



# 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. ED11-171**

**DATE: 10/11/2012**

**PROJECT/ENTITLEMENT:** Chevron / Union Oil of California Minor Use Permit (DRC2011-00088)

**APPLICANT NAME:** Chevron Environmental Management Company (Richard Williams)

**ADDRESS:** P.O Box 1332, San Luis Obispo CA, 93406

**CONTACT PERSON:** Padre Associates Inc. (Sarah Spann)

**Telephone: 786-2650 X16**

**PROPOSED USES/INTENT:** Request by Union Oil and Chevron Environmental Management Company for a Minor Use Permit/Coastal Development Permit to: demolish an existing 1,560 square foot metal shed building (old fuel loading rack), construct up to 15 ground water monitoring wells, and destruct the same 15 ground water monitoring wells following completion of monitoring activities, at the (former) Avila Tank Farm. The demolished metal building and metal contents are proposed to be taken to an approved recycling facility. The concrete pad under the metal building is proposed to remain in place and no grading is proposed. The project would result in the disturbance of approximately 1,700 square feet of a 90 acre site and is located at 10 San Rafael Street, in the community of Avila Beach, in the San Luis Bay Coastal planning area.

**LOCATION:** 10 San Rafael Street, in the community of Avila Beach, in the San Luis Bay Coastal planning area.

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040

**Website:** <http://www.sloplanning.org>

**OTHER POTENTIAL PERMITTING AGENCIES:** California Coastal Commission

**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. October 25, 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.

Ryan Hostetter

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**





# Initial Study Summary – Environmental Checklist

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

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

(ver 3.4) Issue Form

Project Title & No. Chevron/Union Oil of California Minor Use Permit  
00088)

ED11-171 (DRC2011-

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

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

**DETERMINATION:** (To be completed by the Lead Agency)

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

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

Ryan Hostetter  
Prepared by (Print)

Signature

Date

Steven McVestie, Ellen Carroll,  
Environmental Coordinator

### 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 Union Oil and Chevron Environmental Management Company for a Minor Use Permit/Coastal Development Permit to: demolish an existing 1,560 square foot metal shed building (old fuel loading rack), construct up to 15 ground water monitoring wells, and destruct the same 15 ground water monitoring wells following completion of monitoring activities, at the (former) Avila Tank Farm. The demolished metal building and metal contents are proposed to be taken to an approved recycling facility. The concrete pad under the metal building is proposed to remain in place and no grading is proposed. The project would result in the disturbance of approximately 1,700 square feet of a 90 acre site and is located at 10 San Rafael Street, in the community of Avila Beach, in the San Luis Bay Coastal planning area.

The Avila Tank Farm consists of approximately 90 acres adjacent to Avila Beach within the urban reserve line area. The property, owned by Union Oil, has served as an accumulation and transfer point for petroleum from oil fields in Santa Barbara County, a refinery, and a petroleum storage facility. It was slowly withdrawn from operation during the later decades of the twentieth century, and the last storage tanks were removed from operation by the late 1990s. As a requirement for any future development/use on the site the existing contamination must be evaluated as required by the Regional Water Quality Control Board and the County. Because soil and groundwater impacted with petroleum or petroleum-related compounds are known to exist at the site, investigations of surface and subsurface conditions at the site have occurred over the last decade. Recent investigations indicate that additional characterization is needed in a focused region along the southwestern cliff area. This proposed project includes these additional wells and soil borings necessary to evaluate extent of subsurface contamination within this specific area of the property as required for the Regional Water Quality Control Board site characterization.

ASSESSOR PARCEL NUMBER(S): 076-181-062

Latitude: 35 degrees 10' 43" N Longitude: 120 degrees 43' 32" W SUPERVISORIAL DISTRICT # 3

**B. EXISTING SETTING**

PLANNING AREA: San Luis Bay(Coastal), Avila Beach

LAND USE CATEGORY: Industrial

COMBINING DESIGNATION(S): Archaeologically Sensitive, Flood Hazard

EXISTING USES: Vacant Industrial Site (old Chevron tank farm)

TOPOGRAPHY: Irregular

VEGETATION: Coast Live Oak (Quercus agrifloia), grasses, shrubs

PARCEL SIZE: 96 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Recreation Recreation	East: Residential RuralUndeveloped
South: Pacific Ocean	West: Residential Multi-FamilyResidential

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

**Setting.** The project site includes the historic Avila Tank Farm site which once contained oil tanks on the bluff of the Pacific Ocean just south of the commercial district of Avila Beach. The project includes ground monitoring wells which will not be visible from off-site and the removal of a 1,560 square foot metal shed building which is also not visible off-site. The project will not be visible from any major

public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

**Impact.** Because the project is not visible, no significant visual impacts are expected to occur.

**Mitigation/Conclusion.** No mitigation measures are necessary.

**2. AGRICULTURAL RESOURCES**  
*- Will the project:*

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

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

Land Use Category: Industrial

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland

In Agricultural Preserve? Yes, Irish Hills

Under Williamson Act contract? No

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

Cropley clay (0 - 2 % slope). This nearly level clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Diablo and Cibo clays (15 - 30 % slope).

Diablo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Cibo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Lopez very shaly clay loam (9 - 30 % slope). This moderately sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

**Impact.** The project is located in a predominantly 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 - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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). The project proposes to disturb soils that have been given a wind erodibility rating of 7 to 8, which is considered "high".

**Impact.** As proposed, the project will result in minimal disturbance (approximately 75 square feet) for the proposed wells. The removal of the metal building will not include ground disturbance as the pad and foundation will remain in place. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions.

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.

Fugitive Dust (PM<sub>10</sub>). Implementation of the proposed project would result in the generation of dust, potentially affecting local residents and businesses in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

Material-Containing Asbestos. Asbestos-containing materials could be encountered during the demolition, relocation, or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines. If asbestos is present in onsite structures, proposed demolition activities would result in a release of asbestos, and a potentially significant air quality impact.

Naturally-Occurring Asbestos. According to the APCD, the project site is located in an area

containing potentially naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

**Mitigation/Conclusion.** Based on the size of the proposed project, there is sufficient ground disturbance/grading to warrant construction dust control/air quality mitigation. Additionally due to the demolition of the metal building additional measures are in place to mitigate any potential impacts due to asbestos. To mitigate these potential impacts, the following are being incorporated the project: comply with APCD's standard construction dust control measures and require construction equipment to meet APCD's emission-control protocol as well as testing for asbestos and requirements to comply with the Air Pollution Control District's asbestos management program in the event asbestos is found. Therefore, upon implementation of these measures, air quality impacts will be reduced to less than significant levels.

<b>4. BIOLOGICAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Avila Tank Farm, owned by Union Oil of California, consists of approximately 90 acres located adjacent to the community of Avila Beach. The Avila Tank Farm has served as an accumulation and transfer point for petroleum from oil fields, a refinery, and a petroleum storage facility. The facility has slowly been withdrawn from operation, with the last storage tanks removed by the late 1990's. Soil and groundwater impacted with petroleum or petroleum related compounds are known to exist at the site; further investigations are needed to determine additional characterization of site conditions.

The proposed project creates fifteen ground water monitoring wells at the study area all of which will be removed after monitoring takes place. Access to the proposed well locations will use existing roads on site and no new roads will need to be installed or improved.

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

Name and distance from blue line creek(s): San Luis Obispo Creek is approximately 550 feet north of the proposed project. Two lake/ponds are within project boundaries. The Pacific Ocean is adjacent to property on the southern border. The proposed project will not impact the San Luis Obispo Creek, lakes/ponds or the Pacific Ocean.

Habitat(s): California Sagebrush and Salt Grass/ Seasonal Wetland

The subject application included a biological assessment, conducted by Padre Associates; (August 2010), which documented the results of their biological resource survey. The report stated that the field survey concluded that suitable habitat for several sensitive plant and animal species (i.e. southern sea otter and black-flowered figwort) exists within the project site and surrounding areas.

**Flora:** A total of 47 vascular plant species were identified during the field survey. Plants observed consisted of 18 (38%) native taxa and 29 (62%) non-native taxa. The percentage of native taxa is less than that of non-native taxa, reflecting the high level of disturbance. Based on the literature review of existing habitat, known elevation range, known occurrences within 5 miles from the Project area, and soil characteristics occurring within the biological survey area, Padre has determined that three sensitive plant species have a likelihood to occur within the project region: Blochman's dudleya (*Dudleya blockmaniae* ssp. *Blochmaniae*), San Luis Obispo ("mouse grey") dudleya (*Dudleya abramsii* ssp. *Murina*), Black-flowered figwort (*Scrophularia atrata*).

**Fauna:** Fauna observed within the project area during field studies included both invertebrate and vertebrate species. As a result of the literature review and field surveys of the project site and its immediate vicinity may provide suitable habitat to support the following special status wildlife species: San Diego desert woodrat (*Neotoma lepida intermedia*), American peregrine falcon (*Falco peregrines anatum*), Southern sea otter (*Enhydra lutris*), Pacific harbor seal (*Phoca vitulina*), California sea lion (*Zalophus californicus*).

**Impact.** The proposed project includes the drilling and construction of fifteen ground water monitoring wells in an environmentally sensitive area. The project will result in the disturbance of approximately 75 square feet for the wells on a 90.18 acre parcel. The proposed project also includes the removal of an approximately 1,560 square foot metal building which is located entirely within a paved and graveled area which contains no sensitive species and will have no biological impacts are proposed for the removal of this building.

Temporary impacts have the potential to occur in the surrounding habitat due to construction activities. Mitigation measures are proposed which will reduce these impacts to a level of insignificance. Mitigation includes pre-construction surveys, timing of construction, erosion control, and site inspections by the biologist.

Past and current land use practices have impacted the extent and diversity of the plant communities existing within the Project Site. However, as indicated above, the Project Site and surrounding areas contain suitable habitat to support a diverse biological community. Areas supporting coastal sagebrush habitat found within the Project Site may be temporarily disturbed during project activities; however, impacts would be considered less than significant with implementation of measures outlined below.

**Mitigation/Conclusion.** In an effort to avoid and/or minimize impacts during project activities, several measures have been included into the construction plans, including, but not limited to, the implementation of a Sediment and Erosion Control Plan, installation of construction fencing that shall delineate the project limits and sensitive areas, a preconstruction meeting that will include a site worker orientation in the special-status species and sensitive habitat areas within the project area and the importance of minimizing disturbance and adhering to all project plans and permit conditions. Recommendations are also included within the biological evaluation conducted by Padre as mentioned above. These measures are included within the mitigation summary table at the end of this report and include: timing of construction, pre-construction surveys and erosion control.

Implementation of the above mentioned measures will reduce impacts to special-status species potentially occurring within the proposed Project Site and existing sensitive habitat areas to a less than significant level.

**5. CULTURAL RESOURCES -**  
*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

The project is within 300 feet of water body (Pacific Ocean). Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

Within ¼ mile of the subject property, 7 reports were prepared which identified archaeological resources present, and 13 reports showing no resources encountered.

**Impact.** A cultural survey was prepared for the site by Robert Gibson on September 23, 1999, and an evaluation with more specific recommendations of the area of disturbance conducted by Robert Gibson dated March 1, 2012. Due to the presence of substantial resources in the immediate area, archaeological monitoring will be required during ground disturbing activities for the proposed project.

**Mitigation/Conclusion.** Preconstruction surveys and cultural monitoring will be required as mitigation measures as recommended by the project archaeologist (and are listed in the applicant's developers statement). These mitigation measures will reduce impacts to cultural resources to a level of insignificance.

**6. GEOLOGY AND SOILS -**  
*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**6. GEOLOGY AND SOILS -**  
*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting**

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

Topography: Nearly level to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Distance? Potentially capable fault line of San Miguelito appears to run through property

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

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

Within the 100-year Flood Hazard designation? Yes

Closest creek? San Luis Obispo Creek Distance? 500 feet north

Soil drainage characteristics: Very poorly drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, 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: High

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090, 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 minimal disturbance for the installation of the 15 test wells acres. The project is not located within a geologic study area and will not require additional soil investigation beyond what is required by ordinance through County standard grading permits. A portion of the property is within the 100 year flood designation and this is located down at the beach areas below the coastal bluffs. This proposed project is located on top of the bluff and is well outside the 100 year flood hazard area as shown on our official maps.

**Mitigation/Conclusion.** There is no evidence that measures above what will already be required by ordinance or codes are needed.

<b>7. HAZARDS &amp; HAZARDOUS MATERIALS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Portions of the subject project site are within the 100-year Flood Hazard Combining designation (FH) however these areas are along the beach at the bottom of the coastal bluffs (the project is not proposed within this area).

With regards to potential fire hazards, the subject project is within the high Fire Hazard Severity Zone(s). 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.

The project is located in an area of known hazardous material contamination due to the previous oil storage and transfers that occurred at the site. The purpose of this proposed project is to evaluate the extent of that contamination through monitoring wells and soil borings (as outlined in the project description). The results of the data obtained through the well and soil monitoring will be used for further environmental analysis when a proposed use of the property is identified and a subsequent permit application and environmental review are conducted.

The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The area of proposed work is adjacent to the bluff and not within the flood hazard area. The site where the wells are located are within steep slopes. The project does not propose the use of hazardous materials nor does it present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. The intent of this project is to install an access road with monitoring wells (no structures proposed) and track the flow and amount of existing contamination on the site from the previous tank farm as a requirement of the Regional Water Quality Control Board (RWQCB). The project includes a cliff area characterization work plan which has been reviewed and approved by the RWQCB (letter attached dated October 21, 2009 RWQCB).

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

<b>8. NOISE - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is 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) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Create the need for substantial new housing in the area?</i>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) <i>Use substantial amount of fuel or energy?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) <i>Other:</i> _____   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Setting/Impact.** The proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The proposed project would not result in a need for a significant amount of new housing or displace existing housing. No significant population and housing impacts are anticipated.

**Mitigation/Conclusion.** The project is consistent with the County's Housing Element. No significant population and housing impacts are anticipated, and 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) <i>Fire protection?</i>                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) <i>Police protection (e.g., Sheriff, CHP)?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) <i>Schools?</i>                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) <i>Roads?</i>                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) <i>Solid Wastes?</i>                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) <i>Other public facilities?</i>                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) <i>Other:</i> _____                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

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

Police: County Sheriff      Location: City of Pismo Beach (Approximately 5.13 miles to the

southeast)

Fire: Cal Fire (formerly CDF)

Hazard Severity: High

Response Time: 1-10 minutes

Location: Approximately 0.84 miles to the north

School District: San Luis Coastal Unified School District.

**Impact.** No significant project-specific impacts to utilities or public services were identified through installing the monitoring wells.

**Mitigation/Conclusion.** Because no impacts to services are anticipated no mitigation measures are necessary for this particular project.

<b>11. RECREATION - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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.

It is anticipated that the California Coastal Trail could be located within the vicinity of this property, however the proposed project is minor and will not impair the future development of any trails on the site (if, and when, the property may be developed with a more permanent use).

**Impact.** The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources, and will not affect the access to trails, parks or other recreation opportunities.

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

<b>12. TRANSPORTATION/ CIRCULATION - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/  
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Circulation Study Area. The project is within the Avila Circulation Fee area. This fee provides the means to collect “fair share” monies from new development to help fund certain regional road improvements that will be needed once the area reaches “buildout”. The project will be subject to this fee.

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 street(s) Front Street and San Rafael Street are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered [acceptable].

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

**Impact.** The proposed project is not anticipated to increase traffic levels on the property. Currently ground water testing is occurring at the property, and this testing will continue with these additional monitoring wells as a part of the project. It is not anticipated to increase traffic levels to the property.

**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
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**13. WASTEWATER - Will the project:**

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

d) Other: \_\_\_\_\_                  

**Setting/Impact.** The project involves an access road and monitoring wells and would not generate wastewater beyond that needed to serve construction crews. Construction crews are likely to be served by temporary services consistent with most construction projects. The project does not propose any additional wastewater services to this property.

**Mitigation/Conclusion.** Because no impacts to wastewater are anticipated no mitigation measures 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 proposed project includes the installation of monitoring wells to assist in the assessment of the extent of contamination associated with the former oil storage facilities (tank farm). Currently Chevron Environmental Management is working with Regional Water Quality Control Board to evaluate the extent of this contamination for future site planning and redevelopment. A technical committee was formed in 2003 which includes Chevron, the California Central Coast Regional Water Quality Control Board (RWQCB), the County and other agencies. One of the questions received by the committee includes movement of contamination off site and into the ocean. The purpose of this project includes boring and monitoring wells to evaluate the extent (if any) movement of contamination. Results of the testing will be used for future evaluation by the regulating agencies as well as information for environmental review of a proposed project on site if one occurs.

The project site is very large (90 acres) and the area where this specific project is located is adjacent to the coastal bluff on a moderately to steeply sloping site.

The topography of the project is irregular. The closest creek from the proposed development is the San Luis Obispo Creek and is approximately 550 feet to the north. Two waterbodies (lake/ponds) are

within the property boundaries and the property is adjacent to the Pacific Ocean on the southern border. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

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 purpose of the project is a requirement from the RWQCB to test the underground water quality within this specific location therefore water testing will be occurring at a regular basis as required by the RWQCB. No water use is anticipated.

Regarding surface water quality, as proposed, the project will result in very minimal disturbance for installation of the monitoring wells. As discussed in Section 6 (Geology and Soils), an erosion and sedimentation control plan would be required to prevent erosion, down-gradient sedimentation, and surface water pollution. The project is not within close proximity to surface water sources. This project is not anticipated to impact water quality.

**Mitigation/Conclusion.** When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090, CZLUO Sec. 23.05.036) to minimize these impacts to a level of insignificance (requirements shown in mitigation summary table). This 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. No other additional water quality or quantity impacts are anticipated with this proposed project.

<b>15. LAND USE - Will the project:</b>	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project

was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

<b>16. MANDATORY FINDINGS OF SIGNIFICANCE - <i>Will the project:</i></b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("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)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at [www.sloplanning.org](http://www.sloplanning.org) under "Environmental Information", or the California Environmental Resources Evaluation System at: [http://www.ceres.ca.gov/topic/env\\_law/ceqa/guidelines](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:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File **
<input checked="" type="checkbox"/>	County Environmental Health Division	In File **
<input type="checkbox"/>	County Agricultural Commissioner's Office	<b>Not Applicable</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Air Pollution Control District	In File
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Game	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	In File
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Avila Beach Community Service District	In File**
<input type="checkbox"/>	Other _____	<b>Not Applicable</b>
<input type="checkbox"/>	Other _____	<b>Not Applicable</b>

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> San Luis Bay (Coastal) Area Plan and Update EIR
<u>County documents</u>	<u>Other documents</u>
<input type="checkbox"/> Airport Land Use Plans	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Conservation & Open Space Element (includes Energy, Conservation)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input checked="" type="checkbox"/> Other <u>Avila Beach Specific Plan</u>
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Solid Waste Management Plan	
<input type="checkbox"/> Circulation Study	

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

**Biological Resources Survey Report Avila Tank Farm Cliff Area Access Road Project, August 2010, Padre Inc**

**Wetland Delineation for the Former Avila Tank Farm, Padre Inc, March 2012**

**Gibsons Archaeological Consulting Review of Proposed Temporary Access Road for Cliff Area Characterization, November 2, 2010**

**Inventory and Preliminary Assessment of the Cultural Resources at the Avila Tank Farm Site, Gibsons Archaeological Consulting, September 23, 1999**

**Cultural Resource Review of proposed well construction and destruction of fuel loading rack canopy, Gibsons Archaeological Consulting March 1, 2012**

## Exhibit B - Mitigation Summary Table

**Air Quality** (These requirements shall be shown on all construction documents prior to issuance of construction permits.)

AQ-1 All dust control measures required must be included on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, in order to prevent transport of dust off-site. These monitoring duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and issuance of grading permits.

AQ-2 The project applicant shall require that all construction equipment be properly maintained and tuned according to manufacturer's specifications.

AQ-3 The project applicant shall require that all off-road and portable, diesel-powered equipment, including, but not limited to, bulldozers, grading equipment, cranes, loaders, scrapers, backhoes, generators, compressors or auxiliary power units, be fueled exclusively with CARB motor vehicle diesel fuel.

AQ-4 Where possible, diesel powered equipment should be replaced with gasoline, electrical, CNG or LPG powered equipment.

AQ-5 The use of diesel equipment meeting the California Air Resource Board's 1996 certification for off-road heavy-duty diesel engines shall be maximized.

AQ-6 Asbestos / Naturally Occurring Asbestos - Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2009 CEQA Handbook, Technical Appendix 4.4). For drilling projects such as DRC2011-00088, that are within candidate areas for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD.** If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

### **Biological Resources**

BR - 1 Construction activities shall take place between mid-August and mid-March to be outside of the nesting bird season. **If construction activities occur within the nesting bird season (mid-March to mid-August),** the applicant shall retain a qualified biologist to perform pre-activity nesting bird surveys to determine if breeding/nesting birds are present within the Project Site. If an active bird nest, greater than 50% completed, is identified, then CDFG and/or USFWS shall be consulted to determine appropriate buffer during construction activities. Nests less than 50% completed or a non-

active nest (i.e., last years nest or an abandoned nest) shall be removed by a qualified biologist in accordance to the MBTA. A report summarizing the results of the survey shall be provided to the County for review and approval prior to authorization of any construction or continuation of any construction within the nesting period.

BR- 2 Prior to issuance of construction permits a qualified biologist (to be approved by the County) shall conduct a pre-construction survey prior to the mobilization, operation, and demobilization of project equipment within work areas to determine presence/absence sensitive wildlife species. In the event that any special-status species are identified within the immediate project work area, work will not be initiated until the appropriate agencies have been contacted and appropriate measures for protection have been instituted. Project activities may commence only after pre-construction surveys have confirmed the absence of all special-status species. In addition, the following measures shall be shown on all project plans and shall be part of a "worker education program" and implemented to further mitigate impacts to sensitive wildlife that may occur within project area:

- All vegetation removal and initial ground disturbing excavation activities shall be monitored by a qualified biologist, authorized to relocate native wildlife to adjacent suitable habitat;
- A qualified biologist shall inspect the immediate work areas for any signs of nesting woodrats. In the event a woodrat nest is found within the immediate work area and project activities within the vicinity of the nest shall stop and the CDFG shall be consulted. At no time shall a woodrat nest be removed until CDFG consultation;
- All construction activities will be completed during daylight hours only;
- All trash receptacles will be located away from the bluff face and will be covered; and all food-related trash shall be removed from the Project Site at the end of each working day;
- Project-related equipment should be prohibited outside of designated work areas and delineated access routes;
- No firearms should be allowed in the project area;
- In the event a special status animal is observed within the Project Site, appropriate agencies will be notified immediately to determine further mitigation;
- No project activities shall be conducted during rain events; and,
- No rodenticides or herbicides should be applied within the project area.

BR - 3 Prior to issuance of any construction permits, the applicant shall submit for review and approval an erosion control and revegetation plan. This plan shall include the following: installation of erosion control blankets (jute-netting) and biodegradable straw wattles along all cut and fill slopes of the project site. Additionally, a native coastal sage scrub brush seed mix shall be hydroseeded with cellulose fiber mulch along all cut and fill slopes to promote long-term surface stabilization. The native hydroseed mix shall be applied after installation of the erosion control blankets and straw wattle to minimize surface disturbance after application. As necessary, a native coast sage scrub seed mix can be utilized on other soil areas affected by project activities.

Owner/Contractor shall be responsible for monitoring erosion and sediment control measures prior, during and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a red-line map of remedial implementation measures. BMPs shall be monitored after significant rain events for a period of 3 years after project completion. As necessary, additional BMPs and slope reseeding shall be conducted to ensure that the cut or fill slopes are stable and silt and sedimentation impacts are avoided and/or minimized to the greatest extent feasible.

## Cultural Resources

CR-1 Prior to any ground disturbance a preconstruction meeting and survey shall be conducted. After all approvals have been obtained, an on site meeting shall be conducted for project personnel. An archaeological workshop shall be conducted for construction personnel to educate them about what types of cultural materials may be encountered during construction excavation. A procedure for notification of accidental discovery and communication network shall be developed so that if any suspected cultural materials are unearthed, they can be quickly examined and evaluated by a County qualified archaeologist and Chumash representative and appropriate recommendations made.

CR-2 Prior to issuance of construction permits the project site shall be staked and a surface survey shall be done in the areas of disturbance. Any displaced cultural materials such as isolated shell or chert flakes etc. that are in the projects area of disturbance shall be moved to protect them from damage by the grading and filling operations.

CR-3 Prior to issuance of a construction permit, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- A. List of personnel involved in the monitoring activities;
- B. Description of how the monitoring shall occur;
- C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- D. Description of what resources are expected to be encountered;
- E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- F. Description of procedures for halting work on the site and notification procedures
- G. Description of monitoring reporting procedures

CR-4 During all ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. If intact burials are found, the applicant shall re-design the structure to avoid impacting the intact burials.

CR-5 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

## **Water Quality**

W-1 Prior to issuance of construction permits the applicant shall submit a sedimentation and erosion control plan as per CZLUO Sec. 23.05.036 to minimize water quality impacts. This plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts (as required by the CZLUO). 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.

DATE: August 16, 2012

**DEVELOPER'S STATEMENT FOR UNION OIL MINOR USE PERMIT/ COASTAL  
DEVELOPMENT PERMIT DRC2011-00088  
ED11-171**

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

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**Project Description:** Request by Chevron Environmental Management Company for a Minor Use Permit/Coastal Development Permit to demolish an existing 1,560 square foot metal shed building (old fuel loading rack), construct up to 15 ground water monitoring wells, and destruct the same 15 ground water monitoring wells following completion of monitoring activities. The demolished metal building and metal contents are proposed to be taken to an approved recycling facility. The concrete pad under the metal building is proposed to remain in place and no grading is proposed. The project is located at 10 San Rafael Street, in the community of Avila Beach, in the San Luis Bay Coastal planning area.

**Air Quality** (These requirements shall be shown on all construction documents prior to issuance of construction permits.)

AQ-1 All dust control measures required must be included on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, in order to prevent transport of dust off-site. These monitoring duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and issuance of grading permits.

AQ-2 The project applicant shall require that all construction equipment be properly maintained and tuned according to manufacturer's specifications.

AQ-3 The project applicant shall require that all off-road and portable, diesel-powered equipment, including, but not limited to, bulldozers, grading equipment, cranes, loaders, scrapers, backhoes, generators, compressors or auxiliary power units, be fueled exclusively with CARB motor vehicle diesel fuel.

AQ-4 Where possible, diesel powered equipment should be replaced with gasoline, electrical, CNG or LPG powered equipment.

AQ-5 The use of diesel equipment meeting the California Air Resource Board's 1996 certification for off-road heavy-duty diesel engines shall be maximized.

AQ-6 Asbestos / Naturally Occurring Asbestos - Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2009 CEQA Handbook, Technical Appendix 4.4). For drilling projects such as DRC2011-00088, that within candidate areas for Naturally Occurring Asbestos

(NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD.** If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

**Monitoring:** Compliance will be verified by the Department of Planning and Building prior to issuance of construction permits as all requirements shall be on the construction documents. The NOA exemption form shall also be submitted to the Air District and a copy for the construction permit file.

### **Biological Resources**

BR - 1 Construction activities shall take place between mid-August and mid-March to be outside of the nesting bird season. **If construction activities occur within the nesting bird season** (mid-March to mid-August), the applicant shall retain a qualified biologist to perform pre-activity nesting bird surveys to determine if breeding/nesting birds are present within the Project Site. If an active bird nest, greater than 50% completed, is identified, then CDFG and/or USFWS shall be consulted to determine appropriate buffer during construction activities. Nests less than 50% completed or a non-active nest (i.e., last years nest or an abandoned nest) shall be removed by a qualified biologist in accordance to the MBTA. A report summarizing the results of the survey shall be provided to the County for review and approval prior to authorization of any construction or continuation of any construction within the nesting period.

BR- 2 Prior to issuance of construction permits a qualified biologist (to be approved by the County) shall conduct a pre-construction survey prior to the mobilization, operation, and demobilization of project equipment within work areas to determine presence/absence sensitive wildlife species. In the event that any special-status species are identified within the immediate project work area, work will not be initiated until the appropriate agencies have been contacted and appropriate measures for protection have been instituted. Project activities may commence only after pre-construction surveys have confirmed the absence of all special-status species. In addition, the following measures shall be shown on all project plans and shall be part of a "worker education program" and implemented to further mitigate impacts to sensitive wildlife that may occur within project area:

- All vegetation removal and initial ground disturbing excavation activities shall be monitored by a qualified biologists, authorized to relocate native wildlife to adjacent suitable habitat;
- A qualified biologist shall inspect the immediate work areas for any signs of nesting woodrats. In the event a woodrat nest is found within the immediate work area and project activities within the vicinity of the nest shall stop and the CDFG shall be consulted. At no time shall a woodrat nest be removed until CDFG consultation;
- All construction activities will be completed during daylight hours only;

- All trash receptacles will be located away from the bluff face and will be covered; and all food-related trash shall be removed from the Project Site at the end of each working day;
- Project-related equipment should be prohibited outside of designated work areas and delineated access routes;
- No firearms should be allowed in the project area;
- In the event a special status animal is observed within the Project Site, appropriate agencies will be notified immediately to determine further mitigation;
- No project activities shall be conducted during rain events; and,
- No rodenticides or herbicides should be applied within the project area.

BR - 3 Prior to issuance of any construction permits, the applicant shall submit for review and approval an erosion control and revegetation plan. This plan shall include the following: installation of erosion control blankets (jute-netting) and biodegradable straw wattles along all cut and fill slopes of the project site. Additionally, a native coastal sage scrub brush seed mix shall be hydroseeded with cellulose fiber mulch along all cut and fill slopes to promote long-term surface stabilization. The native hydroseed mix shall be applied after installation of the erosion control blankets and straw wattle to minimize surface disturbance after application. As necessary, a native coast sage scrub seed mix can be utilized on other soil areas affected by project activities.

Owner/Contractor shall be responsible for monitoring erosion and sediment control measures prior, during and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a red-line map of remedial implementation measures. BMPs shall be monitored after significant rain events for a period of 3 years after project completion. As necessary, additional BMPs and slope reseeding shall be conducted to ensure that the cut or fill slopes are stable and silt and sedimentation impacts are avoided and/or minimized to the greatest extent feasible.

**Monitoring:** Compliance will be verified by the Department of Planning and Building prior to issuance of construction permits as all requirements shall be on the construction documents. Compliance reports shall be submitted to the Department of Planning and Building prior to final sign-off of the project. Prior to issuance of any construction permits, the applicant shall submit for review and approval an erosion control and revegetation plan. Prior to issuance of construction permits a qualified biologist (to be approved by the County) shall conduct a pre-construction survey.

### Cultural Resources

CR-1 Prior to any ground disturbance a preconstruction meeting and survey shall be conducted. After all approvals have been obtained, an on site meeting shall be conducted for project personnel. An archaeological workshop shall be conducted for construction personnel to educate them about what types of cultural materials may be encountered during construction excavation. A procedure for notification of accidental discovery and communication network shall be developed so that if any suspected cultural materials are unearthed, they can be quickly examined and evaluated by a County qualified archaeologist and Chumash representative and appropriate recommendations made.

CR-2 Prior to issuance of construction permits the proposed area of disturbance shall be staked and a surface survey shall be done. Any displaced cultural materials such as isolated shell or chert flakes etc. that are in the projects area of disturbance shall be moved to protect them from damage by the grading and filling operations.

CR-3 Prior to issuance of a construction permit, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- A. List of personnel involved in the monitoring activities;
- B. Description of how the monitoring shall occur;
- C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- D. Description of what resources are expected to be encountered;
- E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- F. Description of procedures for halting work on the site and notification procedures
- G. Description of monitoring reporting procedures

CR-4 During all ground disturbing construction activities, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. If intact burials are found, the applicant shall re-design the structure to avoid impacting the intact burials.

CR-5 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis.

**Monitoring:** Compliance will be verified by the Department of Planning and Building prior to issuance of construction permits as all requirements shall be on the construction documents. Monitoring reports shall be submitted to the Department of Planning and Building for review and approval. Prior to final inspection a report from the consulting archaeologist shall be submitted verifying mitigation has been met.

## Water Quality

W-1 Prior to issuance of construction permits the applicant shall submit a sedimentation and

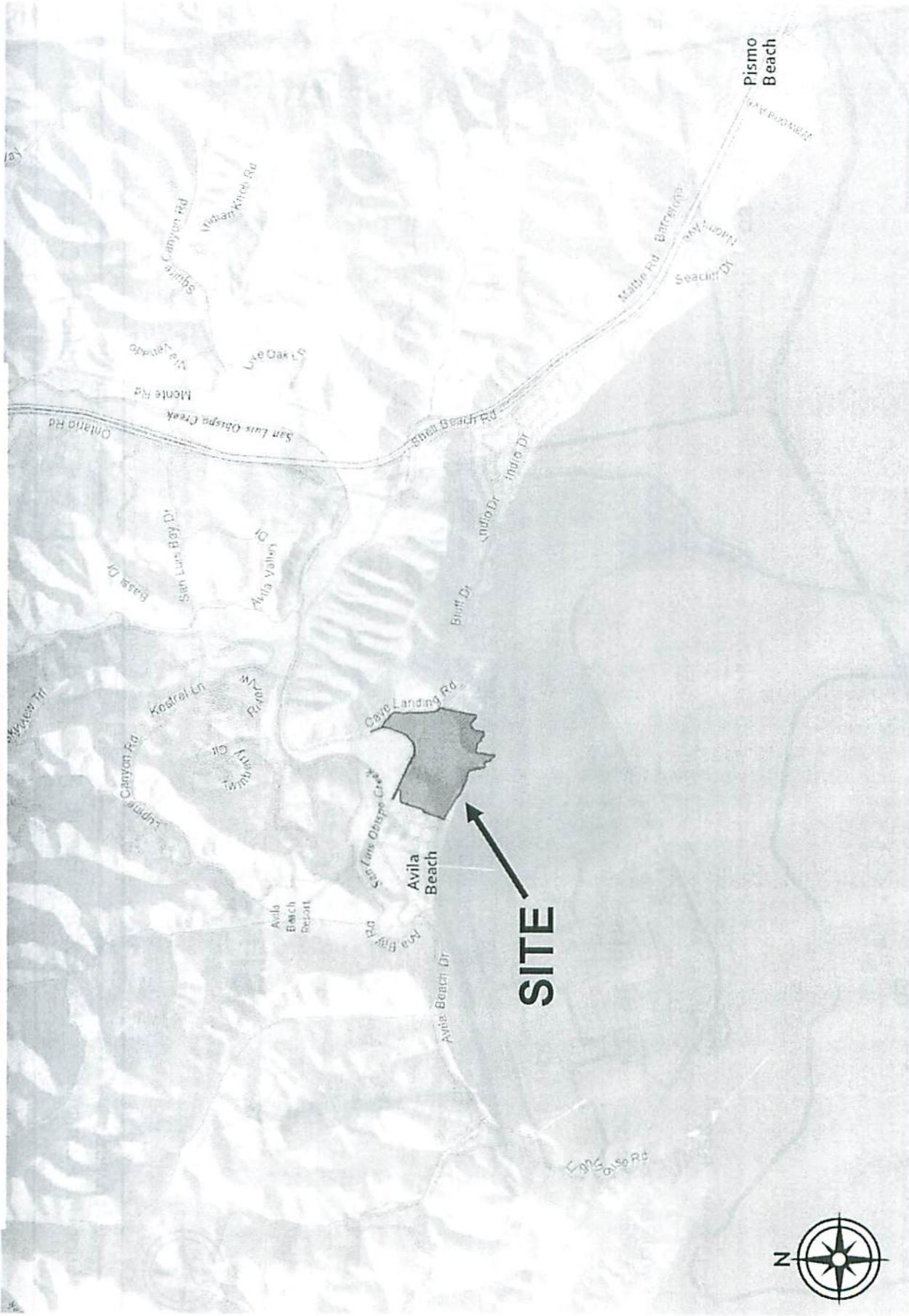
erosion control plan as per CZLUO Sec. 23.05.036 to minimize water quality impacts. This plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts (as required by the CZLUO). Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff.

**Monitoring:** Requirements shall be shown on all construction documents for review and approval by the Department of Planning and Building prior to issuance of permits.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

<u>Richard L Williams</u>	<u>RICHARD L WILLIAMS</u>	<u>9/17/12</u>
Signature of Owner(s)	Name (Print)	Date
	Customer Environmental Management Company	

2012 SEP 19 PM 1:28  
SLO CITY  
PLANNING/BUILDING  
DEPT



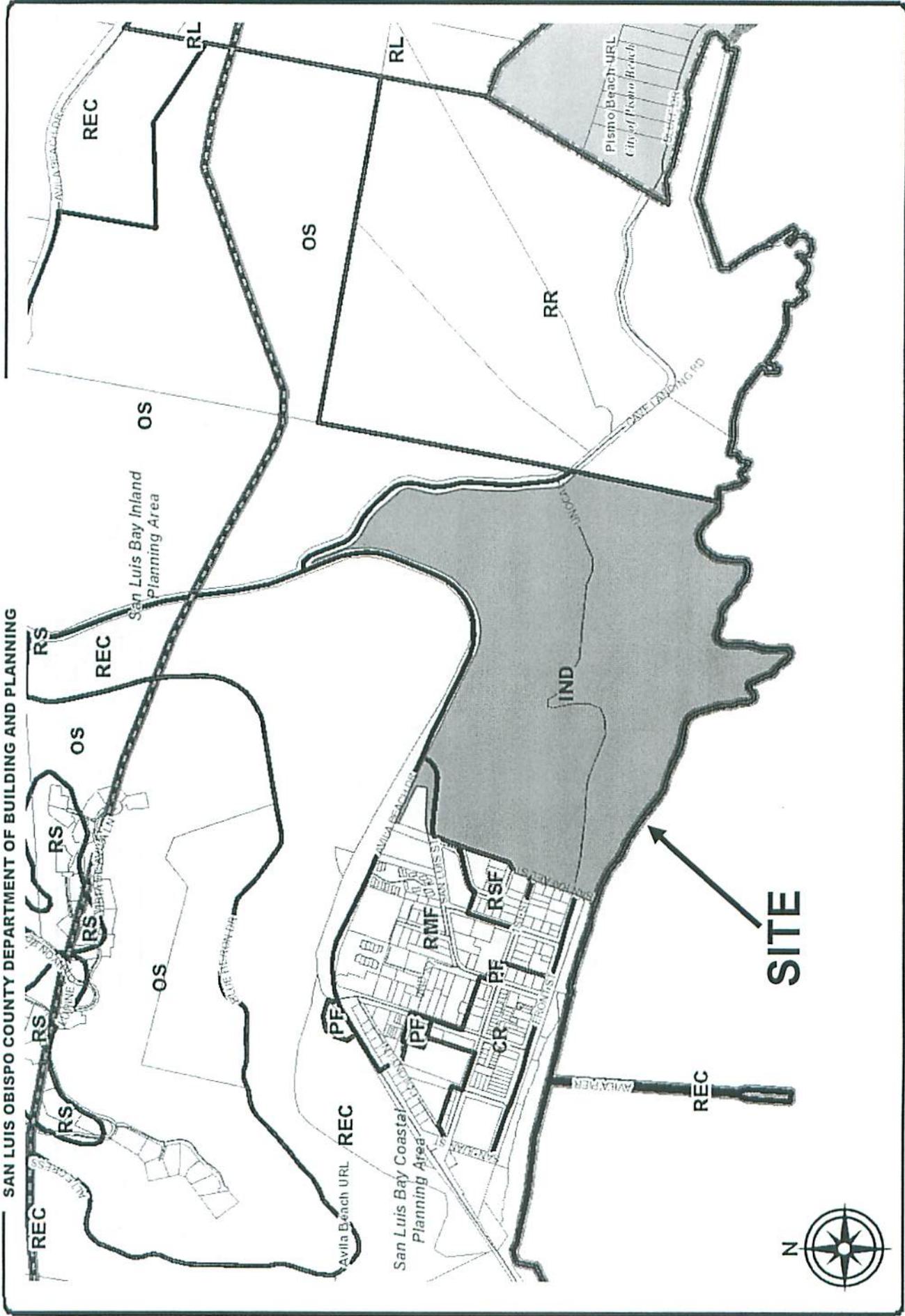
PROJECT

Minor Use Permit/Coastal Development Permit  
Union Oil of California DRC2011-00088

EXHIBIT

Vicinity Map





PROJECT

Minor Use Permit/Coastal Development Permit  
Union Oil of California DRC2011-00088

EXHIBIT

Land Use Category





PROJECT

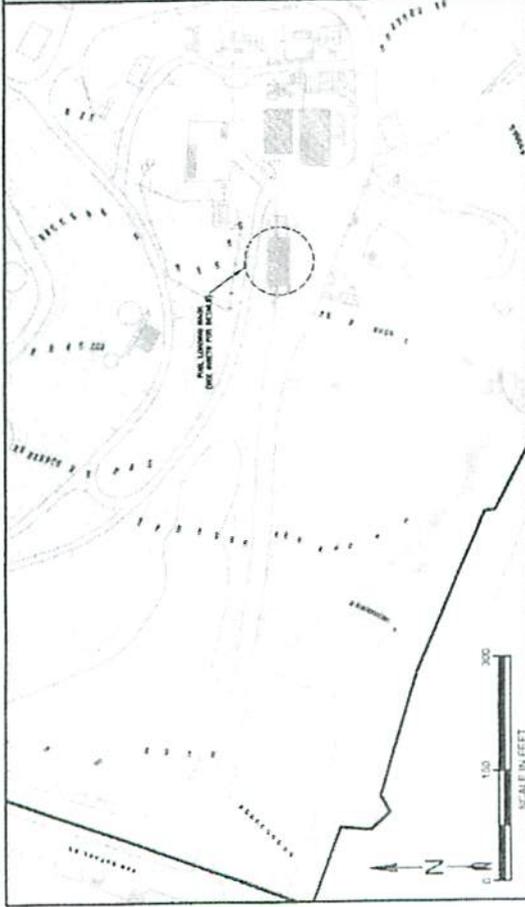
Minor Use Permit/Coastal Development Permit  
Union Oil of California DRC2011-00088

EXHIBIT

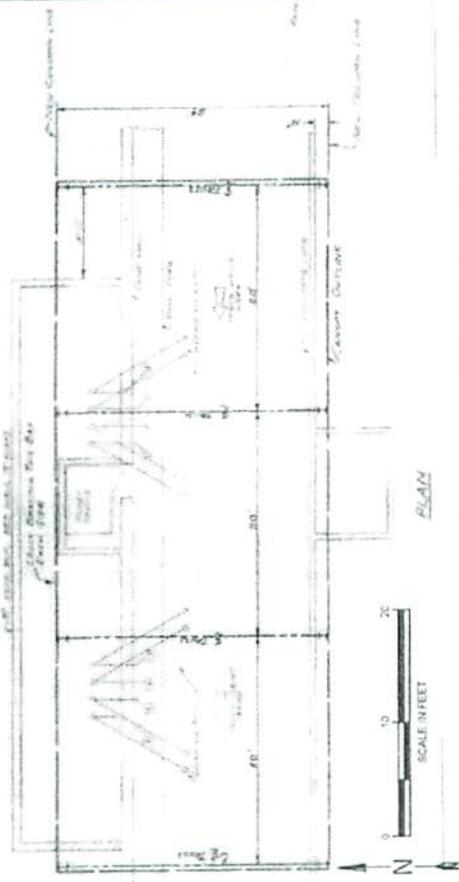
Aerial



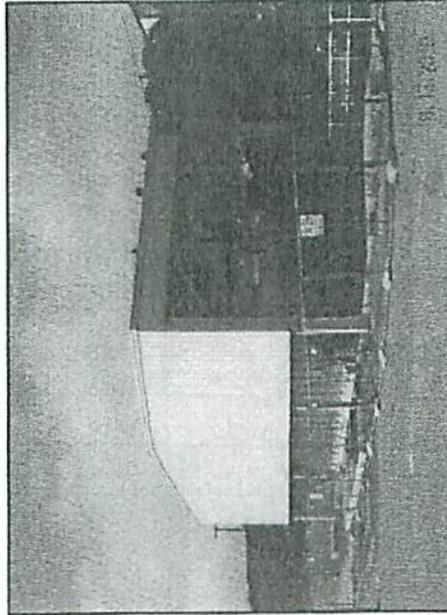




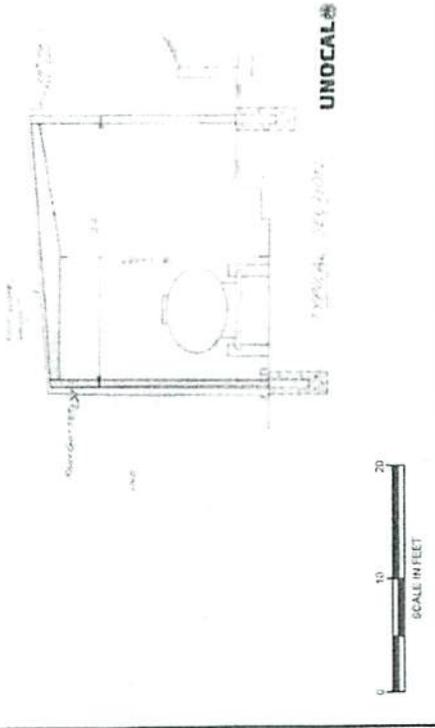
DETAIL PLAN VIEW OF FUEL LOADING RACK (SOURCE UNOCAL 10-12-78 DRAWING)



DETAIL VIEW OF FUEL LOADING RACK ASPECT NORTHWEST



DETAIL PROFILE OF FUEL LOADING RACK (SOURCE UNOCAL 10-12-1978 DRAWING)



**PROJECT**

Minor Use Permit/Coastal Development Permit  
Union Oil of California DRC2011-00088

**EXHIBIT**

Fuel Loading Docks



CEP



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/30/2012

TO: Parks

FROM: Ryan Hostetter, Coastal Team

**PROJECT DESCRIPTION:** DRC2011-00088 UNION OIL OF CA.- Minor Use Permit to demo fuel loading rack , and construct up to 15 monitoring wells to be removed upon completion of the monitoring. 95 acre site located off San Rafael Street in Avila Beach. Former Union Oil Tank Farm site. APN: 076-181-062.

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  
prior to issuance of a building permit, The applicant shall provide a 25-foot wide easement in an offer-of dedication for the California Coastal trail that is acceptable to County Counsel. The location of The easement shall be acceptable to county Parks

Date 4/30/12

Name Elizabeth Kavanaugh

Phone 781-4089

**AVILA  
VALLEY  
ADVISORY  
COUNCIL**

P.O. Box 65  
Avila Beach  
CA 93424  
www.avilavalley.org

# AVAC

## Our Mission Statement

The Avila Valley Advisory Council's (AVAC) Mission is to represent the interests of valley residents and enterprises, to monitor and guide development and to promote the general welfare of the community. To these ends, AVAC works to assure that essential public services keep pace with change and promotes the conservation of the natural beauty and resources in the Avila Area.

**Chair**

Anne M. Brown

**Vice Chair**

Sherri Danoff

**Secretary**

open

**Treasurer**

Julie Hartzell

**Members of  
Council**

**Avila Beach:**

Anne Brown

Lynn Helenius

Lisa Newton

John Salisbury(alt)

**Avila Valley:**

Julie Hartzell

Boyd Horne

Jan Taylor (alt)

**San Luis Bay Estates:**

Sherri Danoff

Saul Goldberg

Jim Hartig

Bob Pusanik

Ken Thompson

Lynn Walter

Karla Bittner (alt)

William Ziegler(alt)

**See Canyon:**

Denise Allen

Bill Tickell

Karen Wickler (alt)

**Squire Canyon:**

Karin Argano

(open)

May 14, 2012

Ryan Hostetter, Planner, County Planning

rhostetter@co.slo.ca.us

SUBJECT: Tank Farm Monitoring Wells

Dear Ryan

At AVAC's meeting on May 14, members supported recommending the following cultural resources mitigation:

Any unearthed cultural resources should be researched and documented and placed in a repository, under control of the County, for potential future public display in Avila Beach by a non-profit type organization.

We appreciate the opportunity to comment and also will appreciate consideration of our recommendation.

Sincerely,

Anne M. Brown  
Chair



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/30/2012

TO: Avila Beach CSD

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2011-00088 UNION OIL OF CA.- Minor Use Permit to demo fuel loading rack , and construct up to 15 monitoring wells to be removed upon completion of the monitoring. 95 acre site located off San Rafael Street in Avila Beach. Former Union Oil Tank Farm site. APN: 076-181-062.

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 comment

5/4/12  
Date

John Wallace  
Name

595-2664  
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](mailto:pwd@co.slo.ca.us)

## MEMORANDUM

Date: May 3, 2012  
To: Ryan Hostetter, Project Manager  
From: Tim Tomlinson, Development Services  
Subject: **Public Works Comments on DRC2011-00088 UNION OIL OF CA. Minor Use Permit to demo loading rack and construct up to 15 monitoring wells.**

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. Although the proposed project is constructing wells within the Coastal Zone they are monitoring wells and are not extractive and therefore not subject to the provisions of Title 8.40.065. This comment is considered to be the review called for by the county engineer in that ordinance.

### Recommended Project Conditions of Approval:

None



DRC 2011-00088

Donnelly, Laurie to: rhostetter@co.slo.ca.us

05/14/2012 10:00 AM

From: "Donnelly, Laurie" <Laurie.Donnelly@fire.ca.gov>  
To: "rhostetter@co.slo.ca.us" <rhostetter@co.slo.ca.us>

Ryan Hostetter,

After performing a review of the "DRC2011-00088 UNION OIL OF CA -minor use permit to demo fuel loading rack, and construct up to 15 monitoring wells to be removed upon completion of the monitoring. 95 acre site located off San Rafael Street in Avila Beach. Former Union Oil Tank Farm site APN 076-181-062" Cal Fire has determined that the size and scope of the proposal does not require comment. If I may provide additional assistance please don't hesitate to contact me.

Laurie Donnelly ~ Fire Captain  
CAL FIRE San Luis Obispo Unit  
805-543-4244  
805-903-3423