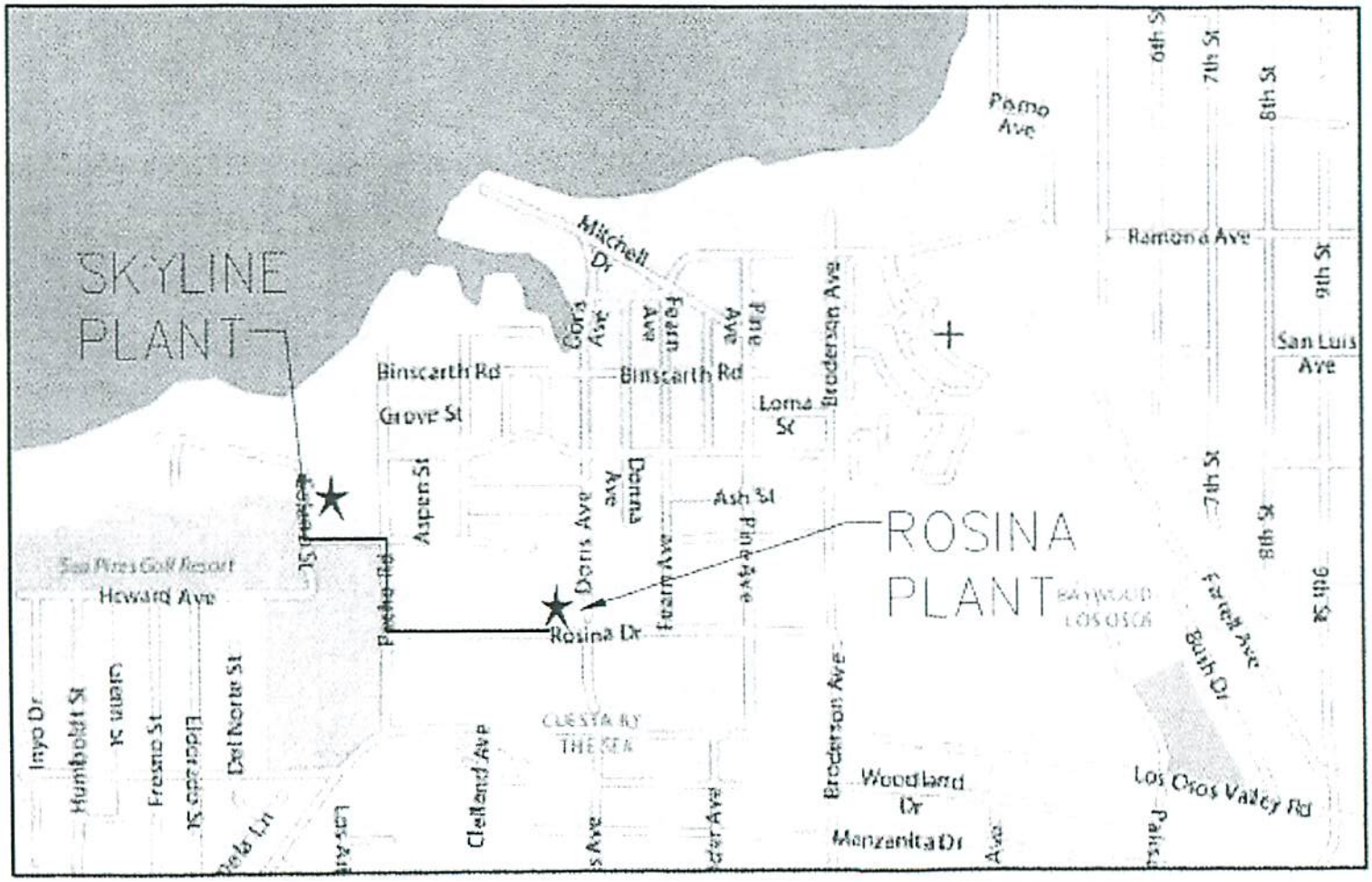
PROJECT

Conditional Use Permit

Golden State DRC2010-00060

EXHIBIT

Aerial Photograph



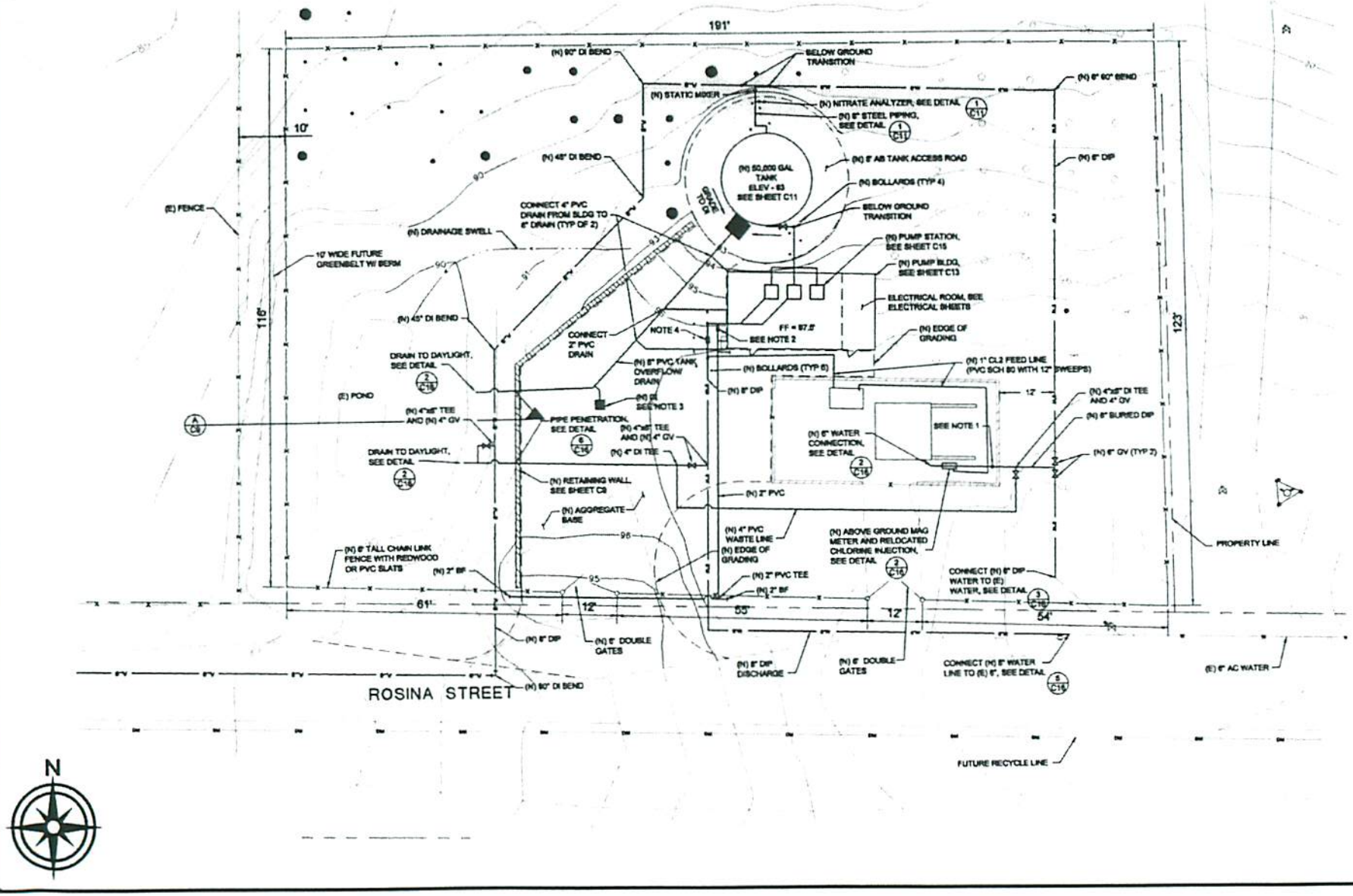
PROJECT

Conditional Use Permit
Golden State DRC2010-00060

EXHIBIT

Overall vicinity

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

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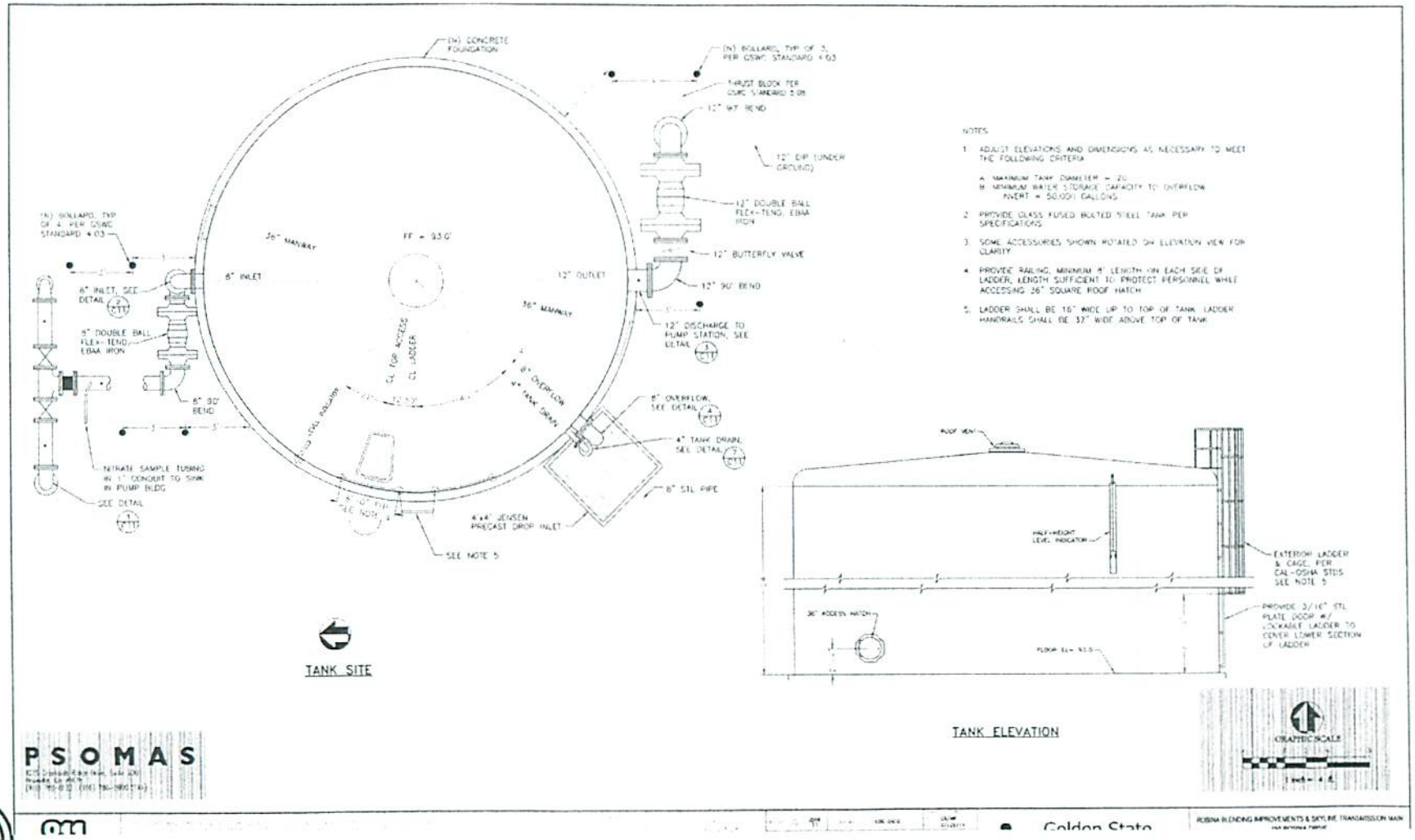
Golden State DRC2010-00060

EXHIBIT

Site Plan



PROJECT

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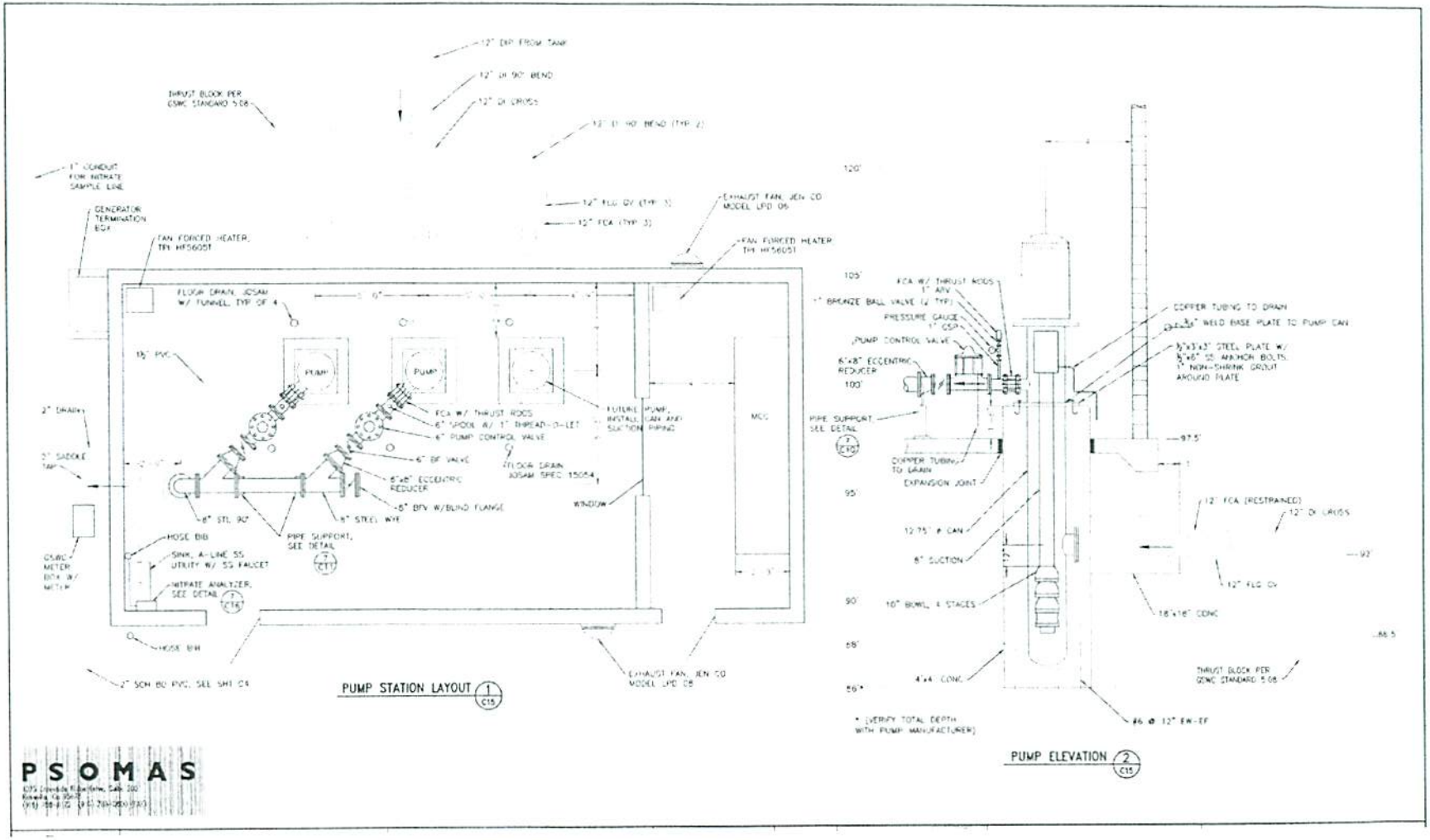
Golden State DRC2010-00060

EXHIBIT

Tank elevation and site



PSOMAS

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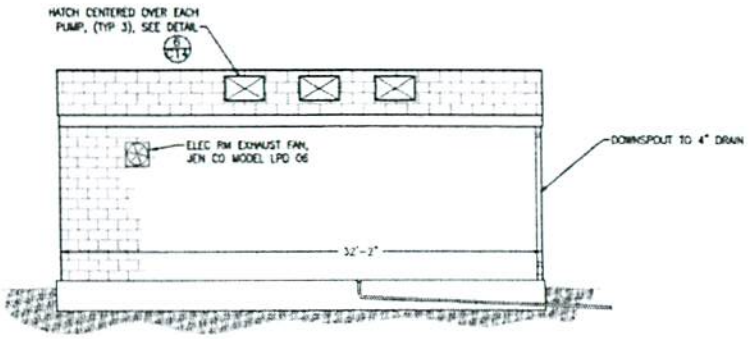
PROJECT

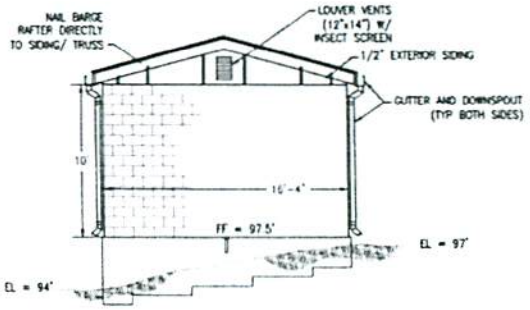
Conditional Use Permit
Golden State DRC2010-00060

EXHIBIT

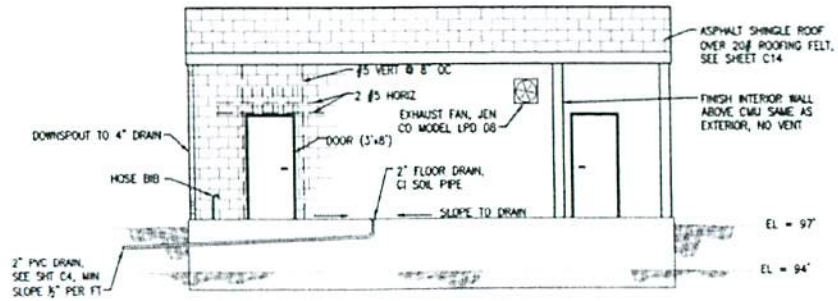
Pump Station layout and pump elevation



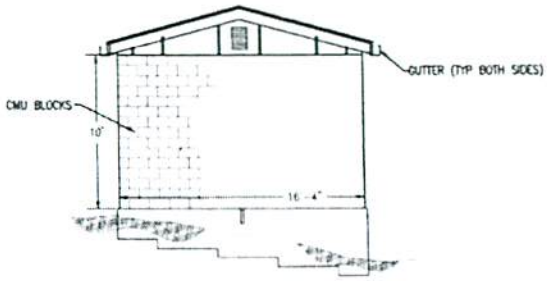
NORTH SIDE



WEST SIDE



SOUTH SIDE



EAST SIDE

PROJECT

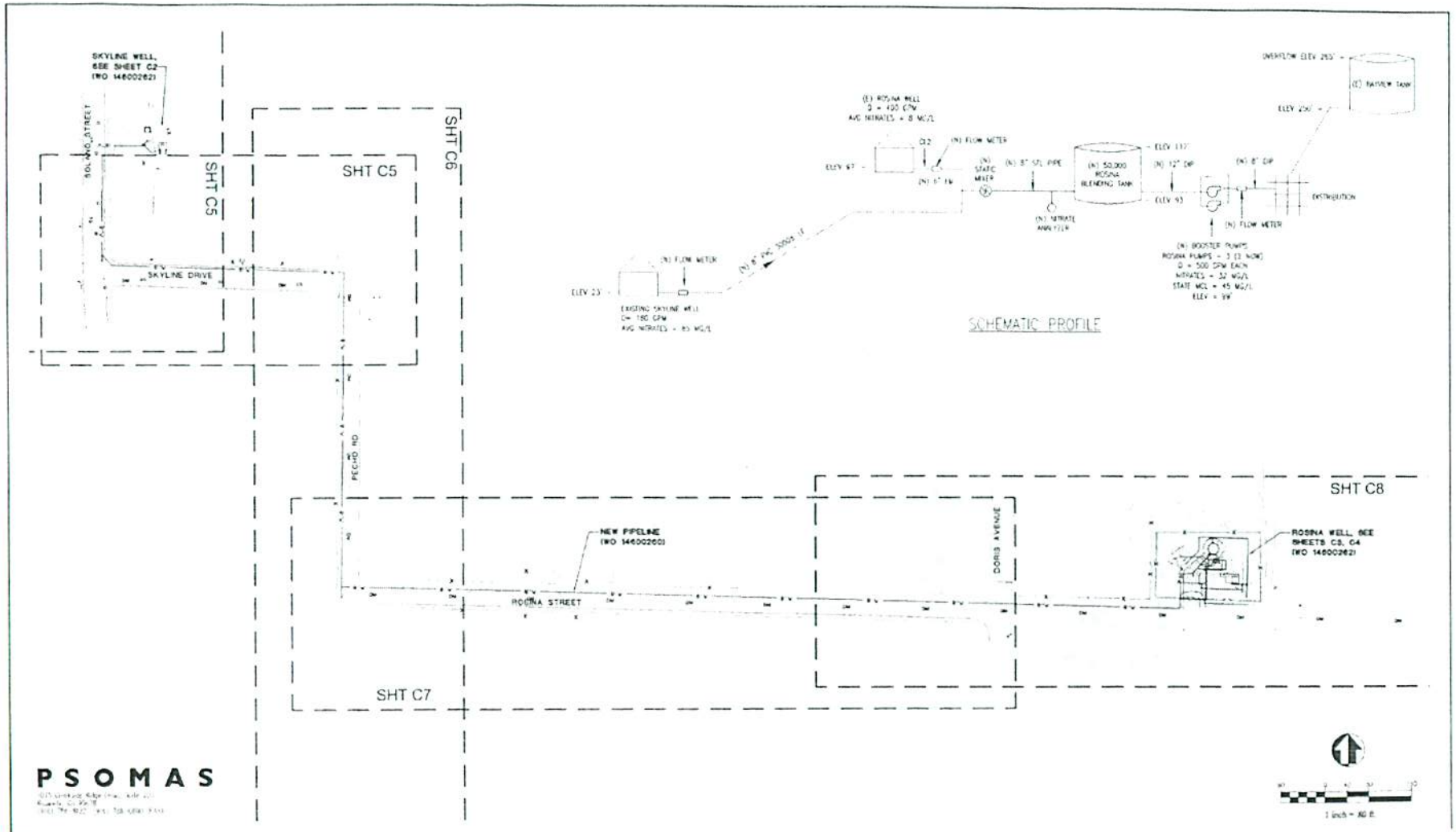
Conditional Use Permit

Golden State DRC2010-00060

EXHIBIT

Building Elevation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



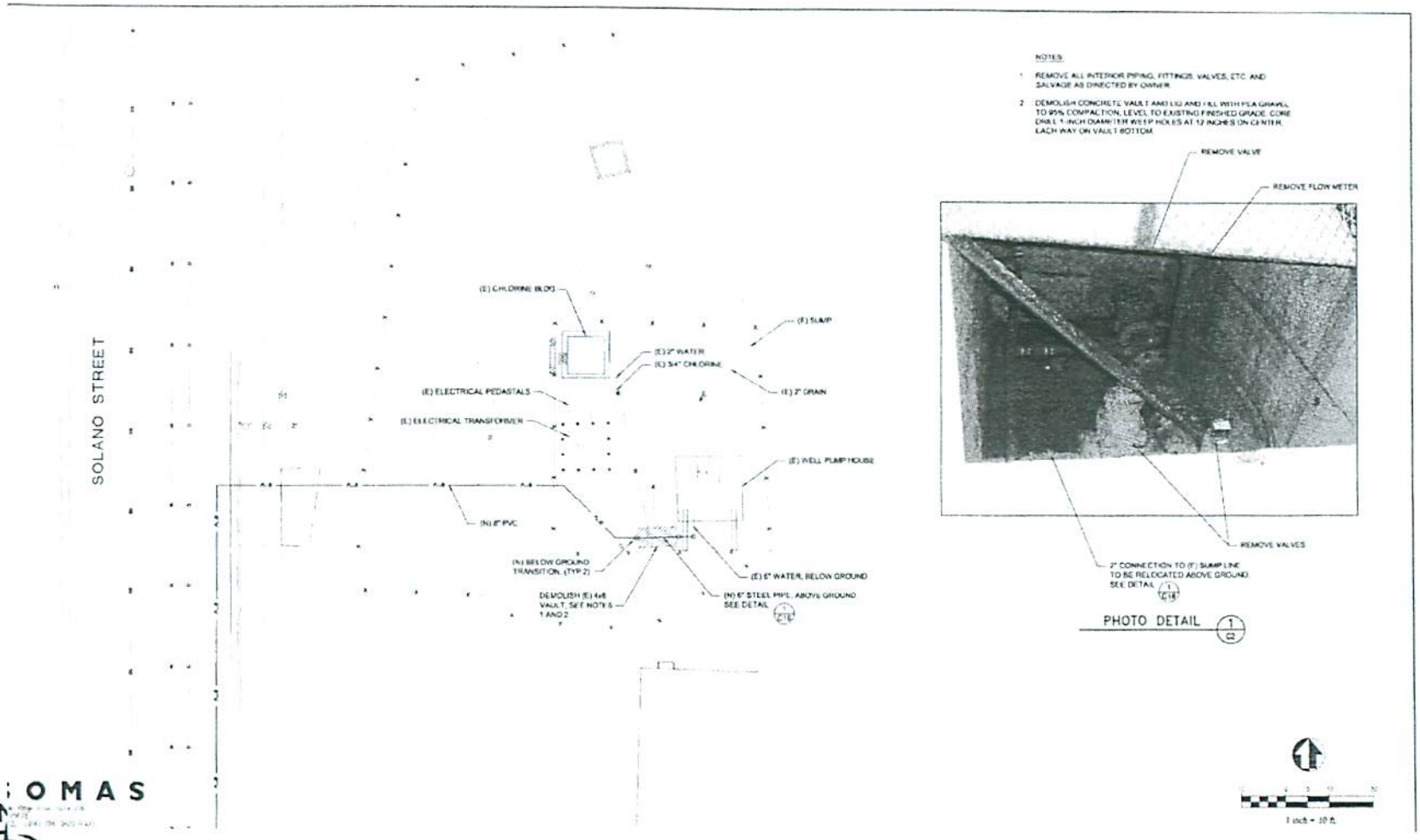
PSOMAS

PROJECT

Conditional Use Permit
Golden State DRC2010-00060

EXHIBIT

Overall of pipeline

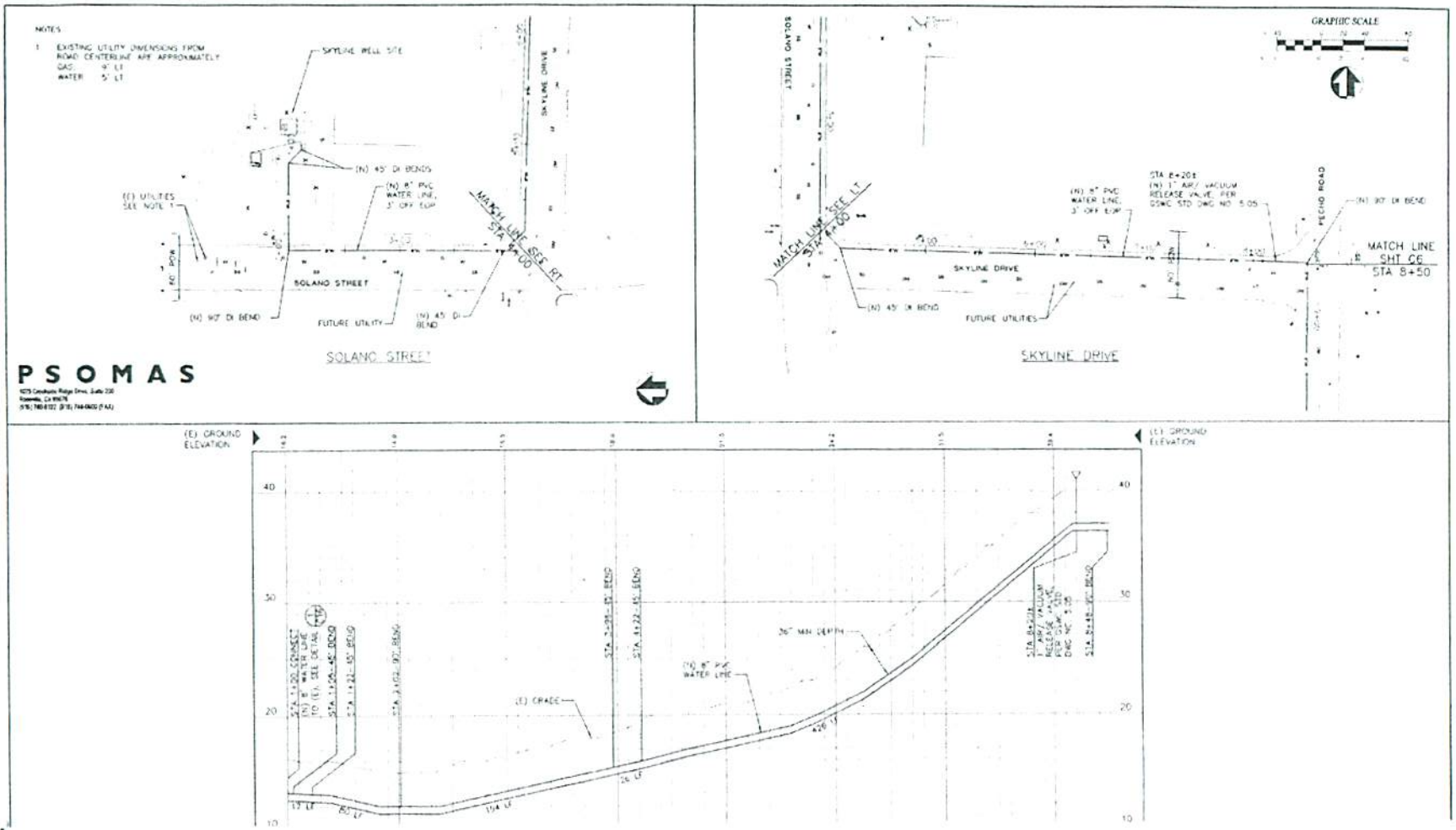


PROJECT

Conditional Use Permit
Golden State DRC2010-00060

EXHIBIT

Skyline well site



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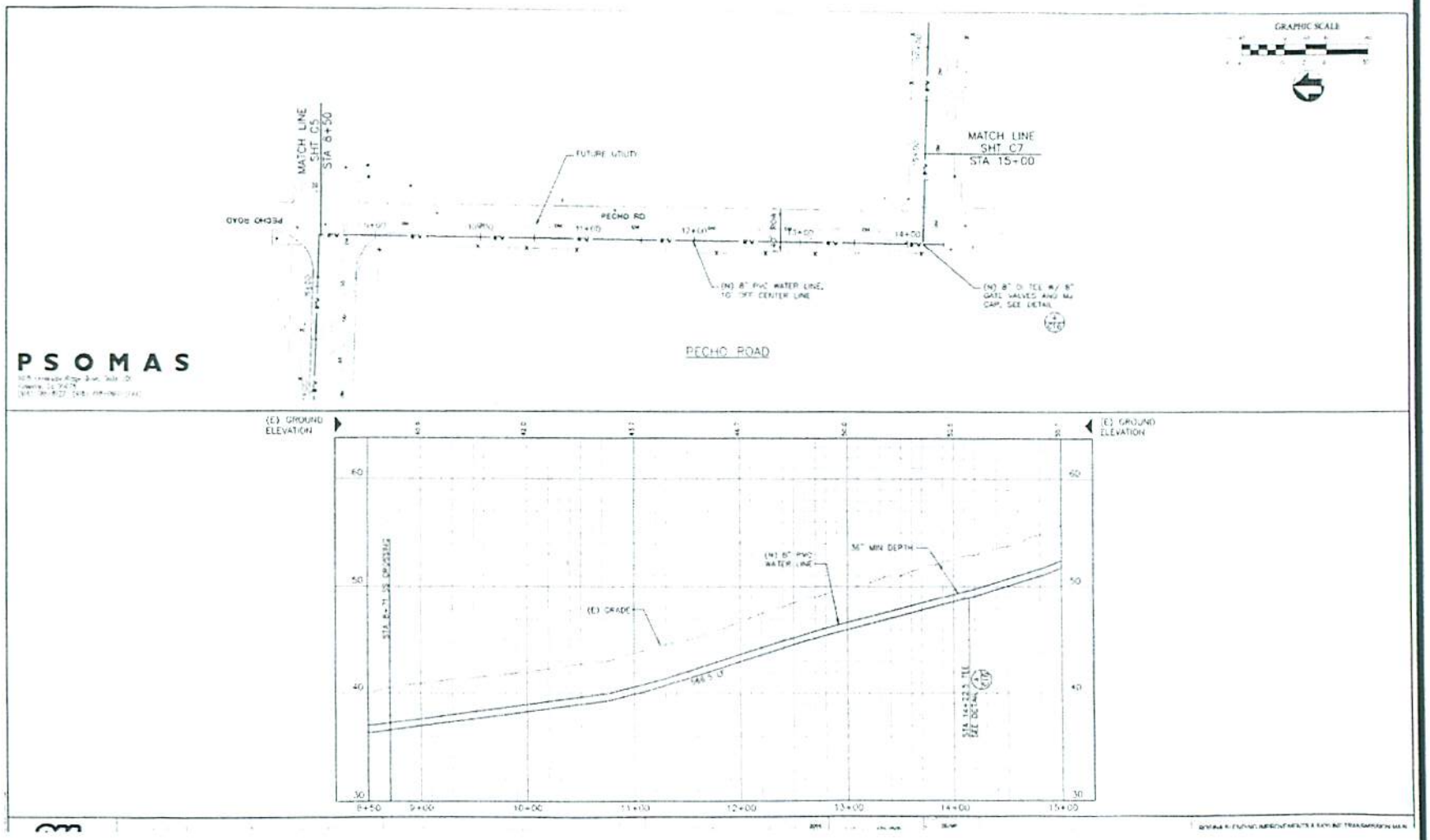
PROJECT

Conditional Use Permit
Golden State DRC2010-00060

EXHIBIT

Pipeline 1



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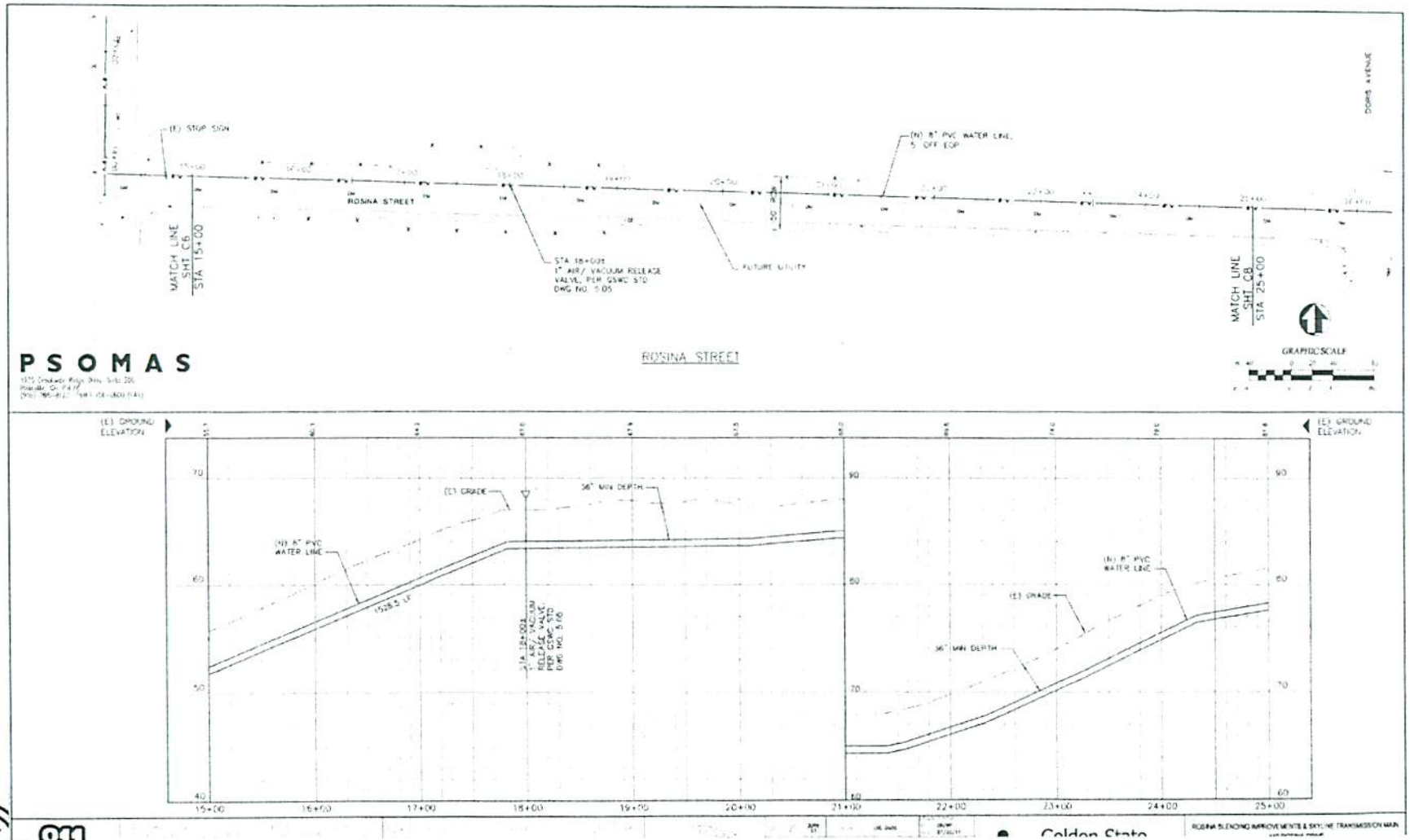
PROJECT

Conditional Use Permit

Golden State DRC2010-00060

EXHIBIT

Pipeline 2



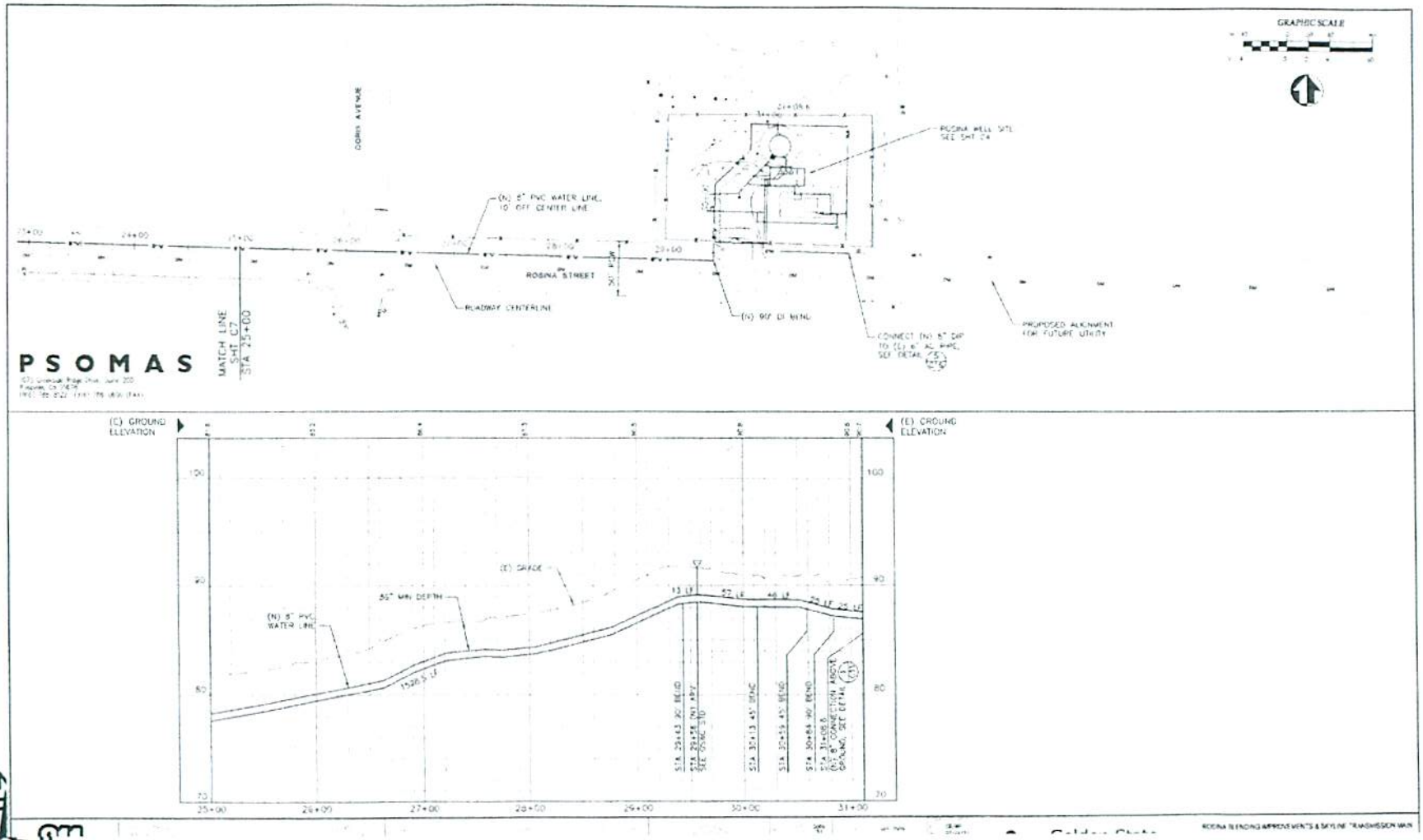
PROJECT

Conditional Use Permit

Golden State DRC2010-00060

EXHIBIT

Pipeline 3



PROJECT

Conditional Use Permit
Golden State DRC2010-00060

EXHIBIT

Pipeline 4

GW

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

APR 26 2011

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

THIS IS A NEW PROJECT REFERRAL

DATE: 4/20/2011

~~FR~~ ~~TO~~: PW

TO ~~FROM~~: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2010-00060 Southern CA Water- Conditional Use Permit for the addition of a 50,000 gallon water tank and an additional 512 sq ft building. 2.46 acre site located off Rosina Drive in Los Osos. APN: 074-052-024

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

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

see attached recomended conditions & comments

4.28.11	[signature]	5271
Date	Name	Phone

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: April 28, 2011

To: Kerry Brown, CoastalTeam Planner

From: Tim Tomlinson, Development Services Engineer

Subject: Public Works New Project Referral for DRC2010-00060-SO CA Water for tank and building. Rosina Street, Los Osos APN 174-052-024

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

A. The proposed project is within the Los Osos drainage review area.
B. It is recommended that the proposed project be designed to promote groundwater recharge by application of LID design. Techniques to mitigate the proposed impervious parking and building areas should be implemented.
C. Drainage plan is required for the tank, its parking lot and any structures. It will be reviewed at the time of Building Permit submittal. On site retention of all run-off will be required.

Recommended Project Conditions of Approval:

Roads

1. At the time of application for construction permits, the applicant shall submit plans to the Department of Public Works to secure an Encroachment Permit for the installation of any piping within the County's road right of way.

Drainage

1. At the time of application for construction permits, the applicant shall submit complete drainage plans for review and approval.

2. At the time of application for construction permits, the applicant shall submit complete erosion and sedimentation control plan for review and approval.

3. On-going condition of approval (valid for the life of the project), the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/20/2011

RECEIVED
APR 27 2011

TO: Cal Fire

FROM: Kerry Brown, Coastal Team

BY:----------

PROJECT DESCRIPTION: DRC2010-00060 Southern CA Water- Conditional Use Permit for the addition of a 50,000 gallon water tank and an additional 512 sq ft building. 2.46 acre site located off Rosina Drive in Los Osos. APN: 074-052-024

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

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comments.

4-29-11	Tina Rose	543-4244
Date	Name	Phone

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
81440-2011-CPA-0133

RECEIVED MAY 31 2011

May 26, 2011

Travis Belt
SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, California 93401

Subject: Concurrence Request for the Rosina Drive Blending Facility (APN 074-052-024) Project, Los Osos, County of San Luis Obispo County, California

Dear Mr. Belt:

We have reviewed your letter dated January 25, 2011, requesting our concurrence that construction activities at above-referenced site would not result in take of the federally endangered Morro shoulderband snail (*Helminthoglypta walkeriana*). Proposed activities at this 1.24-acre site include the construction/installation of a 250 square-foot pump room, 20-foot diameter above-ground water tank, nitrate analyzer, static mixer, and new waterlines to service these facilities that would result in the disturbance of approximately 15,470 square feet (0.36 acre).

The U.S. Fish and Wildlife Service's (Service) responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(19) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Service regulations (50 CFR 17.3) define "harm" to include significant habitat modification or degradation which actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. Harassment is defined by the Service as an intentional or negligent action that creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through the Service in two ways: through interagency consultation for projects with Federal involvement pursuant to section 7, or through the issuance of an incidental take permit under section 10(a)(1)(B) of the Act.

The parcel is currently developed with several structures that support Golden State Water Company's existing blending facility. Present in the central portion of the parcel where the project would be implemented is *Eucalyptus* woodland with an understory of 3-5 inches of *Eucalyptus* duff. Also present is ruderal habitat comprised of non-native annual grasses and

forbs. Outside of the project area is a dense stand of coastal live oak (*Quercus agrifolia*) with an understory of thick oak leaf litter.
You and Robert Sloan conducted protocol-level surveys for Morro shoulderband snail throughout the parcel between December 6, 2010 and January 3, 2011. These surveys were conducted in accordance with our survey guidance and under the authority of recovery permit PRT-824123-4. Empty shells of the common garden snail (*Helix aspersa*) were identified during these surveys; however, no live Morro shoulderband snails or empty shells of the species were observed.

As no Morro shoulderband snails were observed during the surveys, we concur that project implementation is not likely to result in take of this species. Please note that this concurrence does not authorize take, in any form, of Morro shoulderband snail. If the species is detected during any phase of project implementation, activities that could result in take should cease and the Service contacted regarding how to proceed.

If you have any questions, please contact Julie M. Vanderwier at (805) 644-1766, extension 222.

Sincerely,

Douglass M. Cooper
Deputy Assistant Field Supervisor