



# 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.** ED12-081

**DATE:** March 7, 2013

**PROJECT/ENTITLEMENT:** (SLO Springs LLC) Grading Permit; (PMT2011-01607)

**APPLICANT NAME:** SLO Springs LLC  
**ADDRESS:** 1920 N. Main Street, Los Angeles, CA 90031  
**CONTACT PERSON:** Tim Crawford/Central Coast ENC

**Telephone:** 805-544-3278

**PROPOSED USES/INTENT:** Request to obtain grading permit to allow for private road improvements

**LOCATION:** 3211 Prefumo Canyon Road, San Luis Obispo, CA

**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:** CDFW, CAL FIRE

**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. March 21, 2013

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

## Notice of Determination

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

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

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

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

Holly Phipps

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**





# Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
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(ver 5.0) Using Form

**Project Title & No.** SLO Springs LLC Grading Permit ED12-081 (PMT2011-01607)

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

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

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

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

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

Holly Phipps  
Prepared by (Print)

*Holly Phipps*  
Signature

1/25/13  
Date

*Murray Wilson*  
Reviewed by (Print)

*Murray Wilson*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

1/25/13  
Date



### **Project Environmental Analysis**

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

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

## **A. PROJECT**

**DESCRIPTION:** Request by SLO Springs LLC for a Grading Permit / PMT2011-01607 (ED12-081) to allow for improvements to an existing driveway which will result in the disturbance of approximately 0.67 acres including approximately 3,240 sf cubic yards of cut and 539 cubic yards of fill on an approximate 500 acre parcel. The proposed improvements will result in the installation of 2 new culverts, extending an existing culvert and widening sections of an existing driveway. The proposed project is located in the Agriculture and Rural Lands land use categories and is located approximately 3 miles east of the intersection with Los Osos Valley Road, and Perfumo Canyon Road (at 3211 Perfumo Canyon Road), near the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

**ASSESSOR PARCEL NUMBER(S):** 076-041-011 and 076-041-044

Latitude: 35° 15' 0" N Longitude: -120° 44' 23.9994" W

**SUPERVISORIAL DISTRICT # 3**

## **B. EXISTING SETTING**

**PLANNING AREA:** San Luis Obispo, Rural

**TOPOGRAPHY:** Gently sloping to steeply sloping

**LAND USE CATEGORY:** Agriculture for Parcel  
076-041-011 and Rural Lands for parcel 076-041-044

**VEGETATION:** Oak woodland

**COMBINING DESIGNATION(S):** Geologic Study

**PARCEL SIZE:** 504 acres

**EXISTING USES:** Residential; Cattle Grazing

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Agriculture; Rural Lands; agricultural uses	<i>East:</i> Rural Lands; agricultural uses
<i>South:</i> Rural Lands; agricultural uses	<i>West:</i> Agriculture; agricultural uses

**C. ENVIRONMENTAL ANALYSIS**

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



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

**1. AESTHETICS**

*Will the project:*

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

**Setting.** The project site is located in the Irish Hills west of the City of San Luis Obispo. The area is predominantly rural in nature. Surrounding lands consist of steep ridges and valleys as well as more moderately sloped hills covered with oaks, grasses, and chaparral. The general area contains a variety of uses include but not limited to range land and grazing operations as well as scattered residential development.

The site is located within a mapped Highway Corridor Design Area. The intent of these standards are to protect views of the scenic backdrops, background vistas, and foreground views from scenic roads and highways (as shown in Figure 108-2 – Areas subject to Highway Corridor Design Standards). Residential structures, residential accessory structures, residential access roads, and agricultural accessory structures are governed by these standards.

**Impact.** The applicant's existing access drive to the existing single-family residence does not need widening. The proposed road widening would improve an existing access road to other portions of the larger parcel that has blind spots and that has some narrow pinch points. A neighbor shares this access road which provides access to his single-family residence and the applicant also uses this road to transport livestock from other portions of the larger parcel. The proposed improvements to the

road would improve access for both residential and for on-going agricultural purposes. The project (improvements to an existing driveway) will not be visible from any scenic road or highway associated with the Highway Corridor Standards (i.e. Highway 1, 101, 227, Los Osos Valley Road, O'Connor Way, or Orcutt Road) or be visible (as viewed from said public roadways) due to topography and intervening vegetation surrounding the proposed improvements. For these reasons, the project is not subject to the standards of Section 22.108.020.F. (Highway Corridor Design Standards) or the SRA standards contained in Section 22.108.030.B.

Additionally, the project will be only minimally visible from Prefumo Canyon Road due to intervening topography and vegetation. The project will not result in any additional development beyond the improvements to the existing road therefore the project is considered compatible with the surrounding uses.

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

**2. AGRICULTURAL RESOURCES**

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

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

Land Use Category: Rural Lands for one parcel and Agriculture for the other parcel      Historic/Existing Commercial Crops: None  
State Classification: Not prime farmland      In Agricultural Preserve? Yes; Irish Hills AG Preserve Area  
Under Williamson Act contract? Yes

The soil type(s) and characteristics on the subject property include: *[list soil types]*

**Soils Unit Coastal**

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

Diablo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic

system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

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

Diablo and Cibo clays (30 - 50 % slope).

Diablo. This 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.

Cibo. This 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, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Gazos-Lodo clay loams (15 - 30 % slope).

Gazos. This moderately sloping fine loamy soil is considered not well 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, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Lodo. This moderately sloping fine loamy 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 IV without irrigation and Class is not rated when irrigated.

Gazos-Lodo clay loams (30 - 50% slope).

Gazos. This steeply sloping fine loamy soil is considered not well 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, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Lodo. This steeply sloping fine loamy 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.

Los Osos loam (30 - 50 % slope). This steeply sloping loamy claypan soil is considered not well 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, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Obispo-Rock outcrop complex (15 - 75% slope). This moderately to very steeply sloping, shallow clayey serpentine 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 VII without irrigation and Class is not rated when irrigated.

**Impact.** The project is located in an area predominantly used as grazing land. This property is also used for grazing. Proposed improvements will involve the installation of 2 new culverts, extending an existing culvert and widening sections of the existing driveway. The proposed project will help improve



some blinds spots and will replace some existing culverts. Because the project includes improvements to an existing driveway, the project is not anticipated to conflict with surrounding agricultural use and impacts are considered less than significant.

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

<b>3. AIR QUALITY</b> <i>Will the project:</i>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>GREENHOUSE GASES</b>				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO<sub>2</sub>e/yr was adopted for stationary source (industrial) projects.

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

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

**Impact.** As proposed, the project will result in the disturbance of approximately 0.67 acres of disturbance including approximately 3,240 sf cubic yards of cut and 539 cubic yards of fill on an



approximate 500 acre parcel. The excess cut will result in approximately 2,701 cubic yards of spoils which will be composed mainly of rock. The excess spoils will remain on the property and will be located nearby on relatively flat grassy area of the property and will also be located greater than 50 feet from the stream. The spoils will then be spread out evenly in this area. Additionally, the spoils will not impact any oak trees.

This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project will be required to comply with the section 22.52.160.C.1 of the Land Use Ordinance which requires implementation of fugitive dust control measures. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints but will be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

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

**4. BIOLOGICAL RESOURCES**

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <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 checked="" type="checkbox"/>	<input 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>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish &amp; Game or U.S. Fish &amp; Wildlife Service?</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 checked="" type="checkbox"/>

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

**Setting.** The project site is located in the Irish Hills, part of the San Luis Range, and west of the City of San Luis Obispo. The terrain consists of rolling steep hillsides cut by drainages and canyons. In a Botanical Survey completed by V.L. Holland, Ph.D and David Keil, Ph.D, dated October 30, 2011, six rare plants were found within the property.

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

On-site Vegetation: Tree; Herbaceous; Wooded Wetland

Name and distance from blue line creek(s): Perfumo Creek and intermittent creek tributary are located on proposed project site.

Habitat(s):

Located within potential Clarkia Habitat

Site's tree canopy coverage: Approximately 34-75%.

The project is within 0.5 miles of a serpentine outcrop area. Serpentine soils are known to support several rare and endangered plants.

## Vegetation

### *Arroyo de la Cruz manzanita (Arctostaphylos cruzensis) List 1B*

Buffer zone of Arroyo de la Cruz manzanita (*Arctostaphylos cruzensis*) has been found about 0.4 miles to the northwest of the proposed project sites. This evergreen shrub is generally found growing on sandy soils in broadleaved upland forests, coastal bluff scrub, closed-cone coniferous forests, chaparral, coastal scrub, valley and foothill grassland areas at elevations between 60 and 310 meters (200 to 1,020 feet). It is a California endemic which has a blooming period of December-March. Arroyo de la Cruz manzanita is considered a rare plant by the CNPS (List 1B, RED 2-2-3).

### *Brewer's spineflower (Chorizanthe breweri) List 1B*

Brewer's spineflower (*Chorizanthe breweri*) has been found about 0.5 miles to the west. This annual herb is a member of the buckwheat family, and is endemic to San Luis Obispo County. It is generally found growing on serpentinite, rock or gravelly substrates within closed-cone coniferous forest, chaparral, cismontane woodland, or coastal scrub plant communities at elevations between 45 and 800 meters (150 to 2,625 feet). It has a blooming period from May through August. Brewer's spineflower is considered rare by the CNPS (List 1B, RED 3-1-3).

### *Chorro Creek bog thistle (Cirsium fontinale var. obispoense) FE, SE, List 1B*

Chorro Creek bog thistle (*Cirsium fontinale var. obispoense*), a San Luis Obispo County endemic, has been found about 0.5 miles to the east. This species occurs primarily in association with serpentine seeps located in chaparral and cismontane woodland communities at elevations between 35 and 365 meters (115 to 1,200 feet). This fairly tall (to 6.5 feet) perennial herb blooms primarily from February to July. The CNPS considers this species as



rare (List 1B, RED 3-2-3). It is listed as both state and federally endangered.

*Eastwood's larkspur (Delphinium parryi ssp. Eastwoodiae)* List 1B.2

Eastwood's larkspur (*Delphinium parryi ssp. Eastwoodiae*) has been found about 0.26 miles to the west. This perennial herb is found at an elevation between 328 and 1640 feet in habitats classified as serpentinite coastal, chaparral, and valley and foothill grasslands. It blooms violet-colored flowers.

*Hoover's bentgrass (Agrostis hooveri)* List 1B

Hoover's bentgrass (*Agrostis hooveri*) has been found about 0.71 miles to the southwest. This perennial herb prefers sandy soils in open chaparral, cismontane woodland, and valley and foothill grassland area below the 600-meter (1,970-foot) elevation. The species blooming period is April-July. Hoover's bentgrass is considered rare by the California Native Plant Society (List 1B, RED 2-2-3).

*Morro manzanita (Arctostaphylos morroensis)* FT, List 1B

Proposed project sites are found within buffer zone of Morro manzanita (*Arctostaphylos morroensis*). This evergreen shrub is found on sandy loam soils in chaparral (maritime), cismontane woodland, coastal dunes, and coastal scrub habitats between the 5 and 205-meter elevation (15 to 675 feet). The typical blooming period is December-March. Morro manzanita is considered rare by CNPS (List 1B, RED 2-3-3) and federally threatened.

*Most beautiful jewel-flower (Streptanthus albidus spp. peramoenus)* List 1B

Proposed project sites are found within buffer zone of Most beautiful jewel-flower (*Streptanthus albidus spp. peramoenus*). This annual herb is found on serpentinite soils in chaparral, cismontane woodland, valley and foothill grassland habitats between the 120 and 1000-meter elevation (395 to 3,280 feet). The typical blooming period is April-June. Most beautiful jewel-flower is considered rare by CNPS (List 1B) and federally a species of concern.

*Obispo indian paintbrush (Castilleja densiflora ssp. obispoensis)* List 1B

Proposed project sites are found within buffer zone of Obispo Indian paintbrush (*Castilleja densiflora ssp. obispoensis*). This annual herb is found in valley and foothill grasslands at elevations between 10 to 400 meters (30 to 1,315 feet). The blooming period is April. Obispo Indian paintbrush is considered rare by CNPS (List 1B, RED 2-2-3).

*Palmer's monardella (Monardella palmeri)* List 1B

*Palmer's monardella* has been located 0.75 miles west of the proposed project sites.

*Pecho manzanita (Arctostaphylos pechoensis)* List 1B

Pecho manzanita (*Arctostaphylos pechoensis*) has been found about 0.20 miles to the southwest. This evergreen shrub is found on siliceous shale in closed-cone coniferous forest, chaparral, and coastal scrub habitats between the 150 and 850-meter elevations (490 to 2,790 feet). The typical blooming period is November-March. Pecho manzanita is considered rare by CNPS (List 1B, RED 2-2-3).

*San Benito fritillary (Fritillaria viridea)* List 1B, FSC

Proposed project sites are found within buffer zone of San Benito fritillary (*Fritillaria viridea*). This perennial herb is found on serpentinite soils in chaparral areas between the 200 and 1,525-meter elevations (660 to 5,000 feet). The typical blooming period is March-May. San Benito fritillary is considered rare by CNPS (List 1B, RED 2-2-3) and a federal species of concern.

*San Luis mariposa lily (Calochortus obispoensis) List 1B*

San Luis mariposa lily (*Calochortus obispoensis*) has been found about 0.5 miles to the west. This perennial herb is endemic to San Luis Obispo County, ranging from Cuesta Pass, south to Arroyo Grande. The San Luis mariposa lily is found on dry, serpentine soils in chaparral, coastal scrub, grassland, and freshwater seep habitats between the 75 and 730-meter elevations (250 to 2,400 feet). This species blooms from May to July. The California Native Plant Society (CNPS) considers this species rare (List 1B, RED 2-2-3).

*San Luis Obispo dudleya (Dudleya abramsii ssp. murina), List 1B*

San Luis Obispo dudleya (*Dudleya abramsii ssp. murina*) has been found about 0.5 miles to the west. This succulent shrub is generally found on serpentinite soils in chaparral and foothill woodland habitats between the 90 and 300-meter elevations (295 to 985 feet). It blooms from May to June. The CNPS considers this species to be rare (List 1B, RED 2-1-3).

*San Luis Obispo sedge (Carex obispoensis) List 1B*

Proposed project sites are found within the buffer zone of San Luis Obispo sedge (*Carex obispoensis*). This perennial herb is generally found on serpentinite seeps in closed-cone coniferous forest, chaparral, coastal scrub, coastal prairie, and valley and foothill grassland areas between the 10 and 790-meter elevations (30 to 2,600 feet). The typical blooming period is April-June. San Luis Obispo sedge 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 0.18 miles to the southwest. 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).

In a Botanical Survey that was completed at the project site, three rare plants were found on the project site (within 100 – 200 feet of the existing road where the work was previously proposed to occur) that are on the CNPS List 1B (San Luis Obispo owl's clover, Brewer's spineflower, and San Luis Obispo Dudleya), and three are on List 4 (San Luis Obispo morning glory, Palmer's spineflower, and Hoffmann's sanicle).

The California Department of Fish and Wildlife (CDFW) has stated that the project site has been identified as an area that is potentially inhabited by the Federal and State endangered Chorro Creek thistle, Federally threatened California red-legged frog, and State species of concern Western pond turtle, as well as birds, mammals, fish, reptiles, amphibians, invertebrates, and plants that comprise the local riparian ecosystem.

**California Endangered Species Act.** The State of California Endangered Species Act (CESA) ensures legal protection for plants listed as rare or endangered, and species of wildlife formally listed as endangered or threatened. The state also lists "Species of Special Concern" based on limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. Under state law, the California Department of Fish and Wildlife (CDFW) is empowered to review projects for their potential to impact state-listed species and Species of Special Concern, and their habitats.

**Section 1600-1607 of the Fish and Wildlife Code.** The California Department of Fish and Wildlife (CDFW) is responsible for conserving, protecting, and managing California's fish, wildlife, and native



plant resources. To meet this responsibility, the law requires any person, state or local government agency, or public utility proposing a project that may impact a river, stream, or lake to notify the CDFW before beginning the project. If the CDFW determines that the proposed project may adversely affect existing fish and wildlife resources, a Lake or Streambed Alteration Agreement is required. A Streambed Alteration Agreement lists the CDFW conditions of approval relative to the proposed project, and serves as an agreement between an applicant and the CDFW for a term of not more than five years for the performance of activities subject to this section.

Project activities proposed within or adjacent to streambeds, banks, channels or associated riparian resources, fall under the jurisdiction of the CDFW; therefore, any impacts to jurisdictional areas will be regulated under Section 1600-1607 provisions. On August 15, 2012, the CDFW issued a final Stream Alteration Agreement (1600-2012-0054-R-4). Avoidance measures were included in this document to protect fish and wildlife resources and have also been included in this document. CDFW has jurisdiction over this part the project and will be and consulted prior to and after installation of the culverts. The work will be conducted while the channel is dry.

**Impact.** The proposed project will result in the disturbance of approximately 0.67 acres including approximately 3,240 sf cubic yards of cut and 539 cubic yards of fill on an approximate 500 acre parcel. The proposed improvements will result in the installation of 2 new culverts, extending an existing culvert and widening sections of an existing driveway. The excess cut will result in approximately 2,701 cubic yards of spoils which will be composed mainly of rock. The excess spoils will be located nearby on-site in relatively flat grassy areas of the property and located greater than 50 feet from the stream. These spoils will be spread out evenly in this location. Additionally, the spoils will not impact any oak trees.

To protect sensitive bird species (and other wildlife in the area) and those species protected by the Migratory Bird Treaty Act and/or the Fish and Wildlife Code, the applicant shall incorporate mitigation measures to reduce any future impacts to less than significance. These included but are not limited to: pre-construction surveys within 30 days prior to construction, vegetation clearing shall be avoided during typical nesting season.

Various construction activities associated with the road improvements directly and indirectly affect coast live oaks and other native shrubs along the road. The rare plants identified in the survey were found along road sections that traversed coast live oak and riparian woodlands or occur near the large rock out crops that are located in the upper grasslands of the property. Since the time of the original survey, the applicant has revised the project to eliminate this portion of the improvements therefore none of the identified sensitive species will be impacted by the road improvements.

**Mitigation/Conclusion.** The standard mitigation ratio established for impacted oak trees is 2:1 and for oak tree removal is 4:1. The applicant has agreed to provide for planting, in kind at a ratio of 2:1, of oak trees to mitigate for the approximately 5 trees impacted. A total of 10 oak trees will be required to be mitigated for the impacted trees. The applicant has agreed to provide for planting, in kind at a ratio of 4:1, of oak trees to mitigate for the 43 oak trees removed. A total of 172 oak trees will be required to be mitigated for the removed trees. The grand total 182 oak trees will be required to be mitigated for the impacted and removed trees.

As a result of this project, newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g. deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three-foot radius out from plant and adequate watering (e.g. drip-irrigation system or similar). Watering shall be controlled so only enough is used to initially establish the tree. Planting during the driest months (June through September) shall be avoided.

To guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g. arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than seven years.

To avoid or minimize potential adverse impacts to fish and wildlife the applicant has agreed to implement avoidance measures as stated in the Streambed Alteration Agreement (Notification No. 1600-2012-0054 for Culvert Installation) and as also listed in detail in Exhibit B, Mitigation Summary Table.

With the incorporation of these measures, impacts upon biological resources will be reduced to a less than significant level.

**5. CULTURAL RESOURCES**

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input 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 checked="" type="checkbox"/>

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

**Impact.** A review of County records was completed and found no culturally sensitive sites located within 1/4 mile of the proposed project site. The project was located beside and near the beginning of an ephemeral drainage (unnamed blue line stream) that runs into Perfumo Canyon Creek.

Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources. However, the proposed project is in the upper reaches of the small creek where water is not present year round and the tributary is ephemeral. This would make cultural association with these streams unlikely. Rock outcrops were noted on the property but located in the upper grassland areas and not within the project area.

Section 22.94.020 states that in the event archaeological resources are found on site, construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered material may recorded by a qualified archaeologist and artifacts may be preserved in accordance with state and federal law. In the event archaeological resources are found to include human remains, the County Coroner shall be notified. Impacts to historical or paleontological resources are not expected. There is no evidence that measures above what will already be required by ordinance are needed.

**Mitigation/Conclusion.** Impacts to historical or paleontological resources are not expected therefore 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", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Per Division of Mines and Geology Special Publication #42

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

Topography: Project Manager complete

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Unnamed inactive fault line runs through subject properties

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

Diablo and Cibo clays (15 - 30 % slope). – moderate shrink/swell. Poor drainage (D)

Diablo and Cibo clays (30 - 50 % slope). – high shrink/swell. Poor drainage (D)



Gazos-Lodo clay loams (15 - 30 % slope). – moderate shrink/swell. Not well drained (C)

Gazos-Lodo clay loams (30 - 50% slope). – moderate shrink/swell. Not well drained (C)

Los Osos loam (30 - 50 % slope). – moderate shrink/swell. Not well drained (C)

Obispo-Rock outcrop complex (15 - 75% slope). – moderate shrink/swell. Poor drainage (D)

The project is within the Geologic Study area designation and would typically be subject to the preparation of a geological report per the County's Land Use Ordinance LUO section 22.14.070 (c). Per Section 22.14.070(B) an Geologic Study is not required because it does not involve the building of a structure and is therefore exempt. A Geologic and Slope Stability Report (March 16, 2012 and Revised July 2, 2012) prepared on by Earth Systems Pacific concluded that the proposed cut slopes are considered grossly stable.

**Impact.** As proposed, the project will result in the disturbance of approximately 0.67 acres on an approximate 500 acre parcel. Due to the soils exposed in the cut slopes mitigations are recommended by Earth Systems Pacific to reduce the potential for soil erosion and sedimentation.

The cut slopes have to potential for soil erosion. Surface water runoff should also be directed away from the slope face by constructing a berm or "V" ditch above the top of the cut slopes. To reduce localized web failures to occur wire mesh should be faced over one of the cut slopes.

**Mitigation/Conclusion.** The applicant has agreed to implement the recommended mitigation for the cut slopes as stated above. Refer to Exhibit B – Mitigation Summary Table for details.

<b>7. HAZARDS &amp; HAZARDOUS MATERIALS - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
<i>a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. With regards to potential fire hazards, the subject project is within the very high Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately between 11-15 and 16-20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

**Impact.** The project does not propose the use of hazardous materials or the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

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

**8. NOISE**

*Will the project:*

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

## 8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

## 9. POPULATION/HOUSING

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. No additional development is proposed as part of this project.

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



measures are necessary.

### 10. PUBLIC SERVICES/UTILITIES

*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>

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

Police: County Sheriff

Location: Approximately 1.5 miles to the east of San Luis Obispo

Fire: Cal Fire (formerly CDF)

Hazard Severity: Very High

Response Time: 11-15; 16-20 minutes

Location: Approximately 6 miles to the north east

School District: San Luis Coastal Unified School District.

**Impact.** The project involves improvements to an existing driveway. No significant project-specific impacts to utilities or public services were identified and no significant cumulative effects are anticipated.

**Mitigation/Conclusion.** The project will not result in a significant impact to public services and utilities, therefore no mitigation measures are necessary.

### 11. RECREATION

*Will the project:*

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

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

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

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

**12. TRANSPORTATION/CIRCULATION**

<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 "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area is operating at acceptable levels. No significant traffic-related concerns were identified.

**Impact.** The project will not result in an increase in traffic because the project entails improvements to an existing road and does not conflict with adopted policies, plans and programs on transportation.

**Mitigation/Conclusion.** No significant traffic impacts were identified, and no mitigation measures are

necessary.

### 13. WASTEWATER

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

There is an existing single-family residence on-site with an existing septic system.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section.

-**poor filtering characteristics** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent.

--**shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface.

--**steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes. ).

--**slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the

**Impacts.** The project is for improvements to an existing access road. No wastewater systems are proposed because no additional residential development is proposed as a part of this project.

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



## 14. WATER & HYDROLOGY

*Will the project:*

### QUALITY

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

### QUANTITY

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

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Setting.** The topography of the project is nearly level. The closest creek runs parallel with the access road. 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. The County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.



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

Within the 100-year Flood Hazard designation? No

Closest creek? Prefumo Creek Distance? On site

Soil drainage characteristics: Not well drained to poorly drained

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

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

Soil erodibility: Moderate to high

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

### **Impact – Water Quality/Hydrology**

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

- ✓ Approximately 29,185 square feet of site disturbance is proposed and the movement of approximately 3,240 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is on low erodible soils;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion (refer to Air Quality Section for discussion);
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

### **Water Quantity**

The proposed project does not involve any additional water use because the project entails improvements to an existing road.

**Mitigation/Conclusion.** Since the project will not use any additional water and the project is subject to preparation of a sedimentation and erosion control plan as required by the Land Use Ordinance, no additional mitigation beyond ordinance requirements are necessary and no significant impacts from water use or impacts to water quality are anticipated.

## 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

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

## 16. MANDATORY FINDINGS OF SIGNIFICANCE

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project</i>				



*are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

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

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

<b><u>Contacted</u></b>	<b><u>Agency</u></b>	<b><u>Response</u></b>
<input type="checkbox"/>	County Public Works Department	<b>Not Applicable</b>
<input type="checkbox"/>	County Environmental Health Division	<b>Not Applicable</b>
<input type="checkbox"/>	County Agricultural Commissioner's Office	<b>Not Applicable</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input type="checkbox"/>	Air Pollution Control District	<b>Not Applicable</b>
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input type="checkbox"/>	Regional Water Quality Control Board	<b>Not Applicable</b>
<input type="checkbox"/>	CA Coastal Commission	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Fish and Game	<b>In File**</b>
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	<b>Not Applicable</b>
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input type="checkbox"/>	Community Service District	<b>Not Applicable</b>
<input type="checkbox"/>	Other _____	<b>Not Applicable</b>
<input type="checkbox"/>	Other _____	<b>Not Applicable</b>

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

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

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



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

Botanical Survey for APN: 076-041-011 and 044, Proposed Road Improvements, V.L. Holland, Ph.D and David Keil, Ph.D, October 30, 2011

Proposed Cut Slopes Along Site Access Road for Carlson Property, File No. SL-16628-GA, Earth Systems Pacific, March 16, 2012.

## Exhibit B - Mitigation Summary Table

### BIOLOGICAL

BR-1 To avoid or minimize potential adverse impacts to fish and wildlife the applicant shall implement avoidance measures as stated in the Streambed Alteration Agreement (Notification No. 1600-2012-0054), see attached document.

### NESTING BIRDS

BR-2 Prior to commencement of any tree removal, to avoid conflicts with nesting raptors, construction activities shall not be allowed during the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County Environmental Division, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.

### TREE REMOVAL/PROTECTION

TR-1 The applicant shall limit oak tree removal to 43 trees (unless prior approval from the Planning Department) having a five inch diameter or larger at four feet from the ground and no more than 5 oak trees impacted. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. Oak tree replacement mitigations total 182 oak trees.

If additional oak trees need to be impacted or removed (e.g. 10 additional oak trees) then a revised Tree Plan shall be submitted to the Planning Department for review and approval.

TR-2 Prior to issuance of grading permit, the applicant shall provide a tree replacement plan for review and approval by the Environmental Coordinator. The replacement plan shall demonstrate compliance with the following measures:

- a) Number of Trees – The tree replacement plan shall provide for the replacement, in kind, of removed oak trees at a 4:1 ratio. Additionally, the tree replacement plan shall provide for the planting, in kind, at a 2:1 ratio for oak trees designated for impact but not removal.
- b) Location/Density – The location shall be clearly shown on the plans. Trees shall be planted at no greater a density than the average density in the existing oak woodland area on the site. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).
- c) Species – Trees shall be of the same species of the trees proposed for impact or removal. The species shall be clearly specified on the plans.
- d) Size – Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.
- e) Planting – Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native



topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

- f) Maintenance – Newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding of at least a three foot radius out from the planting, and adequate watering (e.g., drip-irrigation system). Hand removal of weeds shall be kept up on a regular basis at least once in late spring (April) and once in early winter (December).
- g) Irrigation/Watering – Irrigation details shall be clearly shown on the plans. Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period.

TR-3 To guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less seven years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially-required vegetation is successfully established. Additional monitoring will be necessary if initially-required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation as approved by the Environmental Coordinator.

TR-4 Prior to final inspection, the applicant shall have completed the following as it relates to weed removal around newly planted vegetation: 1) no herbicides shall have been used; 2) either installation of a securely staked "weed mat" (covering at least a 3-foot radius from center of plant), or hand removal of weeds (covering at least a 3-foot radius from center of plant) shall be completed for each new plant (this hand removal weeding shall be kept up on a regular basis at least once in late spring (April) and once in early winter (December) until plant is 3 feet tall or seven years, whichever occurs first. Use of weed-free mulch (at least 3" deep) with regular replenishment may be substituted for the weed-mat.

TR-5 All oak trees identified to remain shall not be removed. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless "establishing" new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

TR-6 The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to "blow-overs", 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as

much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

Smaller trees (smaller than five inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

- TR-7 To minimize impacts to the sensitive oak woodland understory habitat (e.g. maritime chaparral, coastal scrub), the applicant agrees to the following during construction and for the life of the project:
- a. All native vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.
  - b. Vegetation removal of native habitat shall be limited to what is shown on the county-approved grading/ construction /improvement plans.
  - c. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).

## GEOLOGIC

Geo-7 The applicant shall comply with the Geologic and Slope Stability Standpoint Report (dated March 16, 2012 and Revised March 16, 2012) outlined by Earth Systems Pacific.



DATE: JANUARY 28, 2013

**DEVELOPER'S STATEMENT FOR SLO SPRINGS /  
MAJOR GRADING PERMIT / PMT2011-01607**

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

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

**BIOLOGICAL**

BR-1 To avoid or minimize potential adverse impacts to fish and wildlife the applicant shall implement avoidance measures as stated in the Streambed Alteration Agreement (Notification No. 1600-2012-0054), see attached document.

**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Department of Fish and Game.

**NESTING BIRDS**

BR-2 Prior to commencement of any tree removal, to avoid conflicts with nesting raptors, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The results of the surveys will be passed immediately to the County Environmental Division, possibly with recommendations for variable buffer zones, as needed, around individual nests. The applicant agrees to incorporate those recommendations approved by the county.

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BR-2. **Monitoring:** Compliance will be verified by the Department of Planning and Building.

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- b. Vegetation removal of native habitat shall be limited to what is shown on the county-approved grading/ construction /improvement plans.
- c. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

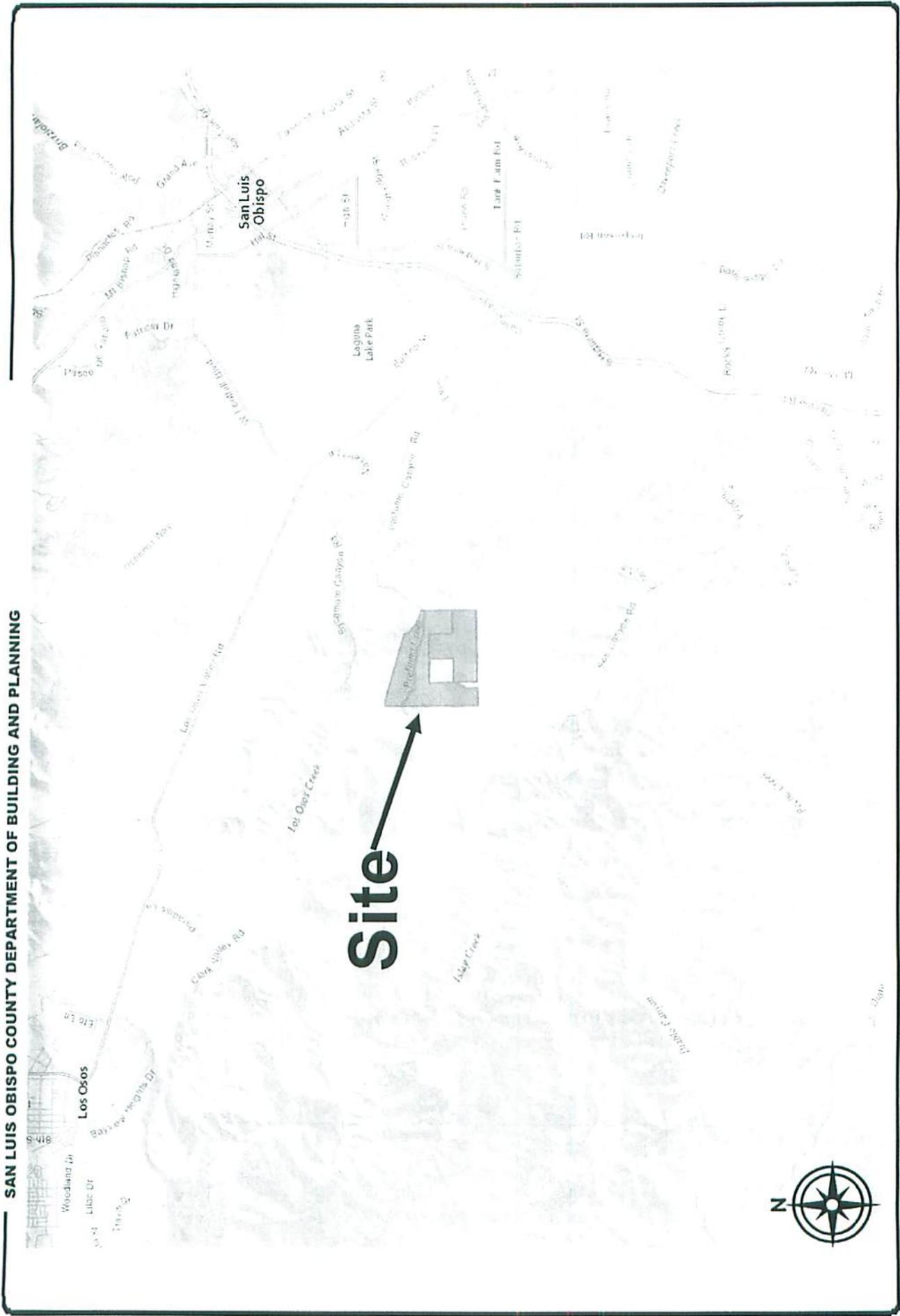
## GEOLOGIC

Geo-7 The applicant shall comply with the Geologic and Slope Stability Standpoint Report (dated March 16, 2012 and Revised March 16, 2012) outlined by Earth Systems Pacific.

**Monitoring:** Compliance will be verified by the Department of Planning and Building.

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

	Steven Carlson	2/15/13
<b>Signature of Owner(s)</b>	<b>Name (Print)</b>	<b>Date</b>
SLO Springs	member	



PROJECT

Grading Permit  
SLO Springs LLC PMT2011-01607



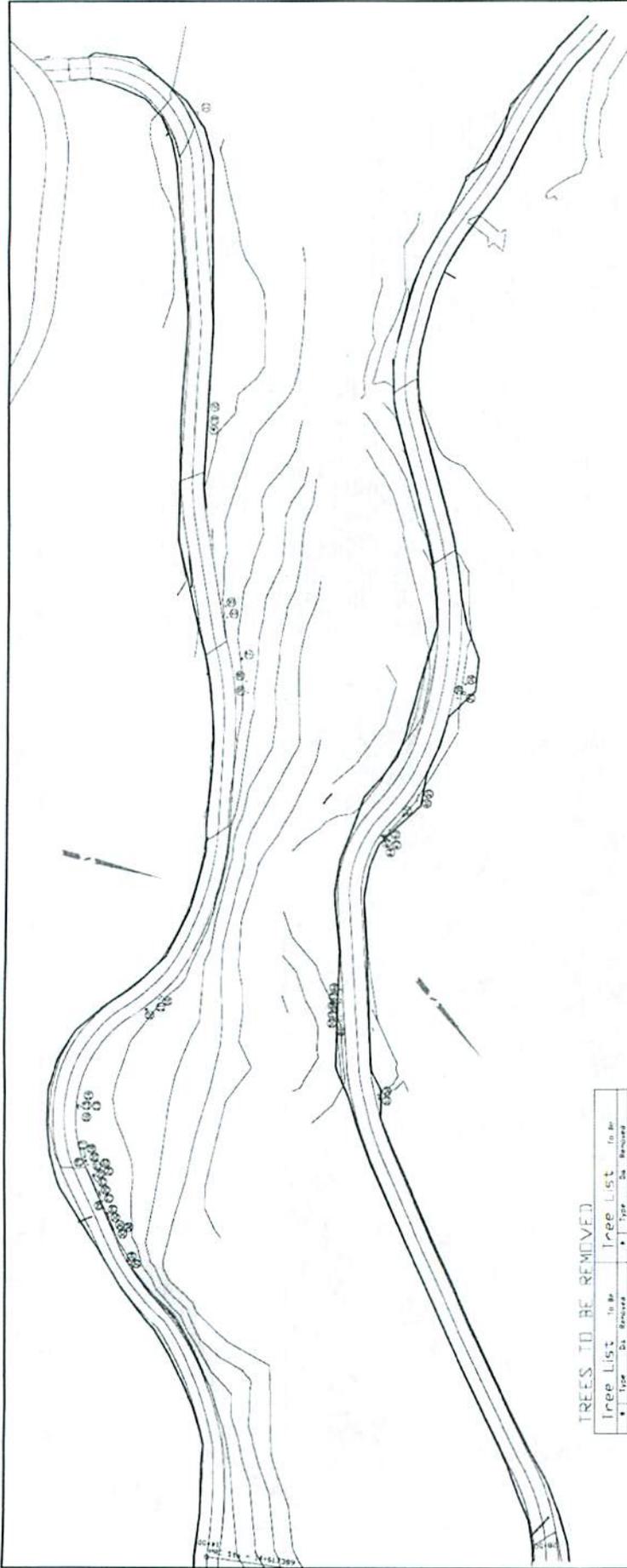
EXHIBIT

Vicinity Map









TREES TO BE REMOVED

Tree List	To Be	Tree List	To Be
1	2	3	4
1	29	30	31
2	30	31	32
3	31	32	33
4	32	33	34
5	33	34	35
6	34	35	36
7	35	36	37
8	36	37	38
9	37	38	39
10	38	39	40
11	39	40	41
12	40	41	42
13	41	42	43
14	42	43	44
15	43	44	45
16	44	45	46
17	45	46	47
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19	47	48	49
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21	49	50	51
22	50	51	52
23	51	52	53
24	52	53	54
25	53	54	55
26	54	55	56
27	55	56	57
28	56	57	58
29	57	58	59
30	58	59	60
31	59	60	61
32	60	61	62
33	61	62	63
34	62	63	64
35	63	64	65
36	64	65	66
37	65	66	67

CENTRAL COAST ENGINEERING  
 3060 STATE STREET, SUITE 100, SAN LUIS OBISPO, CA 95070  
 GRADING AND DRAINAGE PLAN  
 TREE PLAN  
 APPROVED FOR COUNTY REQUIREMENT

DESIGNER	TC
CHECKER	TC
DATE	02/07/12

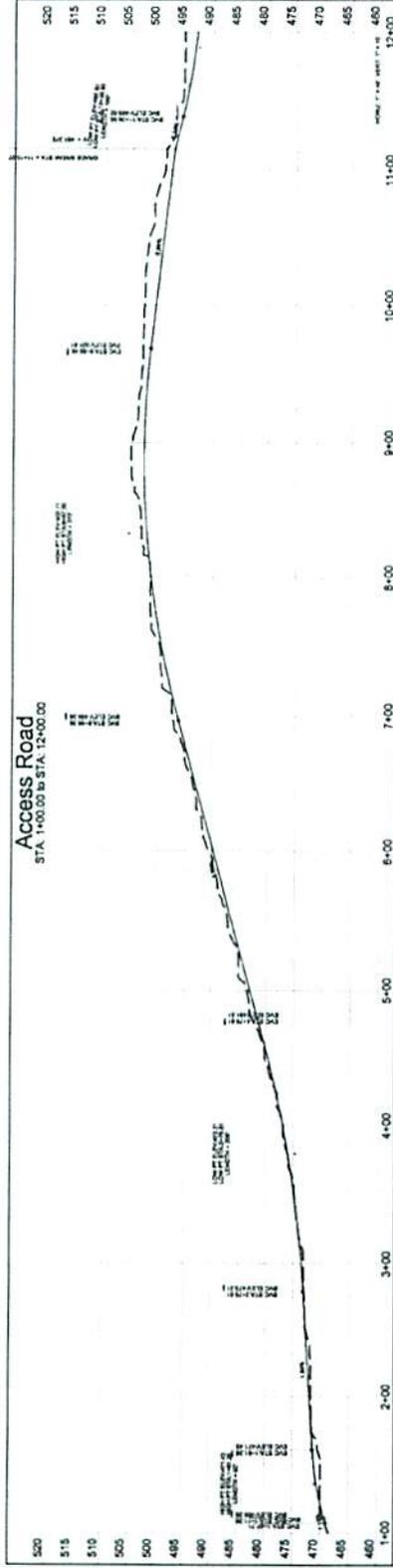
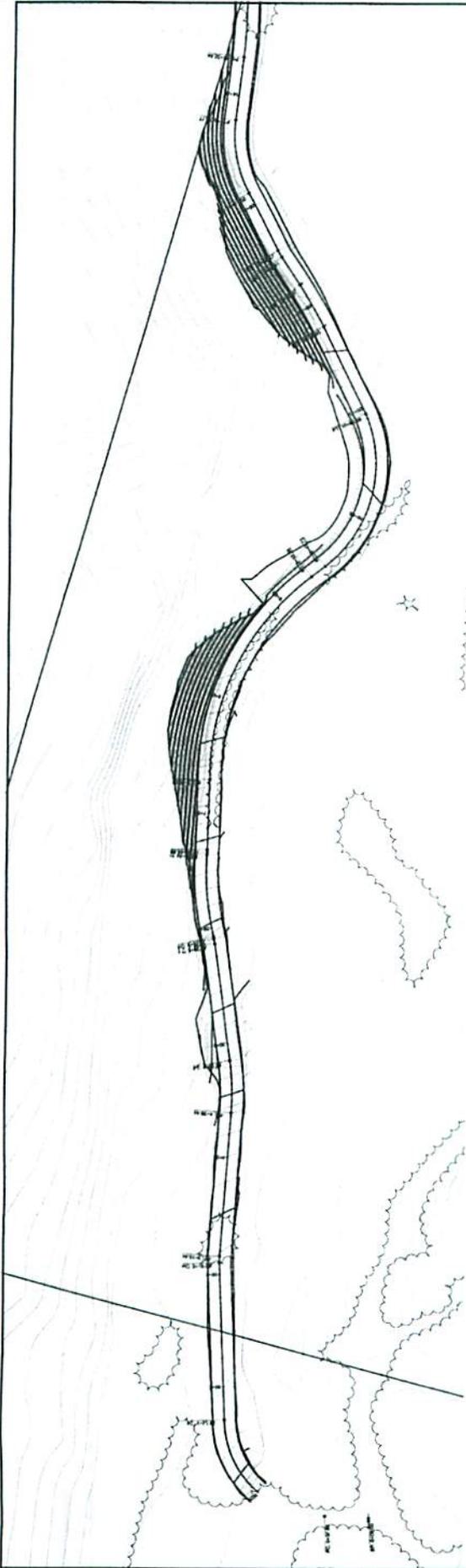
San L. OBISPO, CALIF. Exp. 3-31-2013  
 5 of 6

EXHIBIT



PROJECT  
 Grading Permit  
 SLO Springs LLC PMT2011-01607

Tree Plan



**CENTRAL COAST ENGINEERING**  
 2000 Highway 166, Suite 100, San Luis Obispo, CA 93401 (805) 544-3478

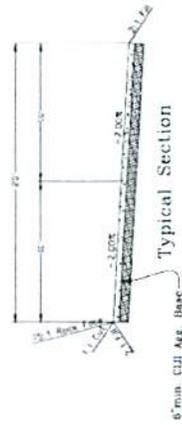
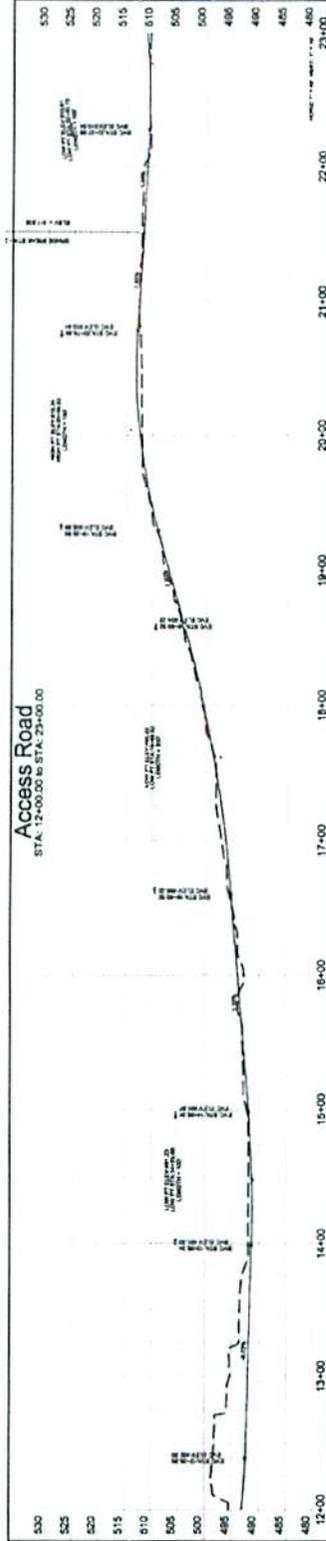
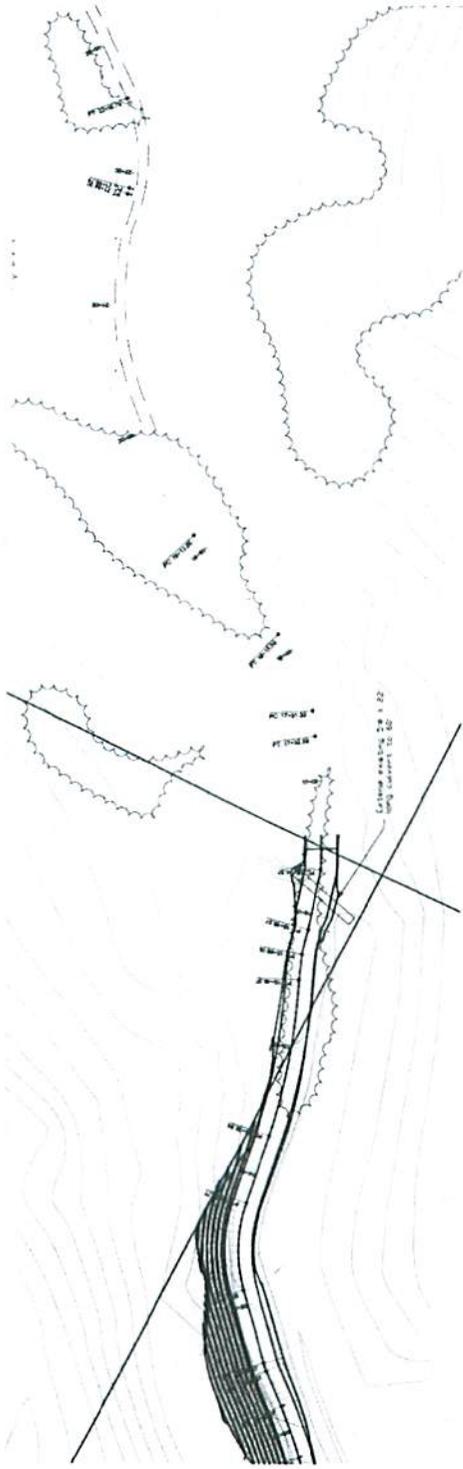
**GRADING AND DRAINAGE PLAN**  
**STA. 0+00 TO 12+00**

DESIGNED BY: [ ]  
 CHECKED BY: [ ]  
 DATE: 06/19/12  
 DRAWN BY: [ ]  
 DATE: [ ]  
 SCALE: [ ]  
 SHEET NO.: [ ] OF [ ]

**PROJECT**  
 Grading Permit  
 SLO Springs LLC PMT2011-01607

**EXHIBIT**  
 STA. 0+00 TO 12+00





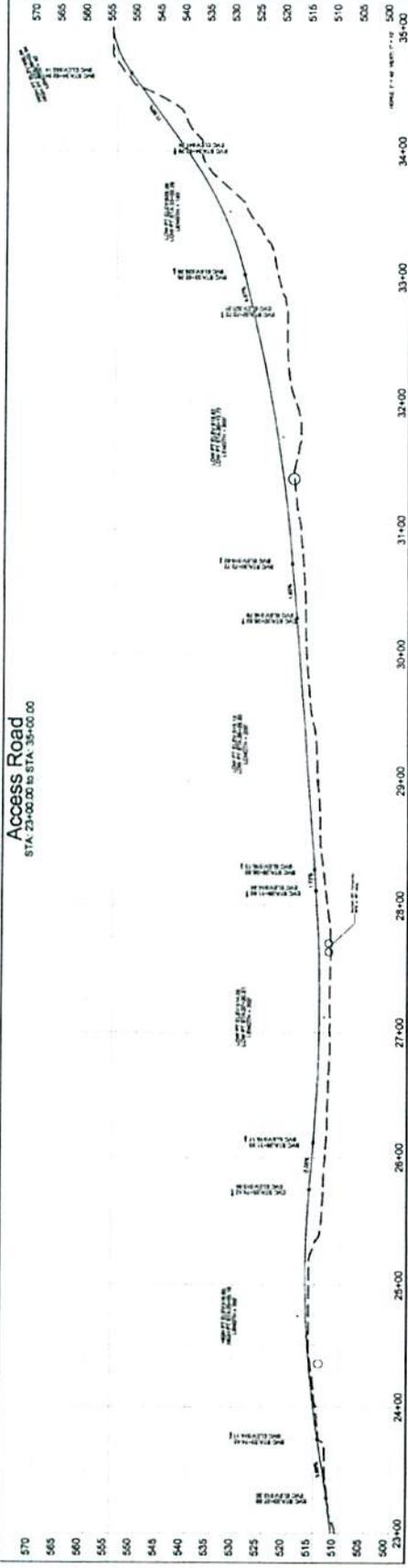
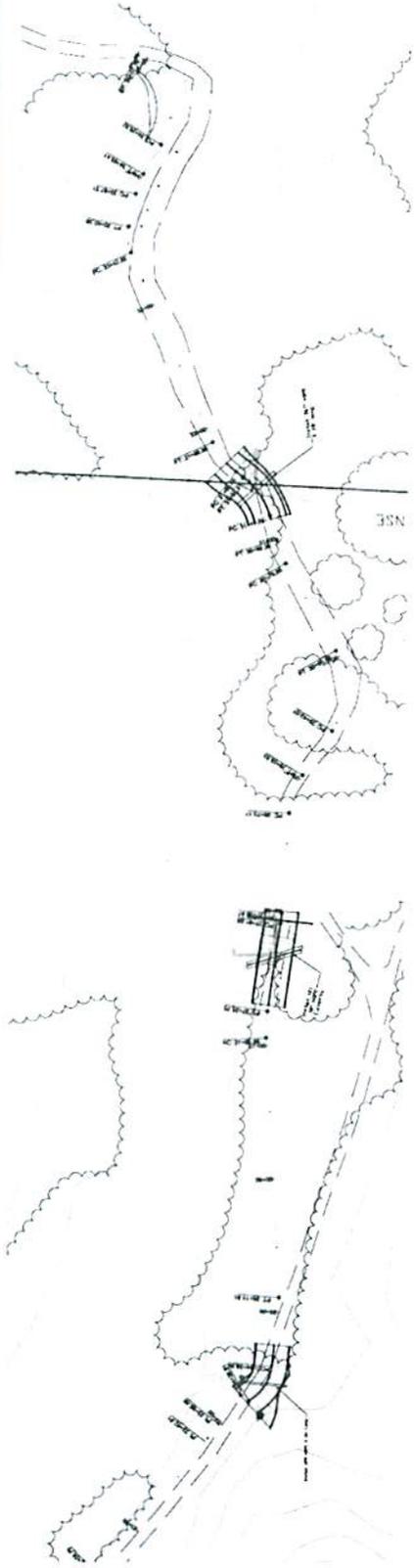
FINAL CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR PUBLIC WORKS ESTABLISHED BY THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

CENTRAL COAST ENGINEERING 3905 Saratoga Road, San Jose, California, CA 95128 (408) 554-5278	
<b>GRADING AND DRAINAGE PLAN</b>	
<b>STA. 12+00 TO 23+00</b>	
APPROVED FOR COUNTY SUBMITTAL	
DESIGNER:	
DATE:	
SCALE:	
PROJECT NO.:	
DATE:	
BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT NO.:	
DATE:	
BY:	
CHECKED BY:	
DATE:	
SCALE:	

**PROJECT** Grading Permit  
SLO Springs LLC PMT2011-01607



**EXHIBIT** STA. 12+00 TO 23+00



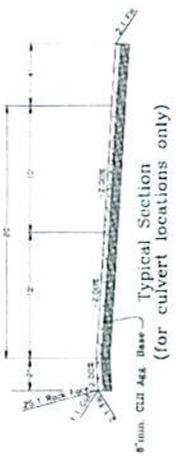
**CENTRAL COAST ENGINEERING**  
 308 Buckley Road, San Luis Obispo, CA 93401 (805) 541-2478

**GRADING AND DRAINAGE PLAN**  
**STA. 23+00 TO End**

APPROVED FOR COUNTY REQUIREMENTS

DATE	BY
DATE	BY
DATE	BY

Prepared by: J. K. [Name]  
 Date: 10/19/12  
 No. 1, SAN LUIS OBISPO, CALIF. Exp. 3-31-2013  
 4 of 7



FINAL CONSULTATION OF  
 TO BE SUBMITTED BY FILE  
 & APPROVED BY SAN LUIS OBISPO  
 PUBLIC WORKS DEPARTMENT

