



# 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.** ED 11-176

**DATE:** October 18, 2012

**PROJECT/ENTITLEMENT:** Biddle Park Master Plan

**APPLICANT NAME:** County of San Luis Obispo General Services Agency-Parks  
**ADDRESS:** 1087 Santa Rosa Street, San Luis Obispo Ca. 93408  
**CONTACT PERSON:** Elizabeth Kavanaugh **Telephone:** 805/781-4089

**PROPOSED USES/INTENT:** Request by County Parks to update the Biddle Park Master Plan. The Master Plan is a 20 year phased plan that involves reconfiguring and upgrading some of the existing Biddle Park facilities, and the addition of some new facilities to maximize the parks recreational opportunities while maintaining the natural character of the area. Limited grading is needed as the master plan was designed with existing grades. There will be some fine grading but no cut and fill is needed. All development to implement the Master Plan will be done in increments over a 20 year time frame as funding becomes available.

Biddle Park is a 47-acre park that has two distinct areas. The first is the 22 acre developed park area and the other is the 25 acre riparian forest and Arroyo Grande creek that is undeveloped and will remain undeveloped as part of this Master Plan. The Master Plan includes upgrading the existing park facilities, utilizing the existing developed areas protecting the existing trees to the maximum extent feasible.

**LOCATION:** This project is located at 3500 Lopez Drive, approximately four miles east of the community of Arroyo Grande in the Huasna 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:**

**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. (2 wks from above DATE)**

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

## Notice of Determination

**State Clearinghouse No.** \_\_\_\_\_

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

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

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

**Signature** Elizabeth Kavanaugh **Date** \_\_\_\_\_ **County of San Luis Obispo Public Agency**

County General Services Agency  
Biddle Park Master Plan  
COUNTY OF SAN LUIS OBISPO  
**MITIGATED NEGATIVE DECLARATION & INITIAL STUDY**

Abstract

Request by County Parks to update the Biddle Park Master Plan. The Master Plan is a 20 year phased plan that involves reconfiguring and upgrading some of the existing Biddle Park facilities, and the addition of some new facilities to maximize the parks recreational opportunities while maintaining the natural character of the area. Limited grading is needed as the master plan was designed with existing grades. There will be some fine grading but no cut and fill is needed. All development to implement the Master Plan will be done in increments over a 20 year time frame as funding becomes available.

Biddle Park is a 47-acre park that has two distinct areas. The first is the 22 acre developed park area and the other is the 25 acre riparian forest and Arroyo Grande creek that is undeveloped and will remain undeveloped as part of this Master Plan. The Master Plan includes upgrading the existing park facilities, utilizing the existing developed areas protecting the existing trees to the maximum extent feasible. The following new or revised design elements are included in the updated Master Plan:

- Approximately  $\frac{3}{4}$  of a mile multi-use loop trail. This trail will be 14 feet wide, 10 feet of paved trail and 4 feet of unpaved trail with up to 10 fitness stations along the trail.
- Reconfigured internal road and parking lots to improve circulation minimize pavement and remove vehicular pressure on existing trees. The configuration will allow approximately 173 parking spaces.
- Reshape the existing grass multi-use fields area from the existing approximately 4.4 acres to approximately 4.3 acres to allow a more flexible layout to accommodate a variety of field sports.
- A total of three playground areas with new play structures, relocating two existing playgrounds closer to active areas in the park and adding one new central playground area. Combined playground area not to exceed 10,000 square feet.
- Relocation of five existing group picnic areas.
- Removal of two existing restroom buildings and construction of two approximately 500 square foot restroom and storage buildings and one 950 square foot restroom, storage, changing room and prep kitchen for a total of three new bathroom/storage buildings for a total of 1,950 square feet.
- A new amphitheater to seat 100 people.
- Relocation of four horseshoe pits and two volley ball courts
- Enhance the riparian vegetation by landscaping with appropriate native species that are drought tolerant and not prone to dropping limbs.
- 4 Interpretive signs
- Ongoing general maintenance of all park related facilities including, but not limited to tree trimming and removal, vegetation clearing, repaving of pathways, access. parking lots or ball courts, repairs to all buildings, septic systems, utilities, irrigation systems, ball fields, play equipment, bridges, water features and drainage controls. Including replacement of in kind facilities in similar location as existing facilities,

This project is located at 3500 Lopez Drive, approximately four miles east of the community of Arroyo Grande in the Huasna planning area

Comments on this document are due by Nov 11, 2012 and should be sent to Steven McMasters, County Department of Planning and Building, County Government Center, San Luis Obispo, CA 93408.

The following persons may be contacted for additional information concerning this document:

Steven McMasters  
Co. Department of Planning & Building  
County Government Center, Room 310  
San Luis Obispo, CA 93408  
(805) 781-5096

Elizabeth Kavanaugh  
Co. General Services Agency- Parks  
County Government Center  
San Luis Obispo, CA 93408  
(805) 781-4809

This proposed Mitigated Negative Declaration has been issued by:

10-10-2012  
Date

Ellen Carroll  
Ellen Carroll, Environmental Coordinator  
County of San Luis Obispo

The project proponent, who agrees to implement the mitigation measures for the project, is:

10-10-12  
Date

X Janette Pell  
Janette Pell, General Services Agency Director  
County of San Luis Obispo



# 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

Project Title & No. County Parks - Biddle Park Master Plan ED11-176 (Project number)

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

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

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

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

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

ELIZABETH KAVANAUGH *Elizabeth Kavanagh* 10/10/12  
 Prepared by (Print) Signature Date

Steven McMasters *Steven McMasters* Ellen Carroll, Environmental Coordinator 10/10/12  
 Reviewed by (Print) Signature (for) Date

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The 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 County Parks to update the Biddle Park Master Plan. The Master Plan is a 20 year phased plan that involves reconfiguring and upgrading some of the existing Biddle Park facilities, and the addition of some new facilities to maximize the parks recreational opportunities while maintaining the natural character of the area. Limited grading is needed as the master plan was designed with existing grades. There will be some fine grading but no cut and fill is needed. All development to implement the Master Plan will be done in increments over a 20 year time frame as funding becomes available.

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ASSESSOR PARCEL NUMBER(S): 047-081-038

Latitude: 35 degrees 10 ' 47" N Longitude: 120 degrees 30 ' 57" W SUPERVISORIAL DISTRICT # 4

**B. EXISTING SETTING**

PLANNING AREA: Huasna, Rural

LAND USE CATEGORY: Recreation

COMBINING DESIGNATION(S): Flood Hazard

EXISTING USES: Park

TOPOGRAPHY: Gently sloping

VEGETATION: Oak woodland, wooded wetland, scattered oaks, grasses, shrubs

PARCEL SIZE: 44.5 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Agriculture; single-family residence(s)	<i>East:</i> Agriculture; row crops
<i>South:</i> Agriculture; vacant	<i>West:</i> Agriculture; single-family residence(s)

**C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY CHECKLIST**

<b>1. AESTHETICS - 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>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.**

External - 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. The project site is located immediately southwest of Lopez Drive, approximately six miles northeast of the City of Arroyo Grande. As Lopez Drive (the only nearby public road) approaches the park, residential development becomes more scattered and large parcels supporting agriculture and undeveloped hillsides dominate the view shed. The overall character of the area is a mix of rural residential and agriculture. As seen from Lopez Drive, the only visible element of the park is the entrance sign and access road. The park has a lower elevation than the roadway, and is obstructed from view by the topography and dense vegetation along the Arroyo Grande Creek corridor.

Internal - Approximately 25 acres of the project site are undeveloped, and the site supports a segment of the Arroyo Grande Creek channel and floodplain, including dense central coast cottonwood-sycamore riparian forest, riparian scrub understory, and ruderal vegetation. The existing park envelope includes 22 acres, generally within the southern portion of the property and includes ball fields, picnic and group picnic areas, barbeques and playgrounds are situated under a canopy of large, mature sycamore trees. This existing vegetation provides screening between use areas and from Lopez Drive.

Lighting - Ball field lighting is neither existing nor proposed. Currently only each bathroom has safety lighting.

Existing signage, picnic shelters, and fencing are generally rustic in nature. Restrooms are constructed with wood and cinderblock materials. A trailer serves as a caretaker's residence. A large turf area and metal baseball/softball backstops are located along the southeastern boundary of the park. Offsite views include row crops and currently undeveloped hillsides to the south. Overall, the park has a rural character and visually blends into the surrounding mature vegetation.

**Impact.**

External - The 25 acres of the Arroyo Grande Creek channel will remain undeveloped preserving the dense central coast cottonwood-sycamore riparian forest, riparian scrub understory, and ruderal vegetation. Redevelopment of the park will be located within the nearly level existing 22-acre park envelope. It will be screened from Lopez Drive by existing riparian vegetation as is the existing park development.

Internal - The dominant character of the park is rural in nature, with simple developed features. Retaining the riparian habitat of creek and visual connection to the agricultural fields are important to the park users experience. Future structures such as restrooms, caretaker's residence, bathrooms, storage buildings, gazebos, and stages can either enhance or degrade views within the park. In addition to the paved surface, the associated parked vehicles can create glare as well as visual clutter. The extent of views of parking areas can affect the quality of the viewing experience and visitor enjoyment. This Master Plan relocates the existing play structures and picnic areas from near the parks riparian habitat to closer to the grass fields at the southern end of the park. The view of the agricultural field to the south is protected by using transparent deer fence along the southern property line. Finally group picnic areas and parking are separated and screened from smaller picnic areas and parking to allow solitary recreation along with group activities.

Lighting

Lighting and light poles can be visually intrusive in this rustic setting. Minimal lighting for safety is proposed around restrooms, group picnic and parking area. The ball fields will not lighted.

**Mitigation/Conclusion.**

The most significant aesthetics impact of the project is inconsistency with the existing rural and rustic character of the park. Implementation of the following mitigations may reduce the effects of the constraints:

- Preserve existing mature vegetation to the maximum extent feasible.
- Implement revegetation efforts if tree or vegetation removal is necessary to accommodate improvements, or is required due to hazardous conditions.
- Incorporate the use of wood or wood-appearing materials and earth tone exterior colors to visually blend structural components into the natural setting.
- Lighting shall be shielded and downward facing.

These mitigations will reduce any potential impacts to less than significant levels.

**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 checked="" type="checkbox"/>	<input 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: Recreation

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, Prime Farmland if irrigated

In Agricultural Preserve? Yes, AG Valley

Under Williamson Act contract? No

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

Diablo-Lodo complex (15 - 50 % slope ).

Diablo. This moderately to steeply 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 VI without irrigation and Class is not rated when irrigated.

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

Mocho fine sandy loam. This nearly level soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Psammets and Fluvents, wet. This nearly level soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VI without irrigation and Class VI when irrigated.

Riverwash. This variably-sloped soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

No agricultural activities occur on the property; however, the project is located in a predominantly agricultural area with agricultural activities occurring in the immediate vicinity. The park is located adjacent to a site that historically grows row crops.

**Impact.** The current operation of Biddle Park does not directly affect the adjacent agriculture use; however, conflicts in the past have included trespass due to ineffective fencing, recovery of balls and sports equipment, and canine trespass (personal comm. Lynda Auchinachie, County Agriculture Department, August, 2010).

Based on consultation with the County Agriculture Department, land use conflicts can be prevented by siting lower use areas (i.e., turf outfield) at the southern side of the park, the side closest to the existing agriculture fields. Most of the parks proposed activity areas that will be heavily populated (group picnic areas, playgrounds, amphitheater) are located 200 feet or more away from the row crops on the adjacent parcel to the south. As originally proposed a small picnic area, playground, restroom and outdoor prep kitchen were proposed to be located in the southwestern corner of the park. In addition, a playground and restroom in the southeastern corner of the park was within the 200 feet from the property boundary. In response to these concerns, County Parks redesigned the corner locations to move the above mentioned facilities more than 200 feet from the adjacent row crops.

**Mitigation/Conclusion.** Implementation of the following mitigations will ensure long term compatibility of the recreation use of the park with the adjacent agricultural fields to the south:

- Retain mature trees along the southern property boundary.
- Maintain the eight foot deer fence at the southern property line to prevent sport balls and equipment from flying over the fence.
- Continue coordination with the agricultural operator to the south to avoid ball field reservations during typical spray times.
- Locate interpretive and educational signs within the park that explains agriculture's historic role in the Arroyo Grande Valley.
- Locate no trespassing signs and signs that warn about agricultural spraying from the adjacent agriculture fields.

These mitigations will reduce any potential impacts to less than significant levels.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 1, 3, 4, and 7, which is considered "low" to "high".

The California Air Resources Board, the California Environmental Protection Agency, and other governmental agencies with jurisdiction are in the process of developing guidelines and thresholds to address a project's cumulative contribution to greenhouse gas (GHG). Over the last few years, a series of related legislative acts have been made relating to this issue. There are seven greenhouses gases, as follows, and are in order of their global warming potential: Carbon dioxide, Methane, Nitrous oxide, Chlorofluorocarbons, Hydrofluorocarbons, Perfluorocarbons, and Sulfur hexafluoride. The California Air Pollution Control Officer Association (CAPCOA) published a document in January 2008 entitled "CEQA and Climate Change." This document provides methods for analyzing GHG both

quantitatively and qualitatively and also provides a list of mitigations. This document is supported by both the Office of Planning and Research and the Attorney General's office.

**Impact.** As proposed, the project will result in several small ground disturbances of less than one acre over a 20 year time frame as each component of this Master Plan is implemented. These will result in the creation of construction dust. 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. A referral response from APCD (Arlemont, 2010) indicated they have no concerns or requested any actions. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan.

Erodibility- The soils with high erodibility are located in slopes of over 15 percent around the Arroyo Grande Creek. No development is proposed in these areas. All development is proposed on the level, already developed areas, within the park.

Green House Gas Emissions (GHG)- The Biddle Park Master Plan will result in a slight increase of human activity, including a slight increased use of vehicles coming to the site. This will not generate an increase in amounts of carbon dioxide, nitrous oxides, and hydrofluorocarbons because these are trips that would be traveling to this park or other recreational locations within the area.

As an interim effort until such time CARB formalizes a process for development the following is a qualitative discussion of the project's impacts, as well as measures to reduce the project's GHG production.

The APCD considered the operational impacts of this development by running the URBEMIS2007 computer model, a tool for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts will likely not exceed the APCD's CEQA Tier I significance threshold value of 10 lbs of emissions per day for the ozone precursor pollutants, reactive organic gases (ROG) plus nitrogen oxides (NOs); 12.2 pounds of combined ROG and NOx emissions.

**Mitigation/Conclusion.** No significant air quality impacts are expected to occur. No mitigation measures are necessary.

**4. BIOLOGICAL RESOURCES -**  
*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input 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 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 following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Wooded wetland, scattered oaks, grasses, shrubs

Name and distance from blue line creek(s): Arroyo Grande Creek courses through the project site

Habitat(s): Coastal Oak Woodland

Site's tree canopy coverage: Approximately <10%.

The project is within an area considered suitable for Pismo clarkia.

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

### Vegetation

Leafy tarplant (*Deinandra increscens* ssp. *foliosa*) List 1B

Leafy tarplant (*Deinandra increscens* ssp. *foliosa*) has been found within the project site. This perennial herb is generally found in valley and foothill grassland areas between the 300 and 500-meter elevation (985 to 1,640 feet). It has a blooming period of June-September. Leafy tarplant is considered rare by CNPS (List 1B, RED 2-2-3).

Santa Margarita manzanita (*Arctostaphylos pilosula* ssp. *pilosula*) List 1B

Santa Margarita manzanita (*Arctostaphylos pilosula* ssp. *pilosula*) has been found about 0.85 miles to the south. This evergreen shrub is found on shale soils in closed-cone coniferous forest, chaparral; and cismontane woodland areas between the 170 and 1,100-meter elevations (555 to 3,600 feet). The typical blooming period is December-March. Santa Margarita manzanita is considered rare by CNPS (List 1B, RED 3-2-3).

### Wildlife

California red-legged frog (*Rana aurora draytonii*) FT

California red-legged frogs (*Rana aurora draytonii*) has been found about 0.49 miles to the south. California red-legged frog is listed as federally threatened, and considered a California Special Concern species by the CDFG (CDFG, 2002). They historically have ranged from Marin County southward to northern Baja California. Presently, Monterey, San Luis Obispo, and Santa Barbara counties support the largest remaining California red-legged frog populations within the state. The California red-legged frog is a large (85-138 millimeters) reddish-brown frog with variable red pigment on the ventral surfaces. Riparian habitat degradation, urbanization, predation by bullfrogs, and historic market harvesting have all reportedly contributed to population declines in this species.

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

Adult California red-legged frogs prefer aquatic habitats with little or no flow, the presence of surface water to at least early June, surface water depths to at least 0.7 meter (2.3 feet), and the presence of fairly sturdy underwater supports such as cattails. The largest densities of California red-legged frogs are typically associated with dense stands of overhanging willows and an intermixed fringe of sturdy emergent vegetation. Although the species can inhabit ephemeral streams or ponds, populations probably cannot be maintained in ephemeral streams in which all surface water disappears. Adult California red-legged frogs are primarily

nocturnal, although metamorphs and juveniles are known to be active during the day and night.

#### South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) FT, CSC

South/Central Coast Steelhead Trout (*Oncorhynchus mykiss*) has been found within the project site. South/Central Coast Steelhead Trout is considered federally threatened and a California species of Special Concern. This species require cool, deep pools for holding through the summer, prior to spawning in the winter. Generally they are found in shallow areas, with cobble or boulder bottoms at the tails of pools. This species is threatened by water quality degradation (e.g., siltation, urban and agricultural pollutants), loss of riparian vegetation, and low instream flows resulting from water diversion, ground water pumping and periodic drought.

#### Habitats

##### Coastal Oak Woodland

Coast live oak woodlands total approximately 85,000 acres within the County of San Luis Obispo. They are generally common in coast ranges within the valley bottoms as well as on slopes, and are dominated by the evergreen tree species coast live oak (*Quercus agrifolia*), which usually occurs in pure stands. Coast live oak woodlands typically do not form a continuous belt, but rather, occur as a mosaic closely associated with communities such as coastal scrub, chaparral and non-native grassland. Where coast live oak woodland integrates into other plant communities, the understory becomes highly variable. Characteristic species include Pacific madrone (*Arbutus menziesii*), coulter pine (*Pinus coulteri*), coast live oak (*Quercus agrifolia*), poison oak, and California Bay (*Umbellularia californica*).

##### Wetlands

As defined by the Corps, wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (Environmental Protection Agency, 2003). Wetlands are transitional areas between open water and upland areas that provide habitat for wildlife and contribute to regulating local hydrology.

**Impact.** The site is divided biologically into two segments: one is the 22-acre developed area and the other is the 25-acre Cottonwood-sycamore riparian forest and creek that is undeveloped and will remain undeveloped as part of this Master Plan. The Master Plan design will remove picnic and play areas that are near the creek and place them further away from the creek protecting many of the species of concern. A biological report was completed for this Master Plan (SWCA 2010). This report concluded no special status plants were observed and this site is not habitat for the California red-legged frog. Per this report Steelhead trout are known to occupy the Arroyo Grande creek and that park improvements within or directly adjacent to the creek could impact Steelhead habitat. However, because no work is proposed in or directly adjacent to the creek, NOAA Fisheries review is not necessary. The Biddle Park Master Plan has many open areas and spaces for wildlife to forage or to seek temporary shelter.

Riparian forest that covers most of the site to varying degrees is listed as a CNDDDB sensitive community. An arborist report was completed for the Master Plan (Leach, 2009) that concluded that at Biddle Park, there are mature trees found throughout most of the park lands and implementation of the Master Plan may impact up to 20 Sycamore trees and may require removal of four Sycamores near the soccer field. In addition, this is a 20-year Master Plan therefore within the next 20 years it may become necessary to remove sick or decaying trees at Biddle Park. Bird nesting in these trees may be impacted if tree removal is required while nesting birds are present.

**Mitigation/Conclusion.** Habitat mapping and reconnaissance biological survey, including wildlife survey and botanical surveys following Californian Department of Fish and Game guidelines were conducted on this site in 2009. Based on the identified impacts, implementation of the following mitigations measures will reduce impacts to a less than significant level.

Valuable nesting habitat for avian specie: Riparian trees located in the existing park envelope provide nesting opportunities for birds. If ground disturbing or tree removal activities are conducted in the typical nesting season (February 1 to September 1), County Parks shall complete a pre-activity nesting bird surveys by a county approved biologist.

Terrestrial special-status wildlife species: Wildlife may utilize the existing park envelope for foraging or shelter habitat. During the construction phase of the project, County GSA-Parks shall conduct pre-activity surveys that includes capture, and relocation (or passive exclusion) of common and special concern species. This activity shall be performed by a county approved biologist. Species to target during the surveys would include various bat species utilizing the trees and structures for roosts and snakes foraging in the area.

The Cottonwood-sycamore removal: At the time of tree removal, for either construction or maintenance, County GSA-Parks shall prepare a Tree Replacement Plan. The Tree Replacement Plan should provide for replacing removed trees at a 3:1 ratio. To protect the trees during construction an arborist shall evaluate the construction plans and prepare a Tree Protection Plan for construction phase. This plan shall include but is not limited to:

- Identifying planned access routes for equipment during construction.
- Assigning construction storage areas, staging areas, concrete washout areas, etc.
- Protective fencing of the critical root protection areas during construction,
- Monitoring and reporting of protection measures during construction, and
- Trenching using alternative methods or equipment, such as hand excavation, air excavation, or boring.

An on-site review of this project with Mike Hill of the Department of Fish and Game on March 4, 2011 determined that despite the removal of 4 Sycamore trees, this project will not require a Streambed Alteration Agreement because the trees proposed to be removed are more than 300 feet away from the Arroyo Grande creek.

<b>5. CULTURAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. The project is within 300 feet of Arroyo Grande Creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** The project is located in an area that would be considered culturally sensitive because it is adjacent to a creek. A Phase I (surface) survey was conducted, SWCA, 2010 and no evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 steep sloping creek banks

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate

Nearby potentially active faults?: Yes Distance? 0.15 mile radius surrounding project site

Area known to contain serpentine or ultramafic rock or soils?: Yes

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? Arroyo Grande Creek Distance? Courses through project site

Soil drainage characteristics: Well drained

**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 project's soil erodibility is as follows:

Soil erodibility: Low

**Impact.** This park is located within an area that may have serpentine or ultramafic soil. The park is located on river terrace deposits. These sandy soils have the potential to liquefy during an earthquake. Liquefaction occurs when the soil is made of loose sandy soils and a high groundwater table. The ground water table at this site is approximately 100 feet below ground surface. The 100 feet separation between ground surface and water groundwater table make liquefaction on this site a remote possibility.

Portions of the project site are located within the 100-year flood plain, Zone A, of Lopez Creek (see attached FIRM Panel C1870F). The project shall be designed and constructed to avoid development within this flood plain. As originally proposed the park host's unit was located within the 100-year flood plain of the Arroyo Grande creek. However due to the limitations of developing within the 100-year flood plain this Master Plan was redesigned leaving the park host resident where it currently is outside of the 100-year flood plain.

**Mitigation** This Master Plan will be developed a section at a time as funding is found within a 20 year time frame. If any project requires grading that will disturb more than one acre at a time, County GSA-Parks will complete and implement a SWPPP. As required by code, prior to construction, the applicant shall provide a geologic report, completed by a certified engineering geologist that addresses the liquefaction potential and serpentine or ultramafic soil potential. This report shall include building and footing and foundation requirements and the amount of grading/excavation needed if serpentine or ultramafic soils are found.

**Conclusion.** If any development will disturb one acre or more, at any one time, County GSA-Parks will be complete and implement a SWPPP. For construction of proposed buildings, a geologic report shall be completed by a certified engineering geologist that addresses the liquefaction potential and serpentine or ultramafic management requirements. Continued compliance with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program

and the County's Storm Water Pollution Control and Discharge Ordinance will reduce any potential impacts to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. Portions of the subject project are within the 100-year Flood Hazard Combining designation (FH).

With regards to potential fire hazards, the subject project is within the moderate Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 20 or more 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 within the Lopez Dam "dam inundation" area, and is approximately 1.5 miles below the dam. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

This is a public park that has the potential to serve large group picnics that will serve food that may be contaminated.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. This project is a Park Master Plan for an existing park that is located within the Lopez Dam inundation area. Implementation of the Master Plan may bring additional people to Biddle Park than those that are currently using the park. This may subject additional people to the danger of dam inundation. The project is not expected to conflict with any regional evacuation plan. The county Office of Emergency Service has a San Luis Obispo Dam and Levee Failure Evacuation Plan (2008) in place for if Lopez Dam fails. This plan calls for monitoring the dam to provide forewarning if failure is emanate. This Evacuation Plan includes public and emergency

service notification systems, evacuation procedures, creation of a phone assistance center and launching the County Sheriff Aerial Assistance team. This park is currently and will remain within areas to contact by the Office of Emergency Service per San Luis Obispo Dam and Levee Failure Evacuation Plan allowing time for evacuation if necessary. In addition, the park has the ability to close if dam failure is emanate, to protect lives.

This is a public park that has the potential to reserve for large group picnics that will serve food. Whenever food is present the potential food born hazards is possible.

**Mitigation/Conclusion.** The project does not propose the use of hazardous materials. The project is not expected to conflict with any regional evacuation plan. If special events are allowed at the park where food is sold to the public (not invited guests) only licensed caterers shall be used. Implementation of this mitigation will bring the impacts to hazards and hazardous materials to less than significant.

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

**Setting.** A portion of the project is within close proximity to a transportation noise source. Lopez Road and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ areas within the 60 dB to 65 dB range - 145 feet from road centerline, and closer;
- ✓ areas within the 65 dB to 70 dB range - 78 feet from road centerline, and closer;
- ✓ areas above the 70 dB level - 36 feet from road centerline, and closer.

Biddle Park is an existing park with distinct active recreational areas and open natural areas. It is surrounded by agricultural uses and scattered rural residences. The ambient noise is generated from four noise sources: 1) Natural sounds such as wind blowing through the trees and bird calls, 2) vehicle traffic along Lopez Drive, 3) human activity at the park and surrounding agricultural fields and 4) aircrafts approaching San Luis Obispo Regional Airport. Current noise level at Biddle Park on a busy sunny weekend day with multiple soccer games and group picnics is 50dB's.

**Impact.** The county Noise Element sets acceptable noise levels for outdoor sports and recreation at 70 dB's. Build out of this Master Plan project is not expected to generate noise levels above what the site is currently generating because the proposed uses are generally the same as existing uses. An acoustical study was completed for this project (SWCA, 2010) it calls out existing and projected noise levels at this site.

**Transportation Noise:** The Park is close to Lopez Drive. Based on noise measurements at the entrance, the location closest to Lopez Drive, the noise levels are well below the 70dB's allowed by the County Noise Ordinance for outdoor recreation use. The County Noise Element calculated maximum future noise levels from Lopez Drive as 70dB's at 36 feet from the street. All activity areas are separated from Lopez Drive by over 450 feet, ensuring transportation noise level at Biddle Park will not exceed county standards of 70 dB's.

**Stationary Noise:** There are no stationary noise sources near this park.

**Generation of Noise:** The largest noise generators of the proposed park will be sport fields and amplified music within the picnic areas and amphitheater. A noise measurement was taken at the park on busy sunny weekend afternoon with ball games a group picnics. These loudest noise measured was 50dB's well below the noise standards. The closest noise sensitive use is homesite located approximately 800 feet from the park. This homesite was part of the Biddle Ranch Agriculture Cluster Subdivision. An Environmental Impact Report was prepared for this subdivision and it did not identify noise generated from this park as a potentially significant impact to this house or the surrounding area. .

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

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

displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated. No mitigation measures are necessary.

<b>10. PUBLIC SERVICES/UTILITIES -</b> <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<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: Pismo Beach (Approximately 7.1 miles to the west)

Fire: Cal Fire (formerly CDF)              Hazard Severity: Moderate                      Response Time: 10-15 minutes

Location: Approximately 7.08 miles to the west

School District: Lucia Mar Unified School District.

**Impact.** No significant project-specific impacts to utilities or schools were identified. This project, along with others in the area, will have a cumulative effect on police, fire protection and land fill capacity. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property. The demand for trash, Sheriff and Fire may increase slightly as the park becomes remodeled because it may draw additional users

**Mitigation/Conclusion.** The County Sheriff Department has made recommendations for design and construction phases of this project. These include lock boxes, signage and building lighting along with developing the project to avoid creating hiding places. Cal Fire has made recommendations that there be trail markers at the proposed trail and that if any future buildings that are larger than 1,000 square feet are developed, a fire hydrant shall be installed at the park. Recycling collection system will help mitigate impacts to area landfills. A list of these mitigations is listed in the Mitigation Summary table and will reduce potential impacts to less than significant levels.

<b>11. RECREATION - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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11. RECREATION - <i>Will the project:</i>	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 type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** The proposed project is to update an existing recreational area that includes ball fields, picnic areas, a multi-use trail and playgrounds. The proposed project includes these recreational features. The County's Parks and Recreation Element shows the Arroyo Grande creek trail goes through the proposed project site. This trail alignment is proposed as part of this Master Plan.

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

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	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 type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The county has established the acceptable Level of Service (LOS) on roads for this [urban area as "D" or better] [rural area as "C" or better]. The existing road network in the area including the project's access street Lopez Drive is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

**Impact.** A Referral was sent to County Public Works Department. A referral response dated 04/24/12 stated that because most of the uses projected in the Master Plan are already in use at the park no significant traffic-related concerns were identified. The small amount of additional traffic resulting from implementation of this Master Plan will not result in a significant change to the existing road service or traffic safety levels. Internal circulation shall allow for Fire truck turning. Finally if any work is proposed within the county right-of way and encroachment permit will be required.

**Mitigation/Conclusion.** No significant traffic impacts were identified so no traffic circulation mitigation is required. Internal circulation and road improvements shall be reviewed by Cal Fire to ensure compliance with fire codes. An encroachment permit is required for any work to be completed within the County right-of-way. These mitigations reduce impacts to less than significant levels.

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

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

**Setting.** Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

Based on Natural Resources Conservation Service (NRCS) Soil Survey Map, the soil type on the flat developed area where the existing and future wastewater systems will be located is Mocho fine sandy loam as listed in the previous Agricultural Resource section. The main limitations(s) of this soil for wastewater effluent include slow percolation and poor filtering capabilities.

**Impacts.** There is an existing wastewater system on the site and there is no indication that existing system is not functioning adequately. The project proposes to use an on-site system as a mean for wastewater disposal. The 47 acre site has adequate area available for an on-site system to support the uses proposed in the Master Plan. The proposed project was referred to the County Environmental Health Department and no concerns regarding wastewater disposal was identified (Leslie Terry, July 27, 2010).

**/Mitigation.** Based on the following project conditions or design features, wastewater impacts are considered less than significant:

The project has sufficient land area to support an on-site system;

Future septic system(s) installed by County GSA-Parks will require compliance with Central Coast Basin Plan, The leach lines shall be outside of the 100-year flood plain and located at least 100 feet from a domestic water supply and the Arroyo Grande creek. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

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

**Setting.** The project proposes to use an on-site well as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems. County Parks does not meter this well. Reconfigured internal road and parking lots will minimize paving minimize pavement in the park.

The topography of the project is gently sloping with the exception of the steep banks of the Arroyo Grande Creek as it courses through the project site. As described in the NRCS Soil Survey, the soil surface is considered to have low 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.** Based on the project description, water demand was estimated through the use of water duty factors derived from the County of Santa Barbara, City of Santa Barbara and County of Monterey

Facilities	Current Water Use	Estimated Water Use in afy
Sports Field (turf)	4.4 acres X 2.7 afy = 11.88 afy	4.3 acres X 2.7 afy = 11.61 afy
Restrooms	12 restrooms X .058 afy=.696 afy	12 restrooms X .058 afy=.696 afy
Care takers unit	1 unit X .17621 afy = .17621afy	1 unit X .17621 afy = .17621afy
<b>Total</b>	<b>12.75 afy</b>	<b>12.48 afy</b>

Regarding surface water quality, Arroyo Grande creek is located on site. As proposed, the project will result in reconfiguration of the internal road and parking lots to minimize pavement in the park. This improvement and others will require several minor ground disturbances over a 20-year time period. This Master Plan was designed to work with existing grades. Small areas of fine grading will be needed but there will be no cut and fill grading required implementing this Master Plan. However because this site is adjacent the Arroyo Grande creek without mitigation to control sedimentation or erosion, water quality could be substantially impacted as it relates to impacts on aquatic habitat.

**Mitigation/Conclusion.** Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. If any ground disturbance associated with the Master Plan is an acre or more a Stormwater Pollution Prevention Plan permit through the Regional Water Quality Control Board will be required. I

**15. LAND USE - Will the project:**

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input 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 except for the setback standard of the Land Use Ordinance section 22.30.340 which states that baseball fields shall be 50 feet from the property line. The existing and proposed ball fields are located approximately 20 feet from the property line this does not comply with the ordinance requirement (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. The site is adjacent to active agriculture to the south.

**Mitigation/Conclusion.** No inconsistencies were identified other than the inconsistency with the required ball field setback. These ball fields are existing fields that have been at this location for since the 1970's. There are no residences adjacent to the ball fields so allowing this existing condition to remain will not harm area residences. With regards to the adjacent agriculture, GSA/ County Parks will buffer the park use from the adjacent agriculture with eight foot fencing n the southern property line and maintaining the exiting trees that are between the two uses. No trespassing and educational signs that display the areas agricultural history will educate park user. These mitigations are proposed to offset agricultural impacts. Therefore no additional measures above what will already be required were 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 checked="" type="checkbox"/>	<input 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	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input checked="" type="checkbox"/>	County Sheriff's Department	Attached
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Game	Attached
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

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

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

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Project File for the Subject Application</li> <li><u>County documents</u></li> <li><input type="checkbox"/> Airport Land Use Plans</li> <li><input checked="" type="checkbox"/> Annual Resource Summary Report</li> <li><input type="checkbox"/> Building and Construction Ordinance</li> <li><input type="checkbox"/> Coastal Policies</li> <li><input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)</li> <li><input checked="" type="checkbox"/> General Plan (Inland/Coastal), including all maps &amp; elements; more pertinent elements considered include:             <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Agriculture Element</li> <li><input checked="" type="checkbox"/> Conservation &amp; Open Space Element (includes Energy, Conservation)</li> <li><input checked="" type="checkbox"/> Housing Element</li> <li><input checked="" type="checkbox"/> Noise Element</li> <li><input type="checkbox"/> Parks &amp; Recreation Element</li> <li><input checked="" type="checkbox"/> Safety Element</li> </ul> </li> <li><input checked="" type="checkbox"/> Land Use Ordinance</li> <li><input type="checkbox"/> Real Property Division Ordinance</li> <li><input type="checkbox"/> Solid Waste Management Plan</li> <li><input type="checkbox"/> Circulation Study</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Area Plan and Update EIR</li> <li><u>Other documents</u></li> <li><input checked="" type="checkbox"/> Archaeological Resources Map</li> <li><input checked="" type="checkbox"/> Area of Critical Concerns Map</li> <li><input checked="" type="checkbox"/> Areas of Special Biological Importance Map</li> <li><input checked="" type="checkbox"/> California Natural Species Diversity Database</li> <li><input checked="" type="checkbox"/> Clean Air Plan</li> <li><input checked="" type="checkbox"/> Fire Hazard Severity Map</li> <li><input checked="" type="checkbox"/> Flood Hazard Maps</li> <li><input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County</li> <li><input checked="" type="checkbox"/> Regional Transportation Plan</li> <li><input checked="" type="checkbox"/> Uniform Fire Code</li> <li><input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)</li> <li><input checked="" type="checkbox"/> GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)</li> <li><input type="checkbox"/> Other _____</li> </ul> |
|---|--|

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

Arborist Report of Biddle Regional Park, Carolyn Leach Consulting, L.L.C., 2009

Environmental Constraints Analysis for Biddle Regional Park, SWCA, 2010

San Luis Obispo Dam and Levee Failure Evacuation Plan (2008)

Biddle Ranch Agriculture Cluster Subdivision Environmental Impact Report

San Luis Obispo Dam and Levee Failure Evacuation Plan (2008)

## Exhibit B - Mitigation Summary Table

### Exhibit B - Mitigation Summary Table Aesthetics

- AS-1 All construction plans shall include:
- Preserving existing mature vegetation to the maximum extent feasible.
  - Implement revegetation efforts if tree or vegetation removal is necessary to accommodate improvements, or is required due to hazardous conditions.
  - Incorporate the use of wood or wood-appearing materials and earth tone exterior colors to visually blend structural components into the natural setting.
  - Building and parking lot lighting shall be: motion sensor type on timers with a manual override, shielded and downward facing.

### Agriculture

- AG-1 County GSA-Parks shall for the duration of the use of this site as recreation facility:
- Retain mature trees along the southern property boundary.
  - Continue to maintain the eight foot deer fence at the southern property line to prevent sport balls and equipment from flying over the fence for the life of the project.
  - Continue coordination with the agricultural operator to the south to avoid ball field reservations during typical spray times.
- AG-2 At the time of construction activities within 200 feet of the southern property line the County GSA-Parks shall:
- Locate interruptive and educational signs within the park that explains agriculture's historic role in the Arroyo Grande Valley.
  - Locate no trespassing signs and signs that warn about agricultural spraying from the adjacent agriculture fields.

### Biology

#### *Trees*

- BIO-1 At the time of Cottonwood-sycamore tree(s) removal for either construction or maintenance County parks shall prepare a Tree Replacement Plan. The Tree Replacement Plan should provide for replacing removed trees at a 3:1 ratio.
- BIO-2 To protect the trees during construction an arborist shall evaluate the construction plans and prepare a Tree Protection Plan for construction phase. This plan shall include but is not limited to:
- Identifying planned access routes for equipment during construction,
  - Assigning construction storage areas, staging areas, concrete washout areas, etc.
  - Protective fencing of the critical root protection areas during construction. Monitoring and reporting of protection measures during construction Trenching using alternative methods or equipment, such as hand excavation, air excavation, or boring.

#### *Special-status Wildlife*

- BIO-3 If ground disturbing or tree removal activities either construction or maintenance related are conducted in the typical nesting season (February 1 to September 1), County GSA-Parks shall complete a pre-activity nesting bird surveys by a county approved biologist.

BIO-4 During the construction phases of the project, County GSA-Parks shall conduct pre-activity surveys that includes capture, and relocation (or passive exclusion) of common and special concern species. This activity shall be performed by a county approved biologist. Species to target during the surveys would include various bat species utilizing the trees and structures for roosts and snakes foraging in the area.

### **Geology**

GEO-1 On-going condition of approval (valid for the life of the project), the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

GEO-2 At the time of construction of park related buildings are proposed, a geologic report shall be completed by a certified engineering geologist that addresses the liquefaction potential and recommends foundation requirements.

### **Hazards**

HAZ-1 If special events are allowed at the park where food is sold to the public, licensed caterers shall be used.

### **Public Services**

#### *Fire*

PS-1 At the time of construction of any building 1,000 square feet or larger, the County GSA/Parks shall verify that a fire hydrant is installed at the park.

PS-2 At the time of construction of any building larger than 1,000 square feet at the park, the County General Service Agency/Parks shall install fire sprinklers in the building.

PS-3 At the time of construction of the Arroyo Grande Creek Trail (aka Lake to Sea Trail) through Biddle Park a trail marker at the park, on the trail alignment, that designates where trail users are on the trail shall be installed. This will aid CalFire in locating where a trail user is if they call for assistance.

#### *Sheriff*

PS-4 For the duration of this site as recreation facility, County GSA-Parks of shall provide adequate security at the parks access point(s) and provide the County Sheriff Department with combinations to the gate locks and contact information for the on-site park host.

PS-5 For the duration of use of this site as recreation facility, County GSA-Parks shall provide visible signage with hours of operations and any type of regulations in the Park. The(se) sign(s) shall be properly maintained.

PS-6 At the time of construction of parking lots, buildings and/or picnic structures, adequate lighting to deter property crime and personal safety shall be installed. These lights shall be motion sensor type on timers with a manual override, shielded and downward facing.

PS-7 At the time of construction of buildings and/or picnic area shelters, special care should be taken to avoid creating "hiding places" in alcoves or entry areas.

PS-8 At the time of construction of buildings and/or picnic area shelters, County GSA/Parks shall ensure there is a clear view of the exterior of any structure from the interior and vice versa to create an opportunity for several set of eyes to observe any suspicious activity in either area.

PS-9 During construction:

- a. all construction sites shall be fenced off,
- b. signs shall indicate the construction area is off limits to the general public,
- c. all construction equipment, kept at the site overnight, shall be secured at the site after hours, with a complete recorded inventory kept on file,
- d. any detours during construction should be clearly marked,
- e. adequate lighting of the construction area should be implemented, and
- f. if possible, increased security personnel should be at the site after hours.

#### *Recycling*

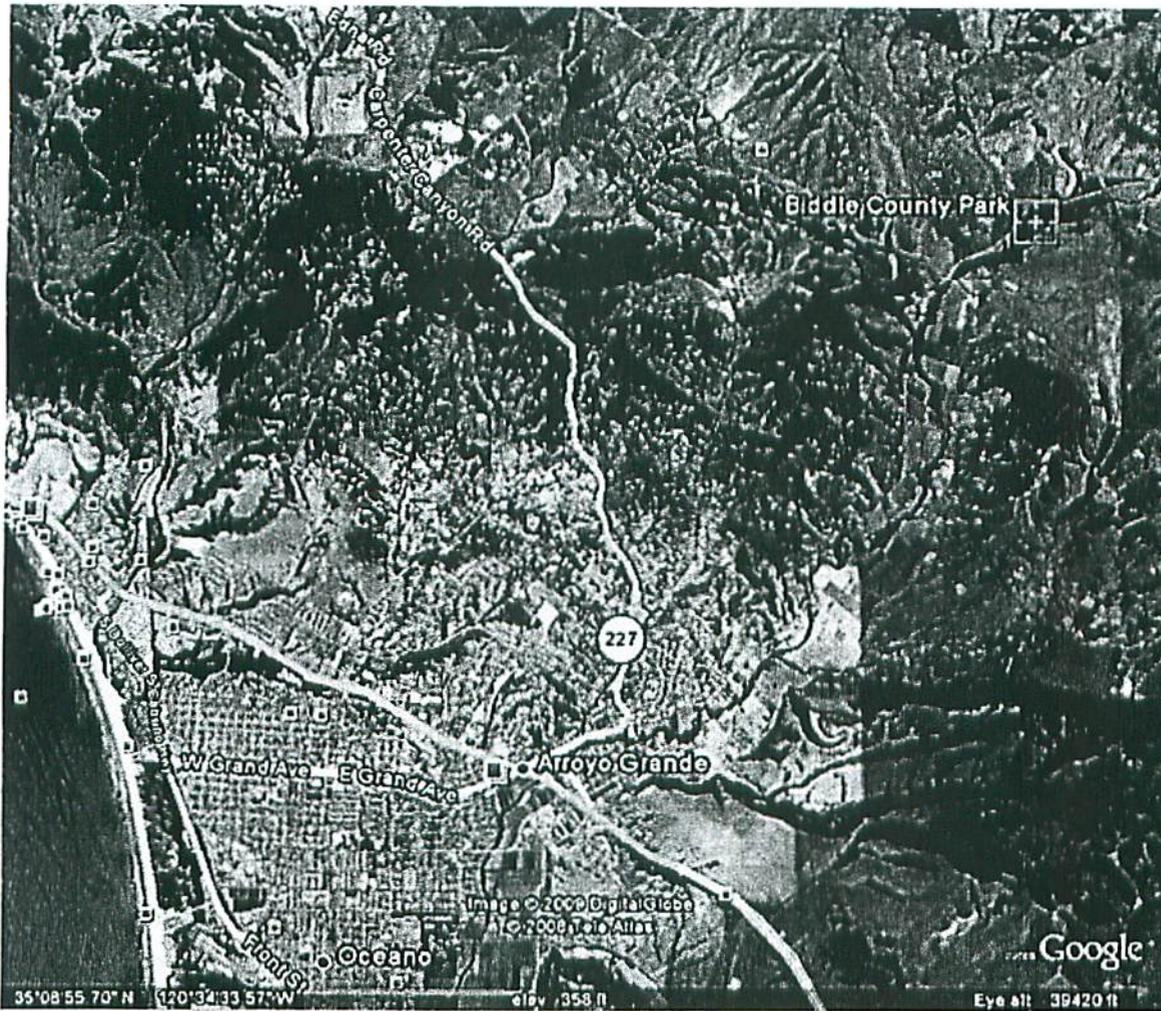
PS-10 On-going condition of approval (valid for the life of the project), the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

#### **Traffic and Circualtion**

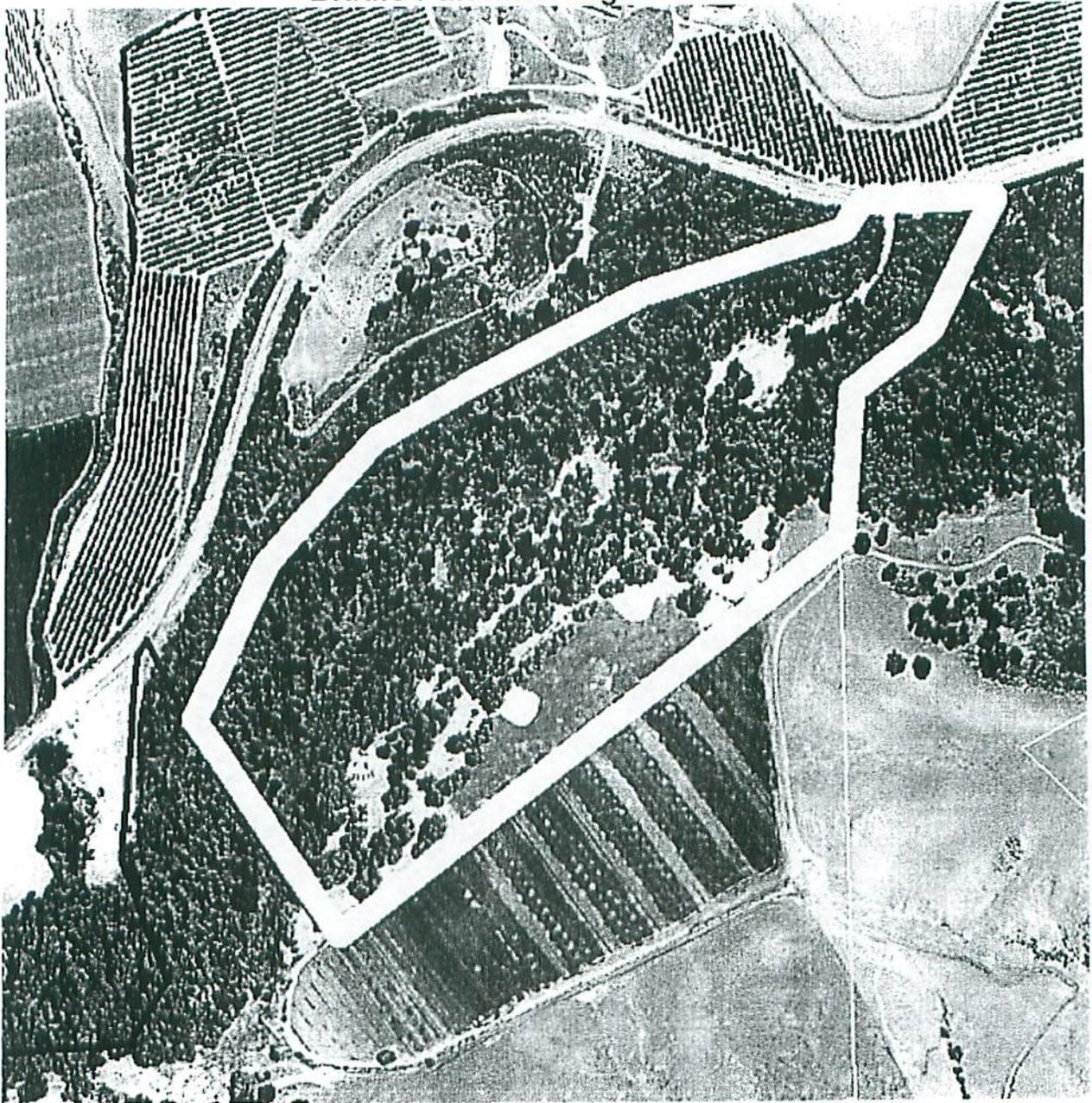
TC-1 Prior to construction, County GSA-Parks shall provide evidence that the on-site circulation and structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

TC-2 On-going condition of approval (valid for the life of the project), and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; trails; etc without a valid Encroachment Permit issued by the Department of Public Works.

# Vicinity Map Biddle Regional Park



# Biddle Park Existing Condition



# Biddle Park Master Plan



## Referrals



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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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: April 24, 2012  
To: Elizabeth Kavanaugh, County Parks  
From: Glenn Marshall, Development Services Engineer  
Subject: **Biddle Park Master Plan Project Referral, Project Scope Update**

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.

**Comments:**

- A. Public Works has no traffic concerns based on conversations between Parks and the County Transportation Engineer since our initial project response dated August 16, 2010.
- B. Please ensure your project site design addresses onsite parking and circulation pertaining fire truck (emergency vehicle) movements including minimum turning radii, turn-around, etc.
- C. Portions of the project site are located within the 100-year flood plain, Zone A, of Lopez Creek (see attached FIRM Panel C1870F). The project shall be designed and constructed in accordance with the requirements outlined in the County's Land Use Ordinance, Section 22.14.060, Flood Hazard.
  - i. It appears that the proposed relocation of the caretaker's resident will be from outside the Zone A to within Zone A. We recommend not relocating the caretaker's residence into the flood zone. However, if relocated then construction of the new residence shall be done in accordance with the National Flood Insurance Program and Section 22.14.060.
- D. With respect to the projects hydrologic connection to Arroyo Grande Creek, the County Flood Control and Water Conservation District (District) is currently working on the Arroyo Grande Creek Channel Waterway Management Program (WMP). The WMP is a comprehensive set of actions designed to increase the capacity of the leveed lower three miles of Arroyo Grande Creek while simultaneously enhancing water quality and sensitive species habitat within the managed channel. Actions include raising the height of the existing levees, managing in-channel vegetation to enhance habitat, reducing sediment deposition within the channel, implementing specific sediment removal projects, and raising the Union Pacific Railroad Bridge to accommodate higher water levels.

- i. In order for this project to be successful, it is important to reduce the sediment deposition that is occurring in the lower Arroyo Grande Creek Channel. Erosion occurring in the upper watershed results in sediment that is transported and delivered to the lower gradient flood control reach in the community of Oceano. In light of this watershed issue, we have the following comments:
- ii. Because Biddle Park is a County facility and directly adjacent to Arroyo Grande Creek, we encourage that the design intent of the master plan (p. 16) be revised to include "the preservation and health of Arroyo Grande Creek by reducing erosion and sedimentation to the creek" in addition to the stated goal to preserve the riparian forest. The County is a party to the *Arroyo Grande Watershed and Creek Memorandum of Understanding*, which seeks to provide for cooperative watershed management among the stakeholders.
- iii. The County recently amended our Grading and Drainage Ordinance to include Low Impact Development (LID) Requirements. Although this redevelopment may not be required to implement LID / best management practices (BMP's), it is recommended that BMP's be implemented where applicable and feasible to reduce potential erosion and sedimentation to the creek.

**Recommended Conditions of Approval:**

Access

1. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
2. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; trails; etc without a valid Encroachment Permit issued by the Department of Public Works.

Drainage

3. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060. (The portions of the project site are located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079 C1870F.)
4. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Recycling

5. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

\\svr2000s\divisions\Development\_DEV\SERV Referrals\Agency-SLO Co\Biddle Park Master Plan\2nd PW Response\2012-03 PW Referral Response.doc



**Patrick Hedges**  
**Sheriff-Coroner**  
1585 Kansas Avenue  
San Luis Obispo, CA 93405

August 9, 2010

County of San Luis Obispo  
County Parks  
Attention: Elizabeth Kavanaugh

**FROM:** Chief Deputy Rob Reid  
San Luis Obispo County Sheriff's Department  
1585 Kansas Avenue  
San Luis Obispo, California 93406  
[reid@co.slo.ca.us](mailto:reid@co.slo.ca.us) 805-781-4542

**RE:** Parks Project Referral / Reconfiguration and Upgrade of Biddle Park  
Existing Facilities and Use Areas – Sheriff Protection

**PATROL AREA:** South /  
**COMMUNITY:** Unincorporated Arroyo Grande

Law enforcement needs for the unincorporated area of San Luis Obispo County are served by the Sheriff's Department. San Luis Obispo County encompasses 3615 Sq. miles of which sixty-six miles are incorporated (City) and served by police departments.

The South Patrol Station is located at 1681 Front Street, Oceano. The South Station serves the communities of Oceano, Nipomo, Huasna, Rural Arroyo Grande, New Cuyama, and Lopez Lake. South Station deputies work in a demanding environment and handle a high volume of calls.

The California Highway Patrol (CHP) is primarily responsible for traffic-related calls along highways and streets in the unincorporated areas of the County. Unlike the Sheriff's Department, they will not investigate, take action, or respond to crimes in progress in residential, commercial, or industrial areas. They may respond upon request as back-up to the Sheriff's Department response, if available; however, the CHP does not normally provide police protection services. Their primary role is traffic enforcement.

Emergency response times for the South Station are dependent on where the patrol vehicles are in relation to a call, as well as the nature of the call. Currently, the Sheriff's Department is understaffed, and with the cumulative impact of approved reconfiguration and upgrade of Biddle Park, increased usage of the park is likely. The increased usage of the park has the potential for a significant impact on Sheriff's Department patrol and related resources, because with increased usage, there is the potential for increased calls for service.

Any enterprise, even improvement of existing facilities, has the potential to generate the need for public safety response, and therefore impact Sheriff's Department resources. Because of the on-going budgetary issues, a beneficial approach to any new project, would be to incorporate the principles and practices of "Crime Prevention Through Environmental Design" (CPTED) while in the planning stages of the project.

The following suggestions incorporate CPTED practices:

- After hour access points to the park should be protected with adequate security, however, admission is also necessary for emergency personnel; therefore, combinations to locks/lockboxes should be provided to Sheriff's Department Dispatch.
- Because there is on-site security at Biddle Park, the Sheriff's Department should have current contact information for this person(s) readily available.
- Visible signage with hours of operation and any type of regulations should be strategically placed throughout the park, and properly maintained.
- Proper illumination is paramount inside structures, exterior doors, designated parking areas, entry, and walkways. Not only is adequate lighting essential to deter property crime, but it is also vital for personal safety. Lights should be on timers, and a manual override is recommended in case of a greater need for light. Adequate exterior / interior lighting is a great deterrent to a would-be assailant, vandal or burglar.

During the Reconfiguration/Upgrade of the Park, if Approved:

- Any construction sites should be temporarily fenced off, with signage indicating that the area is off limits to the general public.
- All construction equipment should be secured at the site after hours, with a complete recorded inventory kept on file.
- Adequate lighting of the construction area should be implemented.
- If possible, increased security personnel should be on site after hours.

Regarding the Design of the New/Improved Areas:

- Special care should be taken to avoid creating "hiding places" in alcoves or entry areas.
- A clear view of the exterior of any structure from the interior, and vice versa, would create an opportunity for several sets of eyes to observe any suspicious activity in either area.
- Sufficient lighting should be installed on the exterior and interior of any structure.
- Any detours during construction should be clearly marked.

At such time as development occurs on this project, the builders are encouraged to contact the Sheriff's Department Crime Prevention Unit at (805) 781-4483, for assistance and to learn additional strategies that will make them less likely to be a target of criminal activity.



County of San Luis Obispo General Services Agency

# COUNTY PARKS

Janette D. Pell, Director

Curtis Black, Deputy Director

### THIS IS A NEW PARKS PROJECT REFERRAL

Date: July 27, 2010

To: *APCD*

From: Elizabeth Kavanaugh, County Parks, 781-4089

**Project Description:** Bidle Park Master Plan. Reconfigure use areas in park and upgrade existing facilities, utilizing the existing developed areas only. For more detail see attached project description.

Please return this letter with your comments no later than 14 days from receipt of this referral.

Part I – Is the attached information adequate to complete your review?

- YES Please go to Part II
- NO Call me ASAP at 781-4089 to discuss.

PART II – Are there significant concerns, problems, and impacts in your area of review?

- YES Please describe impacts, along with recommended mitigation measures to reduce impacts.
- NO Please go on to Part III

Part III – Indicate your recommendation

Please attach any conditions you recommend to be incorporated into the project or state reasons you do not support the project.

*No Comments*

Date	Name	Phone
<i>8/16/2010</i>	<i>GARY ARLEMONT, SLOAPCD</i>	<i>781-5743</i>





RE: Biddle Park Master Plan Review and Comments From Cal Fire  
Lee, Paul to: 'ekavanaugh@co.slo.ca.us' 03/27/2012 08:13 AM

From: "Lee, Paul" <Paul.Lee@fire.ca.gov>  
To: "ekavanaugh@co.slo.ca.us" <ekavanaugh@co.slo.ca.us>

We always recommend secondary access but for the scope of this project it would not be required for the reconditioning of the park. If significant facility improvements were made that would significantly increase the volume of park users we would need to look deeper into this matter.

Thank you,

Paul Lee  
Battalion Chief / Fire Marshal  
CAL FIRE San Luis Obispo  
635 N. Santa Rosa  
San Luis Obispo, CA. 93405  
805-543-4244 Office  
805-543-4248 Fax

-----Original Message-----

From: ekavanaugh@co.slo.ca.us [mailto:ekavanaugh@co.slo.ca.us]  
Sent: Tuesday, March 27, 2012 7:58 AM  
To: Lee, Paul  
Subject: RE: Biddle Park Master Plan Review and Comments From Cal Fire

Mr. Lee

Is secondary access necessary for Biddle Parks Master Plan project?

Thank you,

Elizabeth Kavanaugh  
Parks Planner, San Luis Obispo County Parks  
ph. (805)781-4089  
<http://www.slocountyparks.org>

From: "Lee, Paul" <Paul.Lee@fire.ca.gov>  
To: "'ekavanaugh@co.slo.ca.us'" <ekavanaugh@co.slo.ca.us>  
Cc: "Ramirez, Tony" <Tony.Ramirez@fire.ca.gov>, "Moore, Jerilyn" <Jerilyn.Moore@fire.ca.gov>  
Date: 03/26/2012 04:54 PM  
Subject: RE: Biddle Park Master Plan Review and Comments From Cal Fire

We always recommend secondary access and if the trail is longer than a mile we need to come up with a plan for trail markers. Any building over 1000sqf will also need sprinklers.





Re: Biddle Park Master Plan referral   
Lynda Auchinachle to: Elizabeth Kavanaugh

08/31/2010 05:06 PM

Let's chat tomorrow.....

Elizabeth Kavanaugh Please do. I like the idea of signage. Were y... 08/31/2010 04:16:16 PM

From: Elizabeth Kavanaugh/GenSrvcs/COSLO  
To: Lynda Auchinachle/AgComm/COSLO@Wings  
Date: 08/31/2010 04:16 PM  
Subject: Re: Biddle Park Master Plan referral

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Please do.

I like the idea of signage. Were you thinking of an educational sign about agriculture? Or a warning sign about chemical spraying and trespassing? or both?

I would like to point out that some of proposed facilities (two small picnic areas, two playgrounds, two rest rooms and a prep kitchen are within the suggested 200 foot buffer from Talley's fields. Let me know if we need to talk about this.

Thanks,

Elizabeth Kavanaugh  
Parks Planner, San Luis Obispo County Parks  
ph. (805)781-4089  
fax. (805) 781-1102  
<http://www.slocountyparks.org>

Lynda Auchinachle Hi Elizabeth, I have reviewed the changed plan... 08/31/2010 03:23:30 PM

From: Lynda Auchinachle/AgComm/COSLO  
To: Elizabeth Kavanaugh/GenSrvcs/COSLO@Wings  
Cc: Mike Isensee/AgComm/COSLO@Wings  
Date: 08/31/2010 03:23 PM  
Subject: Re: Biddle Park Master Plan referral

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Hi Elizabeth,

I have reviewed the changed plans and know that you have been taking input from the Tally's. I previously mentioned signage etc that should probably be included. I'll send referral package back if you like.

Lynda



Re: Biddle Park Master Plan and Streambed Alteration Agreement

Michael Hill to: ekavanaugh, mhill

03/14/2011 08:56 AM

Cc: joliveira

From: Michael Hill <MHILL@dfg.ca.gov>  
To: <ekavanaugh@co.slo.ca.us>, <mhill@co.slo.ca.us>  
Cc: <joliveira@co.slo.ca.us>

History: This message has been replied to.

Good morning, Elizabeth. I apologize for taking longer to get back to you than I anticipated. Based on our site visit and the information below, a streambed alteration agreement will not be required for this project.

Note that if any conditions change that may affect the stream, then this determination may be invalidated and you should contact me as soon as possible to discuss.

Thank you very much for the site visit. Please let me know if I can be of any further assistance.

Mike Hill  
Environmental Scientist  
Lake and Streambed Alteration Program  
897 Oak Park Blvd., #259  
Pismo Beach, California 93449  
805-489-7355 office  
805-489-1163 fax  
805-471-7222 cell

CPESC, APS Certified Fisheries Professional

>>> <ekavanaugh@co.slo.ca.us> 3/4/2011 5:36 PM >>>

Hi Mike,

Thanks for meeting Jeff Oliveira and myself at Biddle Park today. I was glad to show you County Parks master plan for the Biddle Park. This is a 20 plus year plan that will be developed section by section as funding is available. As discussed this master plan will not be building, grading, removing trees or locating recreation areas within the creek or flood plain. Best management practice for erosion control will accompany all grading and constructions staging area will be as far away from the creek as is possible. The master plan calls for removal of four Sycamore trees within the park that are located approximately 100 feet from the creek. No trees will be removed within the creek or the floodplain. Will this Master Plan require a Streambed Alteration Agreement?

Thank you for your time in this matter.

Elizabeth Kavanaugh  
Parks Planner, San Luis Obispo County Parks  
ph. (805) 781-4089  
fax. (805) 781-1102  
<http://www.slocountyparks.org>