

Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED13-068

DATE: 2/27/2014

PROJECT/ENTITLEMENT: Chevron Variance; DRC2012-00093

APPLICANT NAME: Chevron Environmental Management Company
ADDRESS: 4000 Cabrillo Highway, Morro Bay, CA 93442
CONTACT PERSON: Eric Snelling; Padre Associates, Inc. Telephone: 805-786-2650 x 12

PROPOSED USES/INTENT: A request by Chevron Environmental Management Company (CEMC) for a Variance / Coastal Development Permit to allow for the repair of three known active landslide areas, known as Slide Area 1, 2 (located within the coastal zone), and 4 (located outside the coastal zone). The project will result in the disturbance of approximately 0.25 acres (3,358 cubic yards of both cut and fill, with a maximum cut depth of 11 feet and maximum fill depth of 11 feet) on an approximately 2,200 acre parcel. The proposed project is within the Agricultural land use category and located at 4000 Cabrillo Highway, approximately 0.77 miles southeast of Cayucos. The site is in the Estero and Adelaida planning area.

LOCATION: 4000 Cabrillo Highway (Highway One), Morro Bay, CA 93442

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District
California Coastal Commission

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination State Clearinghouse No. _____

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

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

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

Megan Martin

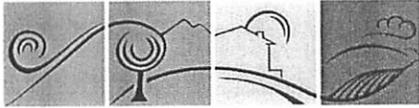
County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
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(ver 5.1) Using Form

Project Title & No. Chevron Variance /Coastal Development Permit DRC2012-00093 (ED13-068)

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 checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

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

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

Megan Martin
Prepared by (Print)

Megan Martin
Signature

2/20/14
Date

Murry Wilson
Reviewed by (Print)

Murry Wilson
Signature

Ellen Carroll,
Environmental Coordinator
(for)

2/20/14
Date

Project Environmental Analysis

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

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: A request by Chevron Environmental Management Company (CEMC) for a Variance / Coastal Development Permit to allow for the repair of three known active landslide areas, known as Slide Area 1, 2 (located within the coastal zone), and 4 (located outside the coastal zone). The project will result in the disturbance of approximately 0.25 acres (3,358 cubic yards of both cut and fill, with a maximum cut depth of 11 feet and maximum fill depth of 11 feet) on an approximately 2,200 acre parcel. The proposed project is within the Agricultural land use category and located at 4000 Cabrillo Highway, approximately 0.77 miles southeast of Cayucos. The site is in the Estero and Adelaida planning area.

DISCUSSION: Of the 2,200 acre parcel, approximately 235 acres were developed as part of the "Hill Plant" area and 25 acres as the "Shore Plant" area. Slide Areas 1 and 2 are nearest to the "Shore Plant" area while Slide Area 4 is within the "Hill Plant" Area.

SLIDE AREA 1

Approximately 188 cubic yards of soil will be excavated from Slide Area 1. The excavation will be backfilled with approximately 151 cubic yards of clean soil. In total, the proposed remediation activities at Slide Area 1 would require approximately 339 cubic yards of grading (cut and fill). The area of disturbance would be approximately 1,724 square feet.

SLIDE AREA 2

Slide Area 2 is divided into five subsections, 2A-2E. Slide Areas 2A and 2B have been grouped together, and Slide Areas 2D and 2E have been grouped together.

Approximately 455 cubic yards of soil will be excavated from Slide Area 2A/B. The excavation will be backfilled with approximately 475 cubic yards of clean soil. In total, the proposed remediation activities at Slide Area 2A/B would require approximately 916 cubic yards of grading (cut and fill). The area of disturbance would be approximately 2,933 square feet.

Approximately 219 cubic yards of soil will be excavated from Slide Area 2C. The excavation will be backfilled with approximately 170 cubic yards of clean soil. In total, the proposed remediation activities at Slide Area 2C would require approximately 389 cubic yards of grading (cut and fill). The area of disturbance would be approximately 2,337 square feet.

Approximately 545 cubic yards of soil will be excavated from Slide Area 2D/E. The excavation will be backfilled with approximately 520 cubic yards of clean soil. In total, the proposed

remediation activities at Slide Area 2D/E would require approximately 1,054 cubic yards of grading (cut and fill). The area of disturbance would be approximately 1,763 square feet.

SLIDE AREA 4

Approximately 328 cubic yards of soil will be excavated from Slide Area 4. The excavation will be backfilled with approximately 307 cubic yards of clean soil. In total, the proposed remediation activities at Slide Area 4 would require approximately 551 cubic yards of grading (cut and fill). The area of disturbance would be approximately 2,290 square feet.

At each slide area, clean soil will be excavated and will either be transported to the Shore Plant area of the project site or placed adjacent to the excavation for stockpiling and reuse as backfill. The upper six inches of topsoil would be removed and stockpiled separately during project activities. Immediately following repair of the landslide features, topsoil will be replaced, as the soil will contain a seed bank of the native species occurring at the site. Following excavation, a retaining wall will be installed at each slide area. First, soil nails will be drilled into the side of the hill to anchor down the wall. Next, a mesh of rebar will be anchored to the soil nails to provide support. Then, depending on the slide area, sprayed concrete will be sprayed into the rebar mesh to create a concrete wall. Once the wall is complete, the excavation will then be backfilled using stockpiled soil and will be compacted to match the existing and surrounding topography. Excess stockpiled material will be stored on-site and used as backfill for ongoing remediation activities. To help with drainage, PVC pipes will be installed to drain water from underneath the landslide area and concrete wall in order to reduce further slope failure.

ASSESSOR PARCEL NUMBER(S): 073-075-015, 073-077-028, 073-077-030

Latitude: 35° 24' 48.3366" N Longitude: -120° 51' 17.6862" W

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, and Adelaida

TOPOGRAPHY: Gently rolling to steeply sloping

LAND USE CATEGORY: Agriculture

VEGETATION: Grasses

COMBINING DESIGNATION(S): Geologic Study, Energy Extractive Area, Archaeologically Sensitive

PARCEL SIZE: 2,200 acres

EXISTING USES: Accessory structures; On-going remediation and monitoring activity (petroleum); Cattle Grazing

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; undeveloped	<i>East:</i> Agriculture; undeveloped
<i>South:</i> Agriculture; undeveloped	<i>West:</i> Agriculture; undeveloped

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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is within the Estero and Adelaida Area Plans. The 2,200 acre property consists of primarily undeveloped non-native grassland, oak woodland, and serpentine habitats and is grazed by cattle. The surrounding area is dominated by the Pacific Ocean coastline on the west side of Highway One and gently rolling to steeply sloping hills on the east. The property consists of the Estero Bay Marine Terminal located on the east side of Highway One between the City of Morro Bay and the community of Cayucos. Chevron Environmental Management Company concluded the active use of the Estero Marine terminal in 1999 and has since been in the process of decommissioning the former marine terminal. Currently, the property has several office buildings near the main gate. Slide Area 1, 2 and 4 will be visible as a background to the scenic views from Highway One.

Impact. The project will involve grading and excavation along the hillside adjacent to Hill Plant Road to repair damage caused by active landslides. The site is visible for approximately one mile when looking east, but the view shed is towards the ocean background to the west. The proposed project will not change the visual character of the area. The project is short-term and each slide area will be excavated sequentially. The slide areas will be backfilled and revegetated to match the existing topography. No lighting is proposed and no impacts from night lighting will occur. Impacts are considered less than significant and no significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES

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

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

State Classification: Not Prime Farmland

In Agricultural Preserve? Yes; Cayucos Ag Preserve

Under Williamson Act contract? No

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

The soil within the project vicinity is made up of Diablo and Cibo clays, 30-50 percent slopes (described below). Diablo soil is generally deeper from Cibo soil, has a darker surface layer, is calcareous in the subsurface, and overlies softer, weathered rock. Both soils are well drained, have slow permeability, surface runoff is rapid, and erosion is moderate. Both soils also have high shrink-swell potential and are subject to slippage (CEMC, 2013).

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.

Los Osos-Diablo complex (30 - 50% slope).

Los Osos. 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.

Diablo. This steeply sloping loamy claypan 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.

Impact. The project is located in a predominantly agricultural area. The 2,200 acre property consists of primarily undeveloped non-native grassland, oak woodland, and serpentine habitats and is grazed by cattle. The proposed project will not result in a substantial loss of agricultural productivity and does not have the potential to significantly impact agricultural resources. The proposed repairs to the existing road will allow all weather access to the site including access for grazing activities.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project is within the South Central Coast Air Basin in San Luis Obispo County, and falls within the jurisdiction of the San Luis Obispo Air Pollution Control Board (SLOAPCD). The South Central Coast Air Basin is currently considered by the state as being in "non-attainment" (exceeding acceptable thresholds) for particulate matter (PM₁₀, or fugitive dust) and ozone.

The Air Pollution Control Board (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM₁₀), that becomes airborne and finds its way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone.

APCD Program. The 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).

Local Air Quality. The project is nearest to the Morro Bay Air Quality Monitoring Station. Based on the latest air monitoring station information, the trend in air quality in the general area is below the standards for SLOCAPCD.

Naturally Occurring Asbestos. Asbestos can occur naturally in certain rock formations, such as those that include serpentinite or ultramafic rock. The proposed project is within close proximity to serpentine rock and/or soil formation, which has the potential to contain naturally occurring asbestos. The closest serpentine rock outcrops to Slide Areas 1 and 2 are approximately 1,500 feet and 800 feet, respectively, to the east. Slide Area 4 is within close proximity to serpentine rock and/or soil formation. Additionally, the project proposes to disturb soils that have been given a wind erodibility rating between 2-8, which is considered "low" to "high."

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

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

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed

above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

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

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

Naturally-occurring asbestos has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Exposure and disturbance of rock and soil that contains asbestos can result in the release of fibers to the air and consequent exposure to the public. Asbestos most commonly occurs in ultramafic rock that has undergone partial or complete alteration to serpentine rock (proper rock name serpentinite) and often contains chrysotile asbestos. In addition, another form of asbestos, tremolite, can be found associated with ultramafic rock, particularly near faults. Sources of asbestos emissions include: unpaved roads or driveways surfaced with ultramafic rock, construction activities in ultramafic deposits, or rock quarrying activities where ultramafic rock is present.

Impact. As proposed, the project will result in the disturbance of approximately 3,358 cubic yards of soil between April 15 through November 1 (dry season). This will result in the creation of construction dust, as well as short-term vehicle emissions. Because the proposed project is short-term, the construction phase thresholds are the only thresholds of significance that apply to the project. The project will move less than 1,200 cubic yards/day of material and will disturb less than four acres of area (approximately 0.25 acres). The project, based on total excavation volume, area of disturbance, and estimated schedule, will emit a daily average of approximately 0.4 lbs of DPM, 1.6 lbs of ROG, 7.5 lbs of NO_x, and a project total of 0.56 tons of PM₁₀. The project will be below the general thresholds that trigger construction-related mitigation; however, the applicant has proposed measures to reduce any impacts that might occur due to construction related activities.

Naturally-occurring asbestos (NOA). According to the SLOAPCD (SLOAPCD, 2012), the project site is located in an area known to contain NOA. The California Air Resources Board considers NOA to be a toxic air contaminant. Slide areas 2A/B and 2D/E are near areas known to contain serpentine rock. Slide area 4 contains serpentine rock outcrops which are known to contain NOA. The project will not remove any rock outcrops but proposes to excavate soils that may contain NOA. Exposure to NOA and impacts to air quality will be mitigated through the implementation of the Fugitive Emissions Monitoring Plan and Asbestos Dust Mitigation Plan.

PM₁₀. When projected fugitive and combustion emissions equal or exceed the established construction thresholds, mitigation is required. The emissions from the proposed project (0.56 tons PM₁₀ total), do not exceed the 0.75 tons/acre/month of construction activity defined by SLOAPCD (SLOAPCD, 2012). Though the project will not have a significant impact and mitigation is not required, Chevron will implement standard dust control measures to minimize potential impacts further.

Hydrocarbon soil. Chevron concluded the active use of the Estero Marine Terminal in 1999 and has been in the process of decommissioning the former marine terminal. In 2004 and 2005, Chevron removed the remaining aboveground storage tanks and aboveground piping located in the Hill Plant area. The remaining pipeline segments are located mostly underground and are currently being removed. In an effort to decommission the marine terminal, remediation efforts have included excavation of soils that contain hydrocarbons. The hydrocarbons exist in the soils due to underground and aboveground storage tank releases as well as pipe releases. Historically, the slide areas/project site boundaries do not contain any known releases (no storage tanks or piping in the area) and therefore the potential to encounter contaminated soil is low. Should contaminated soil be encountered during excavation, the APCD will be notified immediately to determine the need for an APCD permit and necessary practices to follow (further discussion of mitigation is below).

Odors and/or Dust. Approximately 3,358 cubic yards of soil will be disturbed at the project site. This will result in the creation of construction dust, as well as short-term vehicle emissions. Construction work force is estimated at approximately 15 daily worker trips. The project proposes to generate approximately 10 deliveries per day for equipment and materials during construction activities. The operational haul route would be via Hill Plant Road, the only access road to each of the Slide Areas. It has been determined that the amount of odor and dust to be generated by the project are short-term, below SLOAPCD thresholds of significance, and have a low likelihood of impacting sensitive receptors (e.g. residences). Therefore, mitigation measures are not required. Chevron; however, will implement standard dust control measures to minimize potential impacts as well as document all complaints concerning odor or dust and submit to the APCD according to the criteria required under the APCD Rule 107.

The project will require the excavation of soil, hillside stabilization using a soil nail wall, backfilling of the hillside, and reconstruction of the roadway to improve the safety of Hill Plant Road. 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; however, the applicant has proposed measures to reduce impacts that might occur due to construction related activities.

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.

Mitigation/Conclusion. The project is located approximately one mile from residences and will not expose any sensitive receptors to air pollution. The project will not create or subject individuals to objectionable odors. The proposed project is limited to landslide repair along Hill Plant Road and will not result in any long-term operational emissions. Therefore, the project will not have significant impacts and mitigation is not required; however, Chevron will implement standard dust control measures to minimize impacts and reduce potential impacts to air quality.

The applicant has agreed to incorporate and implement an Asbestos Dust Mitigation Plan, all required PM₁₀ measures, and measures to minimize impacts in the event petroleum-hydrocarbon impacted soil is found to reduce impacts to air quality.

For a complete list of air quality mitigation measures, refer to Exhibit B – Mitigation Summary Table.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input 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 & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

On-site Vegetation: grassland and shrub

Name and distance from blue line creek(s): Toro Creek borders northern end of subject property approximately 1,100 feet from Slide Area 1; Alva Paul Creek runs through southern part of subject property

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

The property is located on the rolling foothills between Morro Bay and Cayucos along the Coast Range, approximately 1,500 feet east of the Pacific Ocean. The property lies within the Toro Creek Watershed which drains water from the slopes of the Santa Lucia Range into the Pacific Ocean. Toro Creek is located approximately 1,100 feet downslope from Slide Area 1, and approximately 1,400 feet downslope from Slide Areas 2A-2E. Slide Area 4 is located approximately 900 feet downslope from an unnamed blue line creek. Toro Creek runs east to west perennially, containing water year round except for years of extreme drought. Toro Creek is dominated by dense riparian habitat. The property consists of primarily undeveloped non-native grassland, oak woodland, and serpentine habitats and is grazed by cattle. The project site is located along the lower portions of Hill Plant Road along a steep northerly facing slope. The project site, including all impact areas, and an approximate 150-foot buffer, will be referred to as the Biological Survey Area (Biological Resources Report, 2013) within this discussion.

A Biological Resources Report prepared by Padre Associates, Inc. was completed in April 2013 and documents the results of a biological resources survey and comprehensive desktop review of the Biological Survey Area. The biological assessment focused on the erosional features located along the lower portions of Hill Plant Road as well as a focus on sensitive resources that may be impacted by the proposed project activities. For a list of the literature and database review conducted by Padre

Associates, refer to the attached Biological Resources Report.

The following paragraphs are based largely on information presented in the assessment provided by Padre Associates, Inc., content may have been paraphrased or excerpted where necessary.

Field Surveys. A survey was completed on January 25, 2013 by Padre Biologists. A spring botanical survey was completed on June 13, 2013, by Padre Biologists between the hours of 12:00 PM and 4:00 PM. The Biological Survey Area included six separate erosional features and approximately 150-foot buffer around all project impact areas located along Hill Plant Road. The erosional features were grouped into three separate areas: Slide Areas 1, 2, and 4. Slide Area 2 is further divided into three sub-areas: Slide 2A/B, 2C, and 2D/E. Survey methodologies consisted of visually confirming the presence/absence of hydrophytic vegetation and/or inundation within the mapped erosional features, as well as documenting plant communities and any special-status plant and wildlife species within the Biological Survey Area.

During the field survey, Padre biologists documented plant and wildlife species by walking paths of opportunity through existing habitat types and recording species observed by visual observation, indirect signs (tracks, scat, skeletal remains, and burrows), and/or auditory cues (calls and songs). All identifiable plant species were recorded and presence/absence of special-status plants with the potential to occur in the Biological Survey Area was determined. During the field survey, Padre Biologists documented Palmer's spineflower, San Luis Obispo serpentine dudleya, club-haired mariposa lily, and Blochman's dudleya within the vicinity of the project site.

Sensitive Habitats. There are two federally-designated Critical Habitats within the project region including south/central California Coast steelhead and California Red-legged Frog. Toro Creek is designated as Critical Habitat for the South/Central Southern Coast steelhead by the U.S. Fish and Wildlife Service. The South/Central Southern Coast Distinct Population Unit is defined as naturally spawned anadromous populations below impassable barriers from Pajaro Creek south to, but not including, Santa Maria River. Although Slide Areas 2A/B and 2E/D occur in nearby drainages, there is no nexus between the drainages and Toro Creek, and the project does not propose any activities within or near Toro Creek. Furthermore, erosion and sediment control measures will be implemented to further reduce the potential for sediment to enter the stream. Project activities will occur during the dry months of the year (April 15 through November 1) when rain and runoff is not anticipated.

The eastern portion of the project site (Slide Areas 2C, 2D/E, and 4) has been identified as being within Critical Habitat Unit SLO-3 for California Red-legged Frog, a federally threatened species. SLO-3 comprises approximately 186-square miles of northern San Luis Obispo County, primarily throughout the Los Padres National Forest and associated drainages. California Red-legged Frogs have been documented within the property; however, no project activities are proposed in the vicinity of these known occurrences. California Red-legged Frog are generally found along marshes, streams, ponds (including livestock ponds), agricultural drainages/ponds, and other permanent sources of water where dense scrubby vegetation such as willows, cattails, and bulrushes dominate, and water quality is good. Breeding sites occur along watercourses containing pools that persist long enough for successful development of larvae. Breeding time depends on winter rains but is usually between late November and late April (Jennings, 1988). Despite receiving seasonal storm water runoff, the Biological Survey Area does not provide suitable aquatic habitat for breeding California Red-legged Frog, nor does it support riparian or wetland vegetation. California Red-legged Frog are known, however, to utilize upland areas for dispersal between breeding sites, as well as animal burrows for temporary terrestrial shelter; therefore, there is potential for occurrence of the California Red-legged Frog within the Biological Survey Area.

Flora. Annual Brome Grassland is found in all topographic settings in open foothills, rangeland, and openings in woodlands and is characterized by ripgut grass or soft chess at greater than 80 percent cover separately or co-dominant with non-native plant species. Brome Grassland was identified as the primary plant community throughout the Biological Survey Area, dominated by non-native annual

grasses, occurring on depressions and drainages within all slide areas. Additionally, two small populations of Cambria morning-glory, a special status species known to occur throughout the Hill Plant Site, was also observed within the Brome Grassland community in Slide Areas 2 and 4.

Coyote Brush Scrub commonly occurs in river mouths, coastal dunes, coastal bluffs, open slopes, and terraces. The dominant species within this alliance consists of coyote brush at greater than 50 percent relative cover in the shrub canopy (Sawyer, et. Al., 2009). This alliance was identified on several steep slopes and drainages at Slide Areas 2 and 4 within the Biological Survey Area.

Purple Needlegrass Grassland is characterized by the presence of purple needlegrass at greater than 10 percent relative cover with other perennial grasses including, slender wild oat and riggut grass, and may contain scattered emergent shrubs (Sawyer, et.al., 2009). This alliance was not observed within the Biological Survey Area during the January 2013 field visit; however, purple needlegrass is not accurately identifiable at this time. Based on previous field surveys, purple needlegrass populations do occur in adjacent habitats.

Club-haired Mariposa Lily is often associated with serpentine, clay, or rocky soils and typically blooms May to June. Padre observed club-haired mariposa lily within grassland habitat during previous surveys in the project region. Due to observed occurrences of this species in similar habitat within the project region, there remains a moderate likelihood of occurrence within the grassland habitat throughout the Biological Survey Area. The Spring Botanical Survey completed in June 2013 identified the Club-haired Mariposa lily within the vicinity of the project site.

Cambria Morning-Glory is a perennial herb that occurs in chaparral, woodland, coastal prairie, and valley and foothill grassland habitats at elevations between 30 to 500 meters, and typically blooms from March to July. During the Spring Botanical Survey completed in June 2013, Padre Biologists observed the Cambria Morning-Glory within the Biological Survey Area. Several populations (greater than 20 individual plans; Padre, 2013) within grassland habitat at Slide Areas 1, 2, and 4.

San Luis Obispo Owl's Clover is an annual herb that occurs in meadows and seeps, and valley and foothill grassland habitat at elevations between 10 and 400 meters. This species is often associated with serpentine soils and typically blooms from March through June. Padre observed the San Luis Obispo Owl's Clover within grassland habitat during previous surveys. Based on the observed occurrences in similar habitat within the project region, there remains a high likelihood of occurrence within the grassland habitat throughout the Biological Survey Area.

Palmer's Spineflower occurs in chaparral, cismontane woodland, and valley and foothill grassland habitat at elevations between 60 and 700 meters. It is associated with rocky serpentine soils and typically blooms from May to August. Padre observed Palmer's Spineflower within rocky, serpentine habitat during previous surveys in the project region. Although the Biological Survey Area does not contain suitable serpentine features, Palmer's Spineflower was observed within the vicinity of the project site during field surveys completed between May 23 through May 26, 2011. These species were not observed during the June 2013 field surveys within the Biological Survey Area.

San Luis Obispo Serpentine Dudleya occurs in chaparral, coastal scrub, and valley and foothill grassland habitat at elevations between 20 and 180 meters. This species is associated with rocky, barren exposures of serpentine and typically blooms from May to July. Padre observed San Luis Obispo Dudleya within rocky, serpentine habitat during previous surveys in the project region. Although the Biological Survey Area does not contain suitable serpentine features, based on the observed occurrences within the project region, there remains a low likelihood of occurrence within the Biological Survey Area.

Blochman's Dudleya occurs in coastal bluff scrub, chaparral, coastal scrub, and valley and foothill

grassland habitat at elevations between 5 and 450 meters. Although the Biological Survey Area does not contain suitable serpentine features, based on the observed occurrences within the project region, there remains a low likelihood of occurrence within the Biological Survey Area.

Jones' Layia is an annual herb that occurs in chaparral, and valley and foothill grassland habitat at elevations between 5 and 400 meters. This species is often with clay or serpentine soils and typically blooms from March to May. The Spring Botanical Survey completed in June 2013 did not capture the typical blooming period for this species; however, no serpentine outcrops were observed within the Biological Survey Area. Further, previous surveys completed by Padre throughout the Hill Plant property, including a 2011 field surveys completed within the immediate project vicinity did not identify Jones' Layia. It is not likely to occur within the project work area.

During the Spring Botanical Survey, Purple Needlegrass was observed in several distinct stands mixed with native foothill needlegrass within Slide Areas 1, 2D/E, and 4. It is not considered a sensitive plant species, but is considered a sensitive plant community by local resource agencies when it occurs at greater than ten percent relative cover within grassland habitat. The bunch grass populations identified within the project site consist of approximately five to greater than ten percent relative cover; therefore, provided protection by the California Department of Fish and Wildlife and local agencies.

Invertebrates. The Monarch Butterfly has been documented in eucalyptus trees within the Chevron Estero Property, including those trees west of Slide Area 4.

Amphibians. As mentioned above, Critical Habitat for the California Red-legged Frog exists in the eastern portion of the Biological Survey Area (Slide Areas 2C, 2D/E, and 4). California Red-legged Frog have been documented on the property as well, however, suitable permanent/nearly permanent pools are not present within the Biological Survey Area.

Birds. California horned lark commonly occur in grasslands and other open habitats with low, sparse vegetation often flocking together in small groups. Breeding season begins in late February and nests are located on the ground in small areas at the base of small shrubs or in crevices in rock clusters. The California horned lark has been documented within the property but was not observed during the January 2013 field survey. There is a high likelihood of occurrence within the Biological Survey Area.

The Loggerhead Shrike nests between March and June with young becoming independent in July or August. Nest territories have been found to range in size from 11 to 40 acres (Miller, 1931). The Loggerhead Strike has been documented within the property and has a high likelihood of occurring within the Biological Survey Area.

The Northern Harrier is typically associated with grasslands, marshes, wet meadows, sagebrush flats and some croplands. Suitable prey base include rodents, snakes, frogs, and carrion. This species nests on the ground within patches of dense, often tall, vegetation in undisturbed treeless areas. Breeding season extends from March through August. The species has been observed within the property and there is a high likelihood of occurrence within the Biological Survey Area based on the presence of suitable grasslands habitat.

The Western Burrowing Owl historical breeding range and habitat does occur in grassland habitats throughout the Biological Survey Area. The species has been observed within the adjacent Hill Plant Project Work Area on the property in January of 2010. The property is not located in the current breeding range for burrowing owls; therefore, there is a low likelihood of occurring within the Biological Survey Area.

The Golden Eagle is commonly observed throughout San Luis Obispo County foraging in grassland habitat. The species has been observed in the property however has a low likelihood of occurrence foraging within the Biological Survey Area based on the presence of suitable habitat.

The Ferruginous hawk is a winter foraging species. It has been observed within the property by Padre Biologists during the winter season. Construction activities will be completed during the months of April 15 to November 1. Impacts to the Ferruginous hawk are considered low and likelihood of occurrence is considered low based on the presence of suitable habitat.

White-tailed kite typically occurs in coastal and valley lowlands, usually associated with agricultural lands and open fields. The species has been observed within the property and suitable foraging habitat is present within the Biological Survey Area. It has a high likelihood of occurring in the Biological Survey Area for foraging.

American Peregrine falcon's frequently nest near water on ledges of rocky cliffs or buildings. The species typically nest year after year in the same location. Peregrine falcons begin their breeding season in early March in the south to mid-May in the north and may be utilizing rocky cliff faces occurring in the property for nesting. Peregrine falcons have been observed within the property but have a low likelihood of occurring within the Biological Survey Area.

Mammals. The American Badger typically inhabits grasslands, farmland, and forest edges within friable soils (CDFG, 1986; National Audubon Society, 1996). They breed in the months of July and August (National Audubon Society, 1996). Badgers are nocturnal; however, they are well known to be active during the day as well. A badger's home range varies from 590 to 4,200 acres. Badgers have been identified on the property and have a high likelihood of occurring in the Biological Survey Area.

Special status bat species that have a distribution that encompasses the Biological Survey Area include: Pallid Bat, Townsend's Bit-eared Bat, Western Mastiff Bat, and Big Free-tailed Bat. No bats were observed during field surveys; however, no specific bat surveys were conducted by Padre Biologists. Maternal colonies for most bats occur between April and August. Suitable habitats for these bat species include cliff faces, rocky slopes, and blue gum trees, such as those adjacent to the Biological Survey Area. There is a moderate likelihood of occurrence that these special status bats utilize the Biological Survey Area for foraging.

Impact. Project activities that involve heavy equipment operation with associated noise and dust generated by grading and construction may disrupt foraging activities of some wildlife within the Biological Survey Area. These activities also have the potential to result in temporary impacts to nesting birds protected under the Migratory Bird Treaty Act that may be utilizing the area for foraging and/or breeding. Local wildlife populations may be adversely affected by the loss of food, cover, and nesting/denning habitat. Local wildlife would be temporarily displaced into adjacent habitat and likely experience greater competition for food and nest sites. Disruptions from increased intensity of disturbance may include nest abandonment, stress-related reduced fecundity, reduced foraging efficiency, and increased flight response resulting in difficulty in providing food to young and increased energy expenditure, possibly leading to loss of young. Such activity may also disrupt migratory patterns, foraging activities, home-range size, and breeding activities to all wildlife, including special status species.

Currently, the Biological Survey Area does not support wetlands or riparian habitat, nor is it located in an area designated by the County as "Environmentally Sensitive Habitat;" however, Cambria Morning Glory, a sensitive plant species, is present within the Biological Survey Area and there is potential for other sensitive plants to occur based on suitable habitat. As noted above, the Biological Survey Area is within Critical Habitat for California Red-legged Frog, a federally threatened species which has been documented within the property. Long term impacts are not expected as a result of the project based on a number of avoidance and minimization measures to be implemented prior to and during construction activities.

Portions of the Hill Plant property contain serpentine outcrops that support special-status plant species including Blochman's Dudleya and Palmer's Spineflower. Based on the January 2013 field survey,

which included observations of serpentine reference sites within the Hill Plant property, no serpentine outcrops or gravelly soils exist within the Biological Survey Area.

The landscape consists of steep terrain and drainages with slopes that may have the potential to sustain erosion damage during specific project activities. Ground disturbance activities have the potential to impact special status plant populations from vegetation removal and habitat disturbance.

Past and current land use practices involving Chevron Operations, remediation activities and ranching have impacted the extent and diversity of the biological resources existing within the Biological Survey Area. However, the property has not been operational for several years and contains suitable habitat to support wide species diversity. Therefore, at a minimum, it is recommended that measures outlined in the mitigation/conclusion section be implemented prior to and/or during the proposed project activities to reduce potential impacts to sensitive resources to a less than significant levels.

Mitigation/Conclusion. To avoid and/or reduce the potential impacts to biological resources due to project implementation, the applicant has agreed to retain a qualified biologist to conduct pre-activity surveys to identify burrows, nests, and potential habitats, as well as assume responsibility to assure the mitigation measures and monitoring requirements detailed in Exhibit B are implemented. Additionally, in order to assure on-site personnel are aware of the importance of minimizing disturbance and adhering to all permit conditions, an Environmental Sensitivity Orientation shall be prepared and presented at the beginning of the project. Finally, as it relates to construction activities, prior to all mobilization of any equipment, on-site personnel will install construction limit fencing/flagging and the use of heavy equipment and vehicles shall be limited to the proposed project limit areas, existing roadways, and defined staging areas/access points.

Implementation of the above-mentioned measures should reduce impacts to sensitive plant species to a less than significant level. Refer to Exhibit B – Mitigation Summary Table for more detailed measures.

5. CULTURAL RESOURCES

Will the project:

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

Setting. Toro Creek lies approximately 1,100 feet northwest of Slide Area 1. The Slide Areas are located along steep slopes adjacent to Hill Plant road. Soils within the Slide Areas have been disturbed due to historic site activities. Vegetation consists of mainly grassland and scattered coastal scrub.

The project site is located in an area historically occupied by the Chumash and Salinan tribes. Both tribes have a historical presence at the project site (Padre, 2013).

Records search identified ten previous studies and five previously recorded cultural resources within ¼ mile around the subject property. Resources include a large prehistoric village site, a historic dairy, several prehistoric lithic scatters, a historic trash dump, a prehistoric quarry site, and two prehistoric artifacts (Padre, 2013).

Garcia and Associates (GANDA) completed a Phase I archaeological pedestrian survey in March

2013. A GANDA archaeologist surveyed five separate locations along the access road to the Hill Plant Road that required the repairs. No cultural materials were collected or removed from the property.

Impact. A Phase I (surface) survey was conducted (GANDA/March 2013). GANDA recorded two *Tivela stultorum* fragments within Slide Area 1. The project is located outside of any known archaeological site and is located along steep hillsides not in an area that would be considered culturally sensitive due to lack of physical features that would normally be present with prehistoric occupation (Padre, 2013). While the project is unlikely to impact cultural resources, due to the close proximity of known resources on adjacent properties, there is greater than normal possibility to encounter buried isolated resources or artifacts. Monitoring by a qualified archaeologist during grading and earth disturbing activities will address this potential impact and reduce it to a level of insignificance.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, however, if cultural resources are encountered during construction in any of the three slide areas the project will be required to incorporate measures to reduce potentially significant impacts on cultural (and paleontological) resources to less than significant levels. The applicant has agreed to retain a qualified archaeologist to observe the area of proposed development after it has been cleared of vegetation. A monitoring plan, prepared by a subsurface-qualified archaeologist will be implemented throughout construction activities. Monitoring by the archaeologist and Native American representative during ground disturbing activities is required during ground disturbing activities in all three Slide Areas. During initial excavation activities, no more than 3-inch lifts with each pass will be allowed so the monitors may adequately inspect the soil for resources. If any resources (cultural, archaeological, or human remains) are unearthed or found within the Slide Areas, work shall stop pending consultation between the project archaeologist and Native American representative to determine the potential significance of the find.

Implementation of the above-mentioned measures will reduce impacts to cultural resources to a less than significant level. Refer to Exhibit B – Mitigation Summary Table for more detailed measures.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently rolling to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: High to Very High Potential

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? Two branches; eastern branch mapped crossing Slide Area 4; western branch mapped approximately 300 feet south of the Road near Slide Area 2.

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

Project Elements. The following conditions relating to soils and geology exist on or adjacent to the subject property:

- ✓ Topography ranges from moderately sloping to steeply sloping;
- ✓ Within a Geologic Study Combining Designation due to high to very high landslide potential;
- ✓ Near two existing branches of the Cambria Fault (late Quaternary fault); and
- ✓ Within a known area containing serpentine or ultramafic rock or soils.

Project activity will occur along Hill Plant Road in three different known slide areas (Slide Area 1, 2, and 4). Hill Plant Road has been subject to repeated damage over many years due to localized landslides. Temporary repairs have been repeatedly conducted along the road; Chevron's goal is to install longer-term repairs (Arcadis, 2013).

The project is within the Geologic Study area designation in an area subject to very high and high landslide potential. Per the County's Land Use Ordinance and Coastal Zone Land Use Ordinance (LUO 22.14.070(C) and CZLUO 23.07.084(c), the project is subject to the preparation of a geological report to evaluate the area's geological stability.

An Engineering Geology Report (Engineering Geology Report – Hill Plant Road Repair, August 28, 2013) was prepared to evaluate the area's geological stability relating to the proposed use. The report was reviewed and approved by the County Geologist.

Impact. As proposed, the project proposes approximately 0.25 acres of ground disturbance and will result in the disturbance of approximately 3,358 cubic yards. Excavations will be conducted to expose

cut slopes below Hill Plant Road. The cuts will range from 5 to 11 feet in depth. The project will not result in the development of structures on expansive soils and is not located within the 100-year floodplain.

Based on the 2013 Engineering Geology Report, the project's soil and/or geologic impacts are as follows:

- ✓ Proposed development is within a Geologic Study Combining Designation;
- ✓ Hill Plant Road is located in an area that has been identified as subject to landslide hazards;
- ✓ Regional geologic maps show the presence of serpentinite, which can be associated with naturally occurring asbestos;
- ✓ Two branches of the Cambria Fault are located in the vicinity of the proposed Hill Plant Road repairs, though not considered active; and
- ✓ There are numerous faults within 100 km of the site, the Hill Plant Road repair areas could be subject to significant ground motion during an earthquake along a nearby fault.

The recommended and feasible design approach for stabilization and repair of the slide areas includes the use of soil nails on the slopes below Hill Plant Road (Arcadis, 2013). The proposed project will, therefore, stabilize the slide areas by installing soil nail walls, thereby reducing the potential for further landslides. In addition, the project proposes to install underground piping at slide areas 2A/B, 2D/E and 4 to allow water to drain beneath and prevent soil saturation, further reducing the potential for landslides in these areas.

With regards to the potential presence of naturally occurring asbestos, based on two test pits and borings conducted by Arcadis, the proposed shallow excavations (5 to 11 feet in depth) in the Hill Plant Road repair areas will be claystone. Possible evidence of serpentinite has been found at depth in borings; however, well below the proposed excavations associated with the proposed project. Additionally, an assessment event conducted in 2011 found no unacceptable asbestos exposures to workers during drilling activities along Hill Plant Road (Arcadis, 2013).

The Cambria Fault is considered a Late Quaternary fault (Arcadis, 2013); it is not classified as an active fault, and is not associated with Alquist-Priolo zones. There are no structures for human occupancy along Hill Plant Road that could be affected by fault displacement, and none will be constructed for this project.

Construction activities have a potential to increase erosion and down-gradient sedimentation as a result of water and wind. Erosion and sediment control measures will be put in place prior to excavation and will remain in place upon completion of activities until the land has been stabilized. In addition, project activities will occur during the dry season (April 15 through November 1). Impacts from erosion and sedimentation are not anticipated with the implementation of the proposed avoidance and minimization measures.

The project proposes to backfill, compact, and restore the excavation areas to match the surrounding topography. In addition, topsoil will be replaced and the area reseeded with native vegetation.

Slide areas 2A/B and 2D/E are near areas known to contain serpentine rock. Slide area 4 contains serpentine rock outcrops which are known to contain NOA. The project will not remove any rock outcrops. The project proposes to excavate soils that contain NOA. Impacts from NOA will be mitigated through the implementation of an Asbestos Dust Mitigation Plan.

Mitigation/Conclusion. The Engineering Geology Report itemized the following recommendations:

1. **Landslides.** Arcadis previously considered various alternatives for repair and stabilization of Hill Plant Road. The recommended approach included use of soil nails on the slopes below Hill Plant Road in the slide areas.
2. **Naturally Occurring Asbestos.** It is anticipated that the shallow excavations for the proposed Hill Plant Road repair project will be entirely in claystone, and so naturally occurring asbestos is not expected. If serpentinite is encountered in the excavations, then Arcadis

recommends that the excavation work be halted, pending further evaluation.

3. **Cambria Fault.** The Cambria Fault is not considered an active fault, and there are no structures for human occupancy along Hill Plant Road; therefore, no further evaluation of this fault is recommended.
4. **Strong Ground Motion.** The recommended design for Hill Plant Road stabilization and repair includes consideration of potential shaking during seismic events.

The County Geologist reviewed the referenced engineering geology report and performed a site reconnaissance on October 22, 2013. The report was reviewed for conformance with the San Luis Obispo Coastal Zone Land Use Ordinance / Land Use Ordinance and the San Luis Obispo Guidelines for Engineering Geology Reports. The County Geologist found the site geologic conditions were accurately modeled as represented and that findings are congruent with the conclusions and recommendations of the engineering geology report prepared by Arcadis dated August 28, 2013. Additionally, it was found that the project engineering geologic constraints were adequately characterized and the appropriate mitigative measures were included for CEQA and ordinance compliance.

The following avoidance and minimization measures are required to avoid and/or reduce the potential geologic impacts due to Project implementation:

1. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using BMPs designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments on-site. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by the County.
2. All trenched and excavated areas shall be compacted to 90% relative compaction (modified proctor dry density), unless alternate compaction densities are required, per Site Revegetation Plan recommendations, to help minimize the channeling of runoff, erosion, and the potential for localized landslides. All excavations shall be returned to their original lines and grades.
3. If serpentinite is encountered during excavations, excavation work shall be halted, pending further evaluation.
4. Implementation of AQ-1 will minimize impacts from NOA.

These measures are included in Exhibit B – Mitigation Summary Table and reduce potential impacts to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site was historically a crude oil marine terminal facility for 70 years, and contained pipelines, storage tanks, pumping facilities, and other infrastructure. Since 1999, the site has been undergoing decommissioning and remediation to remove petroleum related facilities and address petroleum hydrocarbon impacted soil and groundwater at the site.

Portions of the property are within the 100-year Flood Hazard Combining designation (FH) but all project related construction and ground disturbing activities will be outside of the 100-year flood hazard as identified by the Official Maps of the County Safety Element.

Impact. Areas within the project site (old infrastructure locations; e.g. above and underground

storage tanks as well as pipelines) are known to contain petroleum-hydrocarbon impacted soil and abandoned pipelines. Historically, the proposed project area (Slide Area 1, 2, and 4) did not contain infrastructure to support oil operations (Padre, 2013). Therefore, petroleum-hydrocarbon impacted soils and other hazardous substances, including the risk of pipeline upset, are not anticipated. Although these impacts are not anticipated, measure AQ-5 will mitigate potential impacts should hydrocarbon soils be encountered.

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

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated.

8. NOISE

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

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). The project area lies between the City of Morro Bay and the community of Cayucos, the closest residences lie approximately 1,100 feet to the south. 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. Grading activities are expected to occur between April 15 through November 1. Impacts are considered less than significant because the Project is short-term. The project is not expected to generate loud noises which would impact any potentially sensitive receptors in the surrounding area (e.g. residences), nor conflict with the surrounding uses. Additionally, no night time work shall occur.

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

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated with the project, therefore, mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Police: County Sheriff

Location: 2099 10th Street, Los Osos; 7 miles south

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate

Response Time: 0-15 min

Location: Approximately .5 miles to the north

School District: San Luis Coastal Unified School District.

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section.

Impact. No significant project-specific impacts to utilities or public services were identified. The project is short-term and there will be no change of use resulting from these activities, therefore, impacts to public services and utilities are considered less than significant.

Mitigation/Conclusion. No significant project-specific impacts to utilities or public services were identified, therefore, no mitigation is required.

11. RECREATION

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

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

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

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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"/>

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) 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.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with an applicable congestion management program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area including the project's access street(s) (Highway 1) is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Hill Plant Road is a private road and access is controlled by Chevron and the Estero Marine Terminal management.

Impact. Referrals were sent to County Public Works, Caltrans, and SLOCOG. No significant traffic-related concerns were identified.

Project Elements - Construction. The proposed project would be constructed sequentially between April 15 and November 1 (or possibly until November 15 if significant rainfall does not occur). The construction work force is estimated at approximately 15 daily worker trips. Daily construction activities are expected to start at 7 am and end at 5 pm Monday through Friday. The type of construction vehicles expected include: a bulldozer, excavator, front end loader, sheep's foot, compactor, grader, water trucks, articulated dump trucks, backhoe, and directional drills. Equipment may be subject to modifications based on the contractor selected to perform the construction activities and specific equipment availability at the time of project execution. In some cases, an equivalent piece of equipment may be utilized that serves the same purpose or function as those listed.

The project proposes to generate approximately 10 deliveries per day for equipment and materials during construction activities. The time of day expected for most vehicle use associated with this development is during the morning peak hours. The operational haul route would be via Hill Plant Road, the only access road to each of the Slide Area sites. Hill Plant Road is a private road not open to the public.

Mitigation/Conclusion. The proposed construction activities will be completed sequentially at each of the proposed Slide Areas. Field work activities are proposed to occur between the dates of April 15 through November 1 (or possibly until November 15 if significant rainfall does not occur). Impacts from increased traffic and trips associated with this project are considered less than significant because the Project is short-term and each Slide Area will be excavated sequentially. The small amount of additional traffic (15 daily worker trips, 10 deliveries per day) will not result in a significant

change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>

Setting. The proposed development is short-term and will not increase the demand for services related to wastewater.

Impact. The project is temporary and will not result in the need for wastewater disposal.

Mitigation/Conclusion. No significant impacts to wastewater were identified, and no mitigation measures are necessary.

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is characterized by rolling hills comprised mainly of grasslands and coastal scrub. To the west of the project site is the Pacific Ocean and to the east are the Santa Lucia Mountains. There are three creeks coursing through the project site; Toro Creek, Alva Paul Creek, and Yerba Buena Creek. Toro Creek is a perennial stream that flows west through the project site and discharges directly into the Pacific Ocean; it is approximately 1,100 feet north of Slide Area 1. Yerba Buena and Alva Creek are located south of the project area and flow through the City of Morro Bay and discharge into the ocean.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Toro Creek Distance? 1,100 feet north

Soil drainage characteristics: "B" - "D"

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Low to high

A sedimentation and erosion control plan is required for all construction and grading projects (LUO

Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Water Quality/Hydrology

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

- ✓ Approximately 11,047 square feet of site disturbance is proposed and the movement of approximately 3,358 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 not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ 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 will not require any long term usage of water. The Estero Terminal has two water supply wells along Toro Creek Road that serve the property. The project is temporary (April 15 through November 1) and as such are sufficient to supply dust control and soil conditioning water for the project. All water used would be used for appropriate dust mitigation measures (as conditioned) and compaction prior to vegetation of the disturbed area. Water used on-site by equipment vehicles will be obtained from the two water supply wells along Toro Creek Road in the amount of approximately 10,000 gallons per day.

Impact. The project proposes to disturb approximately 3,358 cubic yards of soil. Slide Areas 1, 2A/B, and 2D/E are located in drainage channels and have the potential to impact surface water runoff. The project proposes to backfill the excavations along with compacting and regarding the soil to match the existing conditions and surrounding topography. In addition, each area will be reseeded with native seed mix according to the Site Revegetation Plan. This measure will minimize impacts associated with surface runoff to less than significant levels.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed. Construction activities, shall occur during the dry season (April 15 through November 1). Furthermore, a Storm Water Pollution Prevention Plan will be prepared and implemented in accordance with the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activities (Order No. 2009-0009-DWQ).

Construction activities have the potential to discharge into drainages and Toro Creek as a result of water runoff. Erosion and sediment control measures (e.g. silt fence and fiber rolls with biodegradable netting) will be put in place prior to excavation and will remain in place upon completion of activities until the land has been stabilized.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. Based on the proposed amount of water to be used and the water source, no significant

impacts from water quantity are anticipated; however, discharge to surface waters is minimized and avoided with the implementation of the following mitigation measures:

1. At the time of application for construction permits, the applicant shall submit a Site Revegetation Plan. The plan and its implementation will minimize the channeling of runoff, erosion, and the potential for localized landslides.
2. No ground-disturbing project activities shall be conducted during rain events or within 24 hours of any predicted rain event (i.e., 50% chance of rain or greater)
3. Avoidance and minimization measures Biological Resources 4, 5, 6, 7, Geology 1, and 2, are required to avoid and/or reduce the potential impacts to water quality.
4. Prepare and implement a Stormwater Prevention Plan in accordance with the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activities.

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 type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.)

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

The project is within the Adelaida and Estero planning area. The Adelaida Area Plan contains a land use chapter that includes information related to the Estero Marine Terminal, however, the information is not related to the proposed activities nor does it identify any additional measures above what will

already be required with the land use permit.

The Estero Area Plan discusses the Estero Marine Terminal (Chapter 4-6) and suggests the site should be restored and environmental hazards mitigated as needed. The proposed project would mitigate landslide hazards and provide for safer travel along Hill Plant Road. The proposed project complies with the suggestions of the Estero Area Plan identified for the Estero Marine Terminal.

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

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

- | | | | | | |
|----|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major Periods of California history or prehistory?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
☒	County Public Works Department	In File**
☒	County Environmental Health Division	In File**
☒	County Agricultural Commissioner's Office	None
☒	U.S. Fish and Wildlife	None
☒	Morro Bay Estuary Program	None
☒	Air Pollution Control District	None
☐	County Sheriff's Department	Not Applicable
☒	Regional Water Quality Control Board	None
☐	CA Coastal Commission	Not Applicable
☒	CA Department of Fish and Wildlife	None
☒	CA Department of Forestry (Cal Fire)	Not Applicable
☒	CA Department of Transportation	Not Applicable
☐	Community Services District	Not Applicable
☒	Other <u>Native American Heritage Commission</u>	Not Applicable
☒	Other <u>Cayucos Citizens Advisory Council</u>	Not Applicable

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

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

<ul style="list-style-type: none"> ☒ Project File for the Subject Application County documents ☒ Coastal Plan Policies ☒ Framework for Planning (Coastal/Inland) ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: <ul style="list-style-type: none"> ☒ Agriculture Element ☒ Conservation & Open Space Element ☐ Economic Element ☐ Housing Element ☒ Noise Element ☐ Parks & Recreation Element/Project List ☒ Safety Element ☒ Land Use Ordinance (Inland/Coastal) ☐ Building and Construction Ordinance ☒ Public Facilities Fee Ordinance ☐ Real Property Division Ordinance ☐ Affordable Housing Fund ☐ Airport Land Use Plan ☐ Energy Wise Plan ☒ Adelaida Area Plan and Estero Area Plan 	<ul style="list-style-type: none"> ☐ Design Plan ☐ Specific Plan ☒ Annual Resource Summary Report ☐ Circulation Study Other documents ☒ Clean Air Plan/APCD Handbook ☒ Regional Transportation Plan ☒ Uniform Fire Code ☒ Water Quality Control Plan (Central Coast Basin – Region 3) ☒ Archaeological Resources Map ☒ Area of Critical Concerns Map ☒ Special Biological Importance Map ☒ CA Natural Species Diversity Database ☒ Fire Hazard Severity Map ☒ Flood Hazard Maps ☒ Natural Resources Conservation Service Soil Survey for SLO County ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.) ☐ Other
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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

1. Air Pollution Control District Naturally Occurring Asbestos Zones, San Luis Obispo County Air Pollution Control District, 2012.
2. Annual Air Quality Report, San Luis Obispo County Air Pollution Control District, 2005.
3. Biological Resources Report for Chevron Estero Hill Plant Access Road Landslide Repair Project, Padre Associates, Inc., April 2013.
4. Chevron Estero Marine Terminal Hill Plant Road Landslide Project – Project Description, Padre Associates, Inc., April 2013.
5. Chevron Environmental Management Company – Engineering Geology Report, Arcadis for Padre Associates, Inc., August 28, 2013.
6. Chevron Environmental Management Company – Geotechnical Data Report, Arcadis for Padre Associates, Inc., 2012.
7. Phase I Archaeological Survey: Hill Plant Access Road Repairs, Chevron Estero Marine Terminal, Garcia and Associates for Padre Associates, Inc., March 2013.
8. Spring Botanical Survey for the Chevron Estero Hill Plant Access Road Landslide Repair Project, Padre Associates, Inc., September 5, 2013.

Exhibit B - Mitigation Summary Table

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

AIR QUALITY

- AQ-1: At the time of application for construction permits**, the applicant shall submit an Asbestos Dust Mitigation Plan to the SLOAPCD and County for approval. The plan shall include the "Fugitive PM₁₀ Mitigation Measures" as well as NOA control measures. The plan shall be approved by the APCD prior to ground disturbance.
- AQ-2: At the time of application for construction permits**, all required PM₁₀ measures shall be shown on applicable grading or construction plans.
- AQ-3: Prior to commencement of construction / grading activities**, the applicant shall notify the APCD, by letter that the above air quality mitigation measures have been or will be applied
- AQ-4: During construction/ground disturbing activities**, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction / grading permit issuance.
- a. Reduce the amount of disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
 - c. All dirt stock-pile areas shall be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project plans shall be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding, soil binders, or other approved methods are used;
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. Install wheel washers or rumble strips where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved

roads. Water sweepers with reclaimed water should be used where feasible;

- l. All these fugitive dust mitigation measures shall be shown on grading and building plans; and
- m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

AQ-5: Should hydrocarbon contaminated soil be encountered during construction activities, the APCD shall be notified as soon as possible and no later than 48 hours after affected material is discovered to determine if an APCD Permit will be required. In addition, the following measures shall be implemented immediately after contaminated soil is discovered:

- a. Cover excavations with an APCD approved vapor control material at the end of each work day;
- b. Covers on storage piles shall be maintained in place at all times in areas not actively involved in soil addition or removal;
- c. Contaminated soil shall be covered with a barrier such as plastic tarp or soil sealant as Soil Sement. No headspace shall be allowed where vapors could accumulate;
- d. Covered piles shall be designed in such a way to eliminate erosion due to wind or water. No openings in the covers are permitted;
- e. During soil excavation, odors shall not be evident to such a degree as to cause a public nuisance; and
- f. Clean soil must be segregated from contaminated soil.

AQ-6: Complaints about odor or dust shall be directed to the onsite representative of CEMC. All complaints and breakdowns shall be reported to the APCD within four hours of receipt of event. Equipment or process breakdowns, including the process of minimizing fugitive emissions from the soil excavations or stockpiles, shall be reported in writing to the APCD according to the criteria required under the APCD Rule 107. Records will be kept on site during project activities.

BIOLOGICAL RESOURCES

BR-1: At the time of application for construction permits, a Spill Contingency Plan shall be developed for the project. All vehicles shall be staged only in appropriately marked and protected areas and at no time shall any cleaning and/or refueling of equipment be allowed upslope and/or within the vicinity of designated wetlands or creeks. Oil clean up materials shall be on-site and readily available to immediately clean up any oil and/or other hazardous materials.

BR-2: Prior to commencement of grading activities, an Environmental Sensitivity Orientation shall be prepared and presented to all on-site personnel at the project kick-off meeting. The orientation shall discuss sensitive species with potential to occur in the project impact areas. The orientation shall explain the importance of minimizing disturbance and adhering to all permit conditions.

BR-3: Prior to commencement of grading activities, a qualified biologist shall be retained to conduct pre-activity surveys of the proposed impact areas and the adjacent habitat within the Biological Survey Area prior to the mobilization, operation, and demobilization of project

equipment. All burrows within the proposed impact area will be identified and avoided to the greatest extent feasible. In the event open burrows cannot be avoided, a qualified biologist approved by the USFWS will use a fiber optic scope to search the burrow and if the burrow is empty, collapse of the entrance of the burrows may proceed by hand, three days prior to excavation activities. If the burrow has been dug up by an animal the following day, the burrow shall be scoped and hand collapsed again until it has been undisturbed for three consecutive days. In the event a CRLF has been identified, all project activities will immediately cease and the USFWS will be contacted to attain further guidance."

BR-4: Prior to commencement of grading activities, a qualified biologist shall perform pre-activity nesting bird surveys to determine if nesting birds are present within the project site.

BR-5: Prior to commencement of grading activities, a qualified biologist shall review the mapped sensitive plant population areas and current project plans to ensure project activities do not impact additional sensitive plant species to the greatest extent feasible.

BR-6: Upon completion of the pre-activity surveys and prior to ground disturbance, the boundaries of each work area shall be clearly defined and marked with visible flagging/fencing. The smallest feasible impact areas shall be delineated by the on-site monitor. All excavation activities are to remain within delineated impact areas and no excavation of contaminated materials shall occur outside these limits. The use of heavy equipment and vehicles shall be limited to the proposed project limits, existing roadways, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging/fencing. A qualified biologist shall monitor project activities to ensure the work is limited to the delineated impact areas.

BR-7: During construction/ground disturbing activities, a qualified biologist shall be on-site during initial project activities and will be responsible to assure the mitigation measure and monitoring requirements are being completed in accordance with the specifications and shall report non-compliance to the on-site project manager and County representative. Should unanticipated field conditions be encountered during project activities, the biological monitor shall coordinate with the County and the onsite contractor to modify the impact areas to minimize loss of rare plants.

BR-8: During construction/ground disturbing activities, the use of heavy equipment and vehicles shall be limited to the proposed project limits, existing roadways, and defined staging areas/access points. Equipment shall be inspected by the operator on a daily basis to ensure that the equipment is in good working condition and no fuel or lubricant leaks are present.

BR-9: During construction/ground disturbing activities, any disturbed or excavated soil produced during landslide repair activities, shall include the salvage of the first 6-inches of topsoil and placed aside during project activities. Immediately following repair of the landslide features, topsoil shall be replaced. In areas where sensitive plants cannot be avoided by project impacts, a qualified biologist shall identify and map the extent of the sensitive species that have the potential to be impacted, prior to excavation, for future restoration purposes. The replacement of topsoil is intended as the primary restoration measure to re-establish the vegetation to pre-project conditions.

BR-10: On-going conditions of approval (valid for the life of the project), no ground-disturbing activities shall be conducted during rain events or within 24 hours of any predicted rain event (i.e., 50% chance of rain or greater).

BR-11: On-going conditions of approval (valid for the life of the project), the on-site monitor will

be responsible for assuring the mitigation measures and monitoring requirements are being completed in accordance with the specifications and will report non-compliance to the onsite project manager and federal, state, and/or county representatives, as necessary.

CULTURAL RESOURCES

- CR-1: At the time of application for construction permits**, the applicant will submit a monitoring plan, prepared by a subsurface-qualified archaeologist that provides details on how the archaeologist will monitor grading and excavation activities during construction and the process to follow should resources be encountered. The applicant will retain a qualified archaeologist and Native American representative to implement the monitoring plan during construction and verify to the county that construction work adhered to the plan.
- CR-2:** Earth disturbing activities shall be limited to the extent feasible to those areas previously disturbed.
- CR-3: During construction/ground disturbing activities**, the applicant will retain a qualified archaeologist to observe the area of proposed development after it has been cleared of vegetation. Should any resources be found, the applicant will implement the recommendations of the archaeologist.
- CR-4: During construction/ground disturbing activities**, monitoring by a qualified archeologist and Native American representative during ground disturbing activities for all three Slide Areas.
- CR-5: During construction/ground disturbing activities**, the equipment operator will make no more than 3-inch lifts with each pass to allow the archaeologist and Native American representative to adequately inspect the soil or until the project archaeologist determines the depth of excavation is occurring with a soil horizon that does not have the potential to contain cultural resources.
- CR-6: During construction/ground disturbing activities**, In the event cultural resources are discovered, construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- CR-7: During construction/ground disturbing activities**, if cultural resources are encountered during construction in any of the three slide areas, work shall be stopped within 50 feet of the area of the find pending consultation between the project archaeologist, Padre, and Chevron. The project archaeologist will determine the potential significance of the find and, in consultation with Padre and Chevron, develop measures designed to eliminate adverse impacts. Such measures can include avoidance through project redesigns, or Phase II testing (excavation) to evaluate the significance of the find.
- CR-8: During construction/ground disturbing activities**, in the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.
- CR-9:** If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition and pursuant to Public Resources Code Section 5097.98. If the

remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendent of the deceased Native American, who will then serve as consultant on how to proceed with the remains (i.e. avoid, reburial).

Geology and Soils

- GS-1:** At the time of application for construction permits, the owner/application shall submit an Erosion and Sediment Control Plan using BMPs designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments on-site. The Erosion and Sediment Control Plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by the Department of Public Works. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping.
- GS-2:** All trenched and excavated areas shall be compacted to 90% relative compaction (modified proctor dry density), unless alternate compaction densities are required, per Site Revegetation Plan recommendations, to help minimize the channeling of runoff, erosion, and the potential for localized landslides. All excavations shall be returned to their original lines and grades.
- GS-3:** Implementation of AQ-1 will minimize impacts from NOA.

Water and Hydrology

- WH-1:** At the time of application for construction permit, the applicant shall prepare and implement a Stormwater Prevention Plan in accordance with the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activities. The applicant shall submit a Storm Water Pollution Prevention Plan that satisfies the requirements set forth by the SWRCB and Central Coast Regional Water Quality Control Board to be implemented during all project activities. Best Management Practices must be designed, installed, and maintained during land disturbing activities in order to effectively reduce erosion and sedimentation impacts to nearby waterways.
- WH-2:** On-going conditions of approval (valid for the life of the project), no ground-disturbing project activities shall be conducted during rain events or within 24 hours of any predicted rain event (i.e., 50% chance of rain or greater)
- WH-3:** Avoidance and minimization measures BR-1, 2, 6, 8, 10, 11, and GS-1, 2, are required to avoid and/or reduce the potential impacts to water quality.



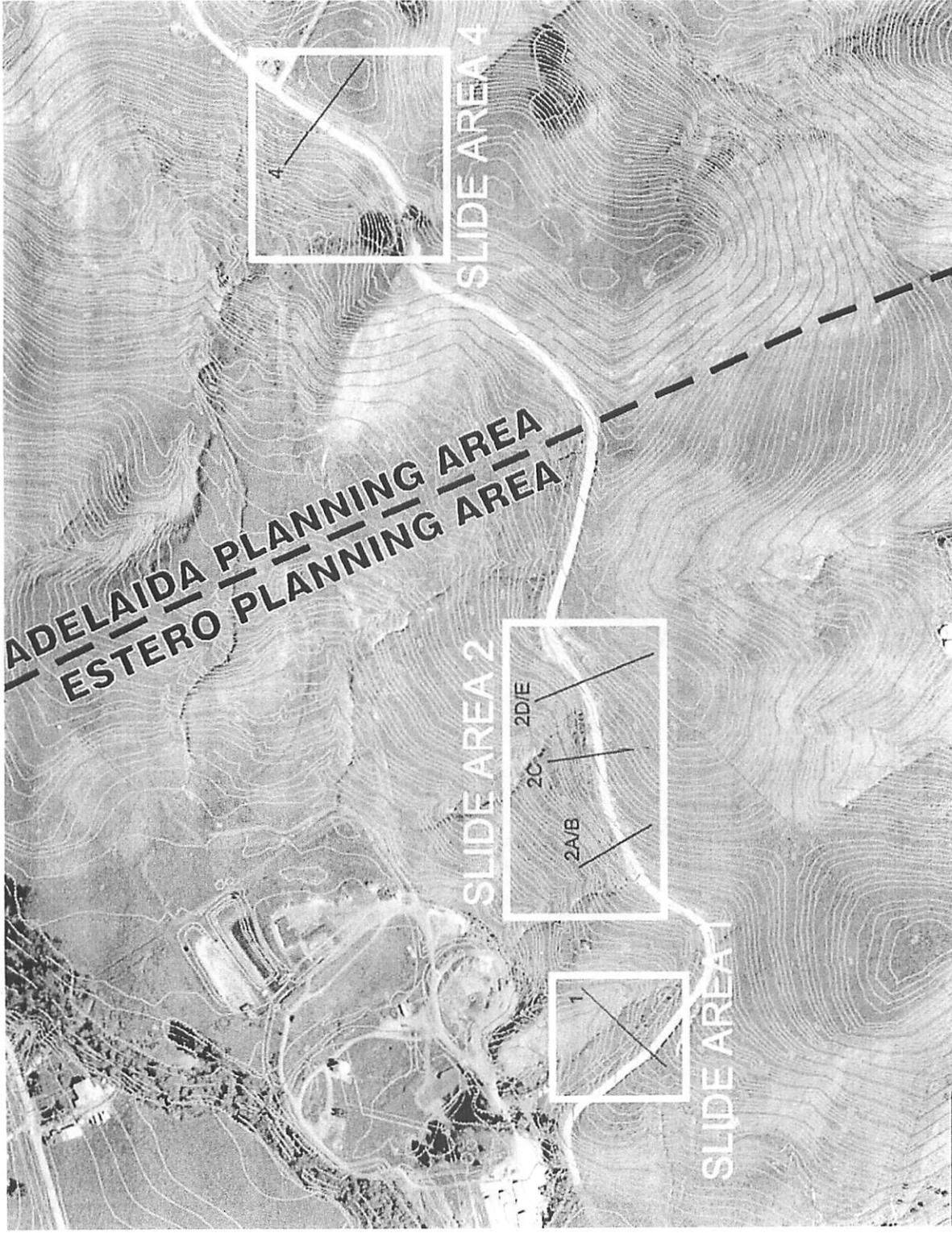
PROJECT

Variance
Chevron/ DRC2012-00093



EXHIBIT

Vicinity Map



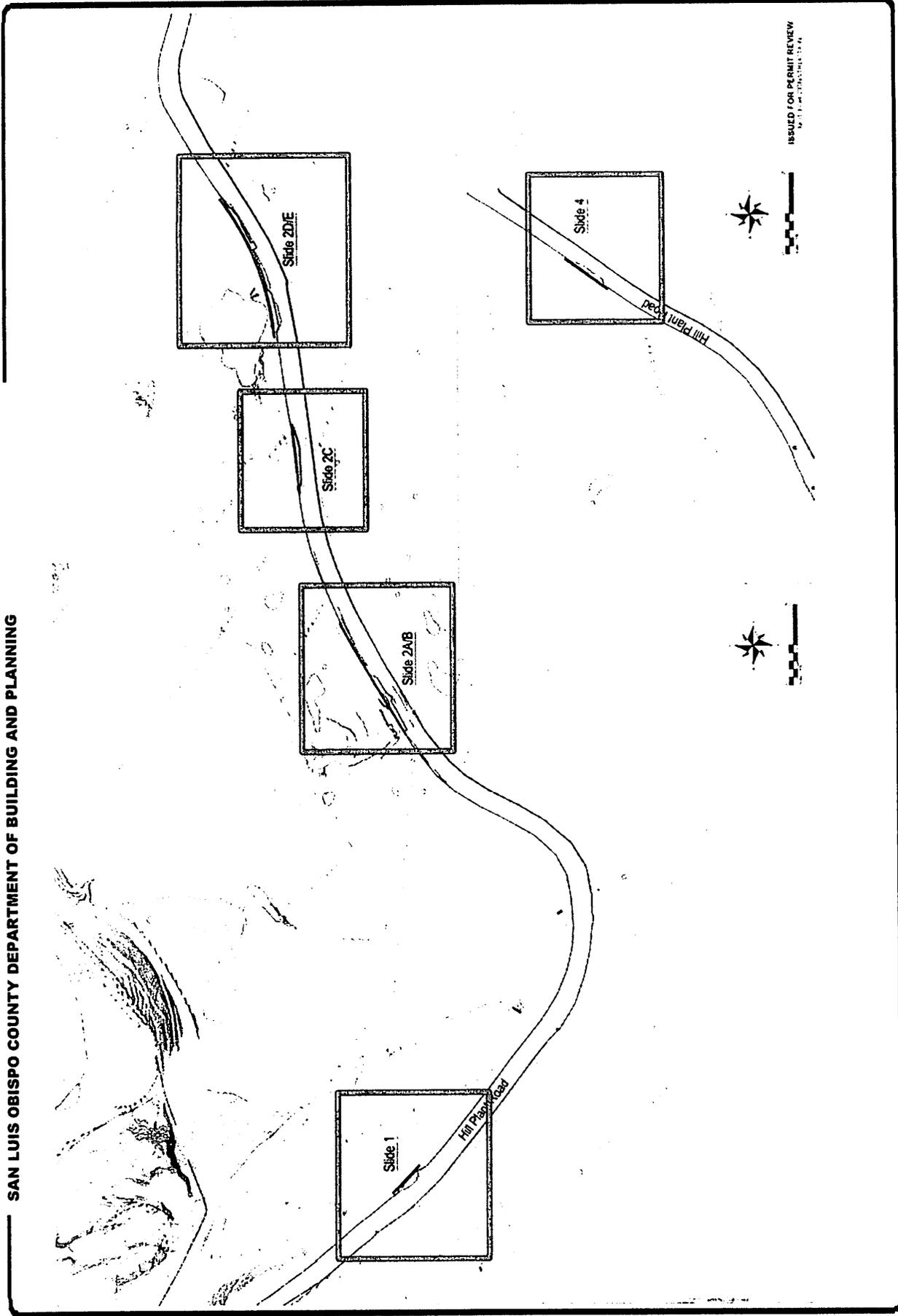
PROJECT

Variance
Chevron/ DRC2012-00093



EXHIBIT

Aerial Photograph – Slide Areas



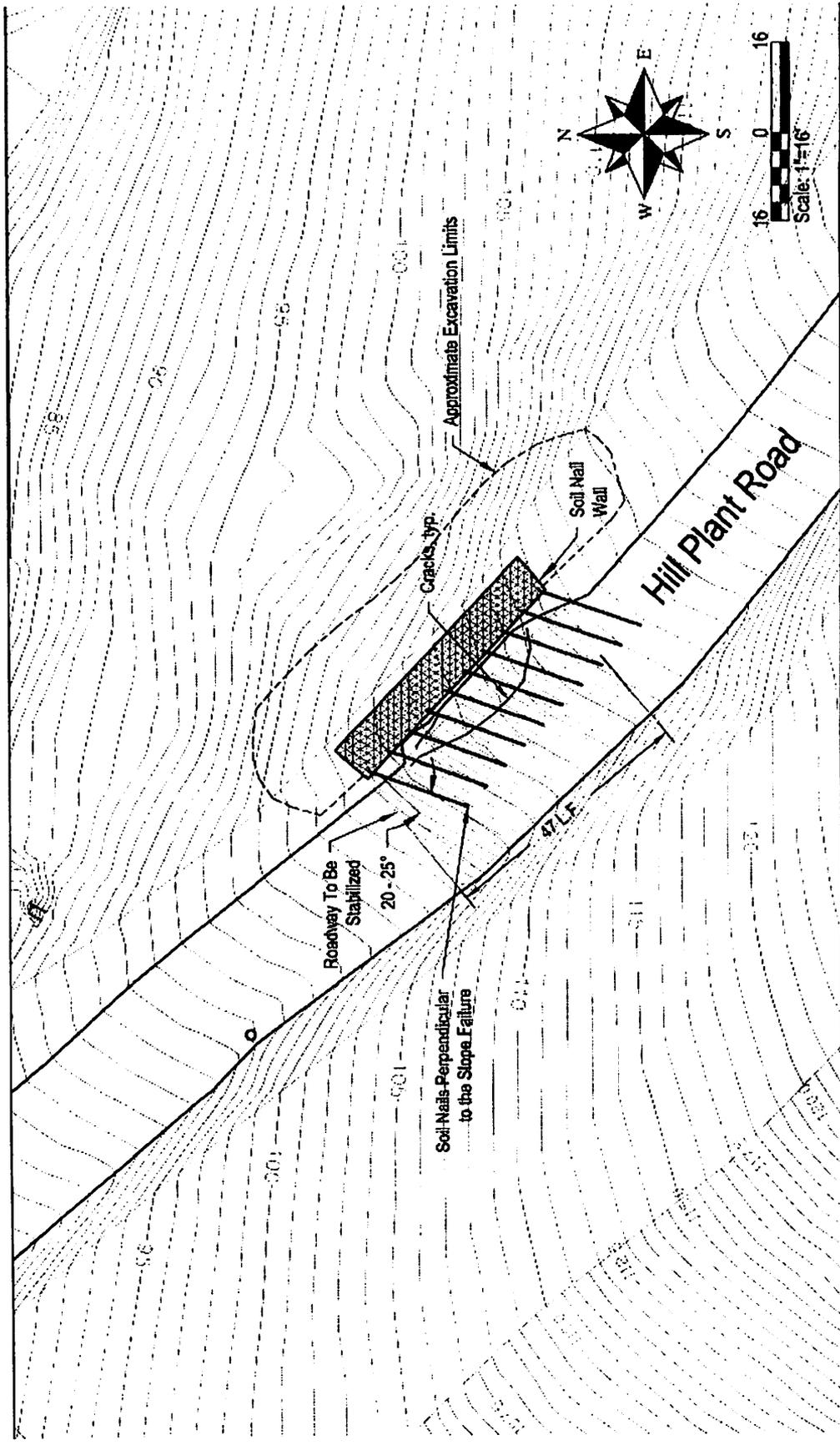
PROJECT

Variance
Chevron/ DRC2012-00093

EXHIBIT

Slide Area 1, 2, and 4 Detail





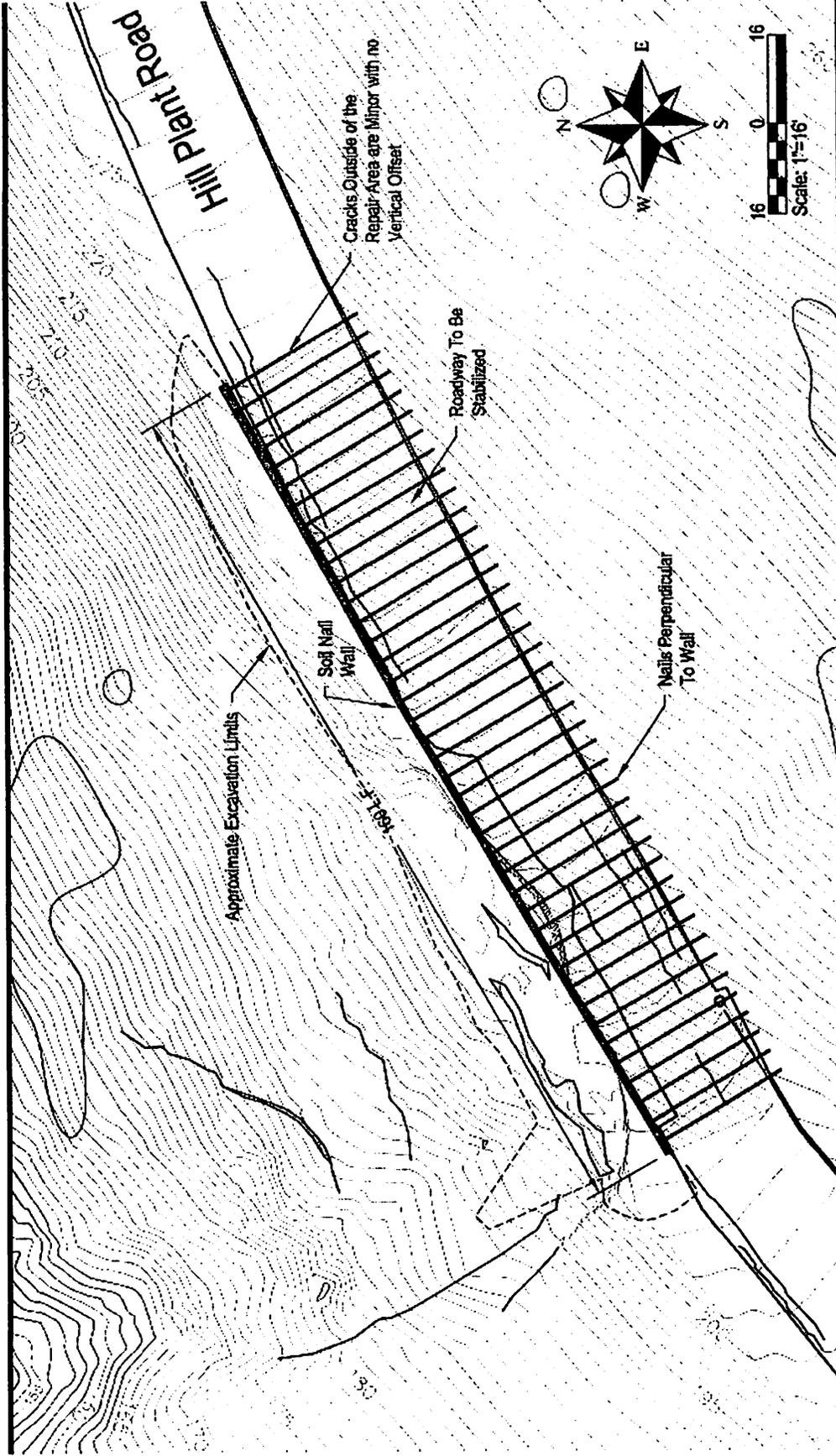
PROJECT

Variance
Chevron/ DRC2012-00093



EXHIBIT

Slide Area 1 Detail

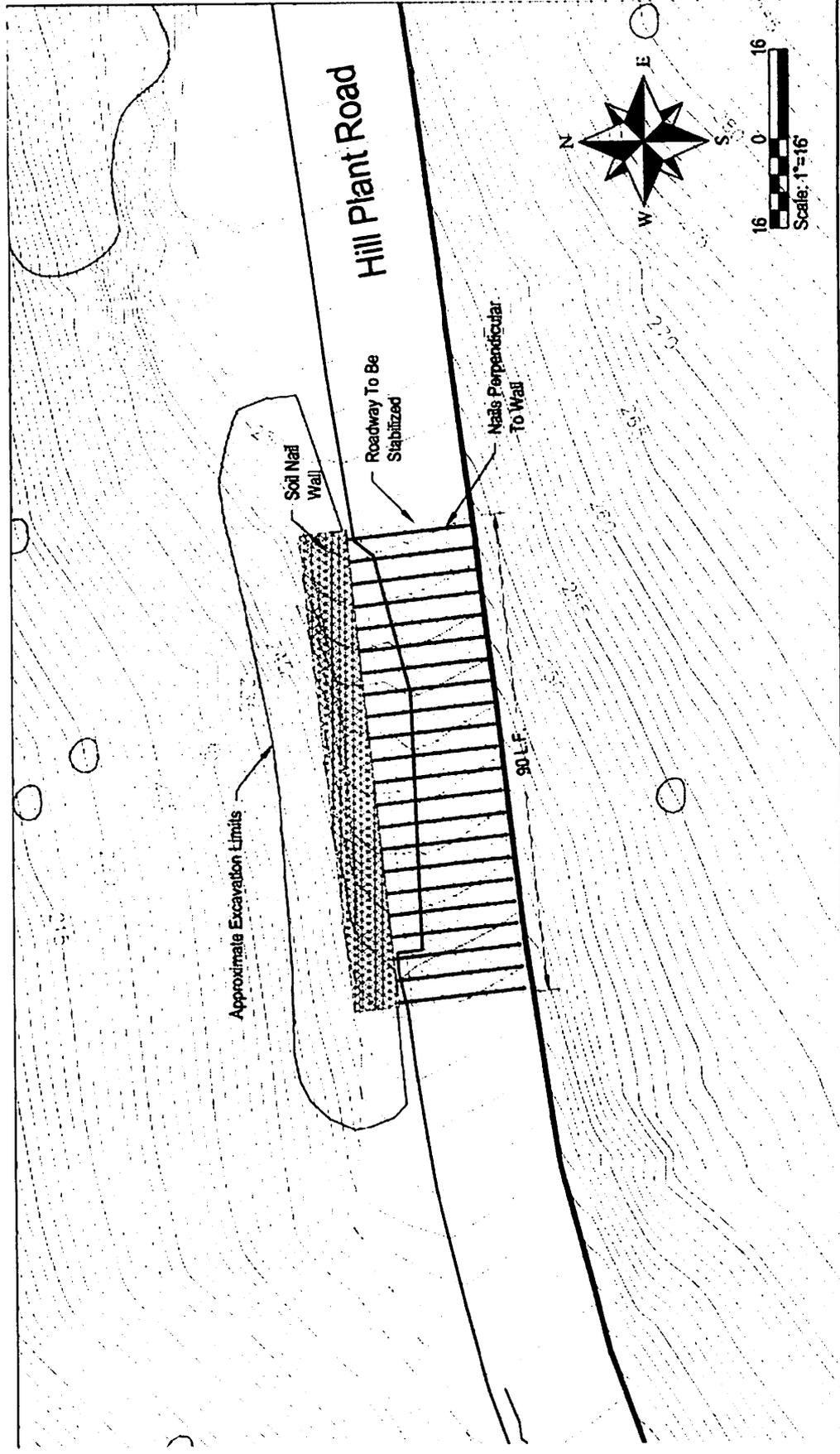


PROJECT

Variance
Chevron/ DRC2012-00093

EXHIBIT

Slide Area 2A/B Detail

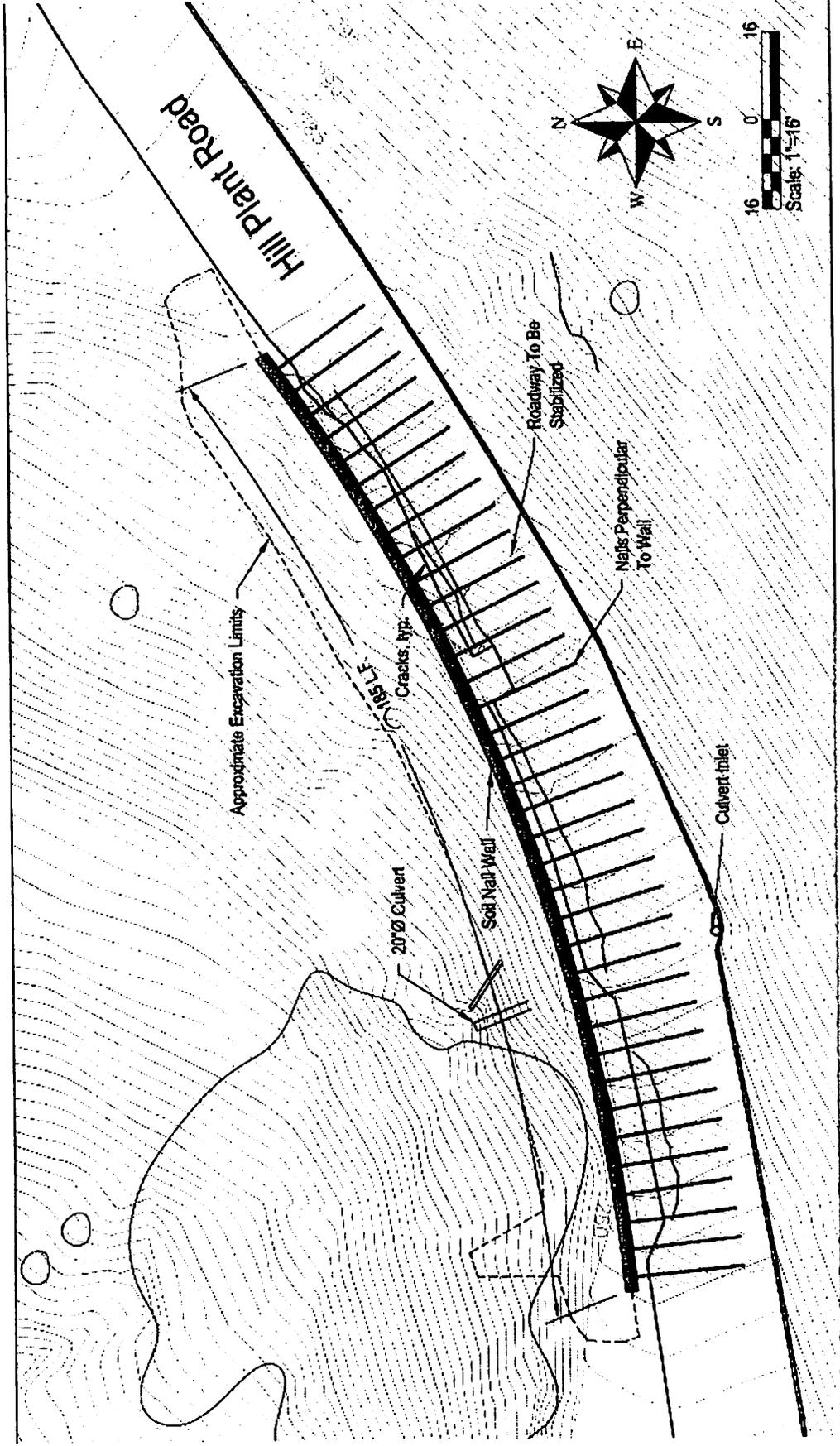


PROJECT

Variance
Chevron/ DRC2012-00093

EXHIBIT

Slide Area 2C Detail



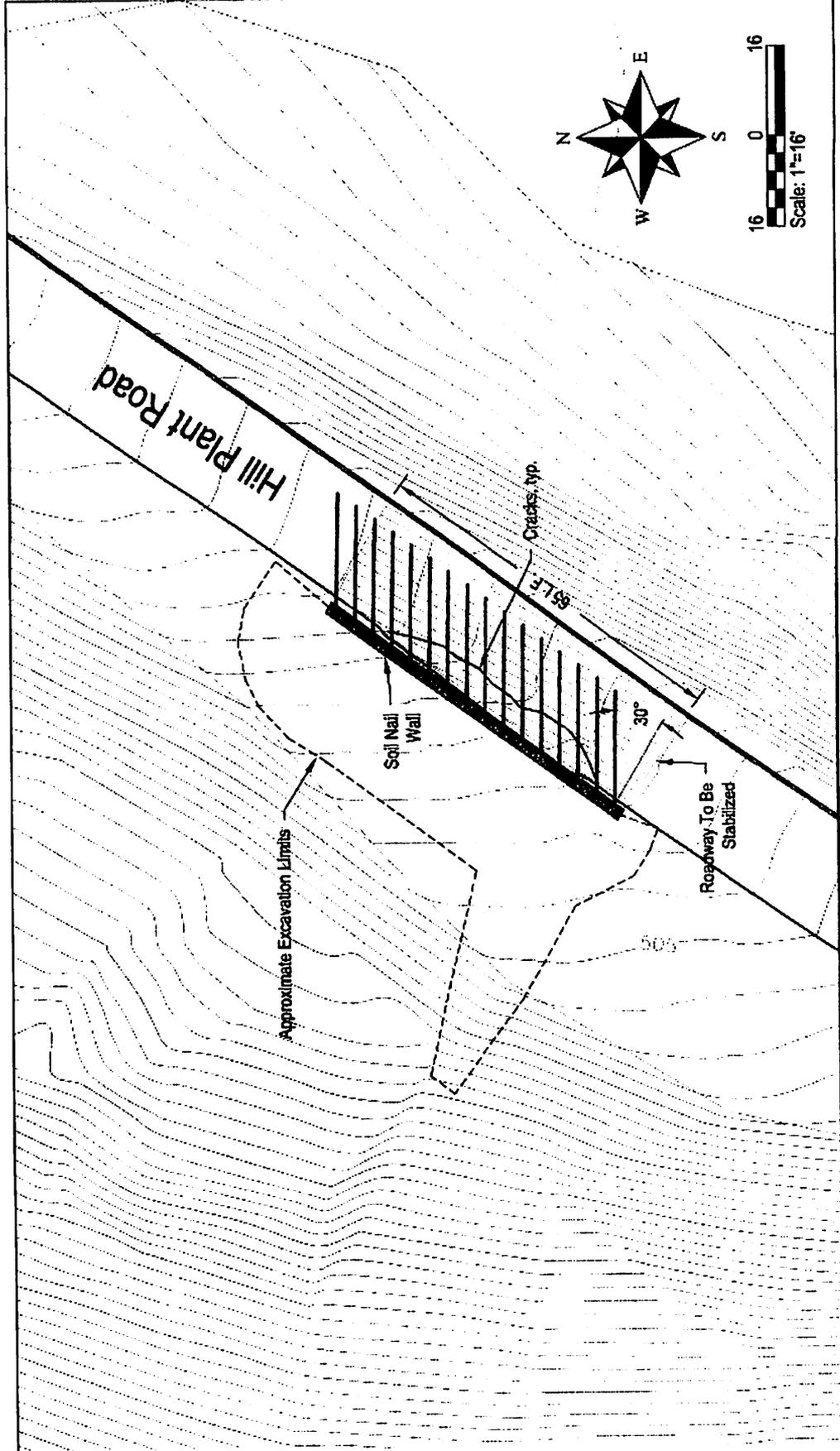
PROJECT

Variance
Chevron/ DRC2012-00093

EXHIBIT

Slide Area 2D/E Detail





PROJECT

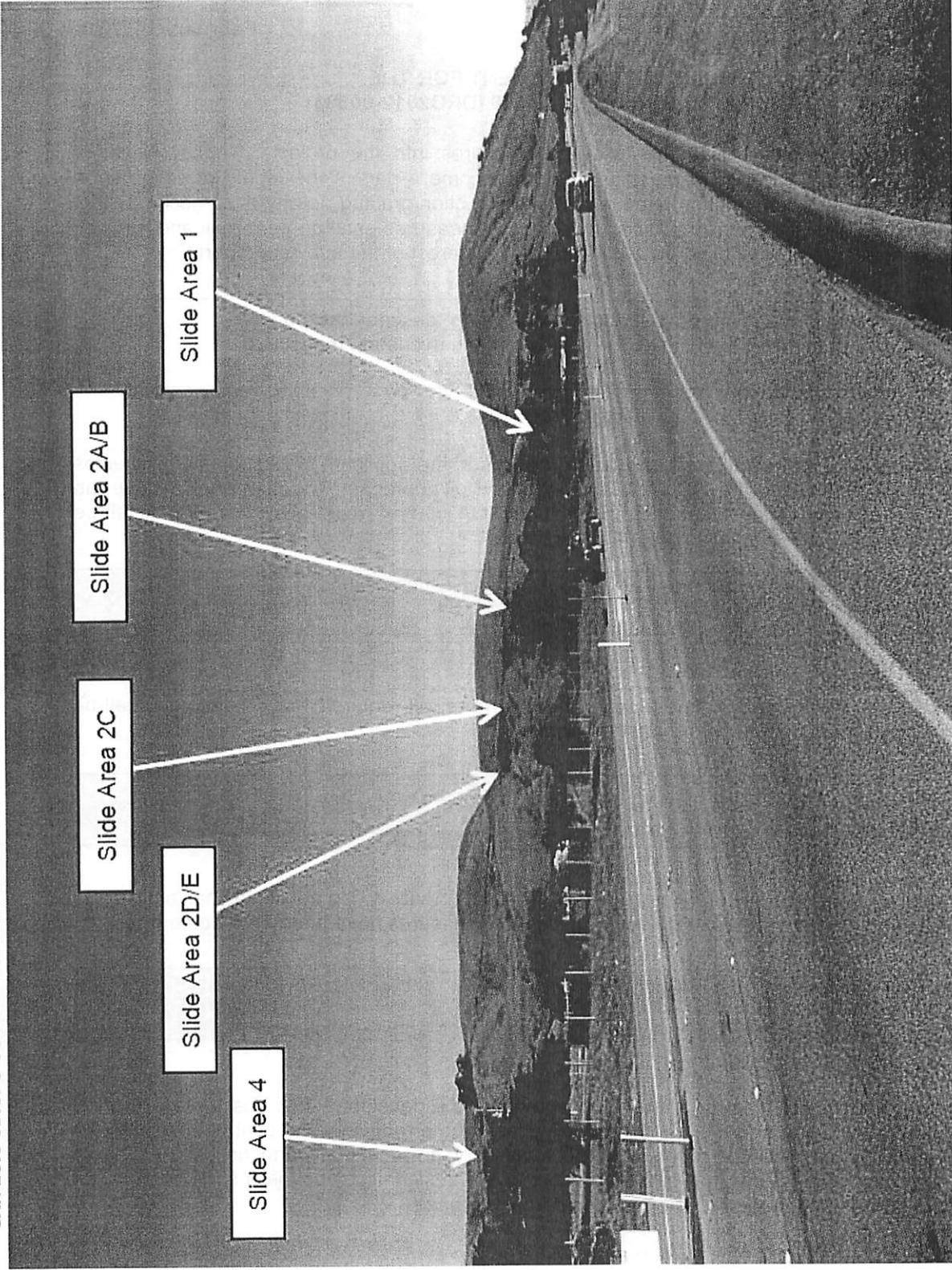
Variance

Chevron/ DRC2012-00093

EXHIBIT

Slide Area 4 Detail





PROJECT

Variance
Chevron/ DRC2012-00093



EXHIBIT

Aesthetics – Highway 1 View

February 14, 2014

**DEVELOPER'S STATEMENT FOR THE
CHEVRON VARIANCE ED13-068 (DRC2012-00093)**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading 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.

AIR QUALITY

AQ-1: At the time of application for construction permits, the applicant shall submit an Asbestos Dust Mitigation Plan to the SLOAPCD and County for approval. The plan shall include the "Fugitive PM₁₀ Mitigation Measures" as well as NOA control measures. The plan shall be approved by the APCD prior to ground disturbance.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-2: At the time of application for construction permits, all required PM₁₀ measures shall be shown on applicable grading or construction plans.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-3: Prior to commencement of construction / grading activities, the applicant shall notify the APCD, by letter that the above air quality mitigation measures have been or will be applied.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-4: During construction/ground disturbing activities, the developer shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to construction / grading permit issuance.

- a. Reduce the amount of disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust

- from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock-pile areas shall be sprayed daily as needed;
 - d. Permanent dust control measures identified in the approved project plans shall be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding, soil binders, or other approved methods are used;
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. Install wheel washers or rumble strips where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
 - l. All these fugitive dust mitigation measures shall be shown on grading and building plans; and
 - m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-5: Should hydrocarbon contaminated soil be encountered during construction activities, the APCD shall be notified as soon as possible and no later than 48 hours after affected material is discovered to determine if an APCD Permit will be required. In addition, the following measures shall be implemented immediately after contaminated soil is discovered:

- a. Cover excavations with an APCD approved vapor control material at the end of each work day;
- b. Covers on storage piles shall be maintained in place at all times in areas not actively involved in soil addition or removal;
- c. Contaminated soil shall be covered with a barrier such as plastic tarp or soil sealant as Soil Sement. No headspace shall be allowed where vapors could accumulate;
- d. Covered piles shall be designed in such a way to eliminate erosion due to wind or water. No openings in the covers are permitted;
- e. During soil excavation, odors shall not be evident to such a degree as to cause a public nuisance; and
- f. Clean soil must be segregated from contaminated soil.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

AQ-6: Complaints about odor or dust shall be directed to the onsite representative of CEMC. All complaints and breakdowns shall be reported to the APCD within four hours of receipt of event. Equipment or process breakdowns, including the process of minimizing fugitive emissions from the soil excavations or stockpiles, shall be reported in writing to the APCD according to the criteria required under the APCD Rule 107. Records will be kept on site during project activities.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BIOLOGICAL RESOURCES

BR-1: At the time of application for construction permits, a Spill Contingency Plan shall be developed for the project. All vehicles shall be staged only in appropriately marked and protected areas and at no time shall any cleaning and/or refueling of equipment be allowed upslope and/or within the vicinity of designated wetlands or creeks. Oil clean up materials shall be on-site and readily available to immediately clean up any oil and/or other hazardous materials.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-2: Prior to commencement of grading activities, an Environmental Sensitivity Orientation shall be prepared and presented to all on-site personnel at the project kick-off meeting. The orientation shall discuss sensitive species with potential to occur in the project impact areas. The orientation shall explain the importance of minimizing disturbance and adhering to all permit conditions.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-3: Prior to commencement of grading activities, a qualified biologist shall be retained to conduct pre-activity surveys of the proposed impact areas and the adjacent habitat within the Biological Survey Area prior to the mobilization, operation, and demobilization of project equipment. All burrows within the proposed impact area will be identified and avoided to the greatest extent feasible. In the event open burrows cannot be avoided, a qualified biologist approved by the USFWS will use a fiber optic scope to search the burrow and if the burrow is empty, collapse of the entrance of the burrows may proceed by hand, three days prior to excavation activities. If the burrow has been dug up by an animal the following day, the burrow shall be scoped and hand collapsed again until it has been undisturbed for three consecutive days. In the event a CRLF has been identified, all project activities will immediately cease and the USFWS will be contacted to attain further guidance.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-4: Prior to commencement of grading activities, a qualified biologist shall perform pre-activity nesting bird surveys to determine if nesting birds are present within the project site.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-5: Prior to commencement of grading activities, a qualified biologist shall review the mapped sensitive plant population areas and current project plans to ensure project activities do not impact additional sensitive plant species to the greatest extent feasible.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-6: Upon completion of the pre-activity surveys and prior to ground disturbance, the boundaries of each work area shall be clearly defined and marked with visible flagging/fencing. The smallest feasible impact areas shall be delineated by the on-site monitor. All excavation activities are to remain within delineated impact areas and no excavation of contaminated materials shall occur outside these limits. The use of heavy equipment and vehicles shall be limited to the proposed project limits, existing roadways, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging/fencing. A qualified biologist shall monitor project activities to ensure the work is limited to the delineated impact areas.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-7: During construction/ground disturbing activities, a qualified biologist shall be on-site during initial project activities and will be responsible to assure the mitigation measure and monitoring requirements are being completed in accordance with the specifications and shall report non-compliance to the on-site project manager and County representative. Should unanticipated field conditions be encountered during project activities, the biological monitor shall coordinate with the County and the onsite contractor to modify the impact areas to minimize loss of rare plants.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-8: During construction/ground disturbing activities, the use of heavy equipment and vehicles

shall be limited to the proposed project limits, existing roadways, and defined staging areas/access points. Equipment shall be inspected by the operator on a daily basis to ensure that the equipment is in good working condition and no fuel or lubricant leaks are present.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-9: During construction/ground disturbing activities, any disturbed or excavated soil produced during landslide repair activities, shall include the salvage of the first 6-inches of topsoil and placed aside during project activities. Immediately following repair of the landslide features, topsoil shall be replaced. In areas where sensitive plants cannot be avoided by project impacts, a qualified biologist shall identify and map the extent of the sensitive species that have the potential to be impacted, prior to excavation, for future restoration purposes. The replacement of topsoil is intended as the primary restoration measure to re-establish the vegetation to pre-project conditions.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-10: On-going conditions of approval (valid for the life of the project), no ground-disturbing activities shall be conducted during rain events or within 24 hours of any predicted rain event (i.e., 50% chance of rain or greater).

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

BR-11: On-going conditions of approval (valid for the life of the project), the on-site monitor will be responsible for assuring the mitigation measures and monitoring requirements are being completed in accordance with the specifications and will report non-compliance to the onsite project manager and federal, state, and/or county representatives, as necessary.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CULTURAL RESOURCES

CR-1: At the time of application for construction permits, the applicant will submit a monitoring plan, prepared by a subsurface-qualified archaeologist that provides details on how the archaeologist will monitor grading and excavation activities during construction and the process to follow should resources be encountered. The applicant will retain a qualified archaeologist and Native American representative to implement the monitoring plan during construction and verify to the county that construction work adhered to the plan.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-2: Earth disturbing activities shall be limited to the extent feasible to those areas previously disturbed.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-3: During construction/ground disturbing activities, the applicant will retain a qualified archaeologist to observe the area of proposed development after it has been cleared of vegetation. Should any resources be found, the applicant will implement the recommendations of the archaeologist.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-4: During construction/ground disturbing activities, monitoring by a qualified archeologist and Native American representative during ground disturbing activities for all three Slide Areas.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-5: During construction/ground disturbing activities, the equipment operator will make no more than 3-inch lifts with each pass to allow the archaeologist and Native American representative to adequately inspect the soil or until the project archaeologist determines the depth of excavation is occurring with a soil horizon that does not have the potential to contain cultural resources.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-6: During construction/ground disturbing activities, In the event cultural resources are discovered, construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-7: During construction/ground disturbing activities, if cultural resources are encountered during construction in any of the three slide areas, work shall be stopped within 50 feet of the area of the find pending consultation between the project archaeologist, Padre, and Chevron. The project archaeologist will determine the potential significance of the find and, in consultation with Padre and Chevron, develop measures designed to eliminate adverse impacts. Such measures can include avoidance through project redesigns, or Phase II testing (excavation) to evaluate the significance of the find.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-8: During construction/ground disturbing activities, in the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

CR-9: If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition and pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendent of the deceased Native American, who will then serve as consultant on how to proceed with the remains (i.e. avoid, rebury).

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Geology and Soils

GS-1: At the time of application for construction permits, the owner/application shall submit an Erosion and Sediment Control Plan using BMPs designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments on-site. The Erosion and Sediment Control Plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by the Department of Public Works. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

GS-2: All trenched and excavated areas shall be compacted to 90% relative compaction (modified proctor dry density), unless alternate compaction densities are required, per Site Revegetation Plan recommendations, to help minimize the channeling of runoff, erosion, and the potential for localized landslides. All excavations shall be returned to their original lines and grades.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

GS-3: Implementation of AQ-1 will minimize impacts from NOA.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

Water and Hydrology

WH-1: At the time of application for construction permit, the applicant shall prepare and implement a Stormwater Prevention Plan in accordance with the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activities. The applicant shall submit a Storm Water Pollution Prevention Plan that satisfies the requirements set forth by the SWRCB and Central Coast Regional Water Quality Control Board to be implemented during all project activities. Best Management Practices must be designed, installed, and maintained during land disturbing activities in order to effectively reduce erosion and sedimentation impacts to nearby waterways.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

WH-2: On-going conditions of approval (valid for the life of the project), no ground-disturbing project activities shall be conducted during rain events or within 24 hours of any predicted rain event (i.e., 50% chance of rain or greater)

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

WH-3: Avoidance and minimization measures BR-1, 2, 6, 8, 10, 11, and GS-1, 2, are required to avoid and/or reduce the potential impacts to water quality.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

The applicant understands that any changes made to the project 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.



Signature of Owner(s)

2/19/2014
Date
