



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

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

ENVIRONMENTAL DETERMINATION NO. ED13-202

DATE: July 3, 2014

PROJECT/ENTITLEMENT: Nipomo Grande Phased Vesting Tentative Tract Map (Tract 2923)/ Minor Use Permit (SUB2006-00205)

APPLICANT NAME: Nipomo Grande, LLC.
ADDRESS: 645 Clarion, San Luis Obispo, CA 93401
CONTACT PERSON: Emily Ewer, Oasis Associates **Telephone:** (805)541-4509

PROPOSED USES/INTENT: Request by Nipomo Grande, LLC for a Phased Vesting Tentative Tract Map (Tract 2923) and a concurrent phased Minor Use Permit to allow for the subdivision and multi-family residential development of an existing 1.14 acre parcel (APN 092-142-034) into seventeen (17) residential parcels, ranging in size from 1,325 SF to 1,638 SF; and one (1) common interest parcel (25, 841 SF in size). The common interest parcel will include the project's common and shared areas, such as the access driveways, drainage facilities, open space, and visitor parking. The multi-family development consists of five (5) two-story buildings, with three (3) to four (4) units per building. The construction of the multi-family development would occur in three (3) phases. The project includes off-site road improvements to Avenida de Amigos and Grande Avenue. The project will result in the disturbance of the entire 1.14 acre parcel. The proposed project is within the Residential Multi-Family land use category.

LOCATION: The project is located at 545 Grande Avenue, at the southeast corner of Avenida de Amigos and Grande Avenue, approximately 200 feet west of South Frontage Road, in the community of Nipomo. The site is in the South County sub area of the South County (Inland) planning area.

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

OTHER POTENTIAL PERMITTING AGENCIES: None

STATE CLEARINGHOUSE REVIEW: YES NO

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

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

20-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.

	Xzandrea Fowler		County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.4) Using Form

Project Title & No. Vista Grande Multi-Family Phased Vesting Tentative Tract Map/ Minor Use Permit ED13-202 (SUB2006-00205/Tract 2923)

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

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

Xzandrea Fowler
Prepared by (Print)

Signature

June 19, 2014
Date

Steve McMasters
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator June 19, 2014
(for) Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The 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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Nipomo Grande, LLC for a Phased Vesting Tentative Tract Map and a concurrent phased Minor Use Permit to allow for the subdivision and multi-family residential development of an existing 1.14 acre parcel (APN 092-142-034) into seventeen (17) residential parcels, ranging in size from 1,325 SF to 1,638 SF, and one (1) common interest parcel (25.841 SF in size). The common interest parcel will include the project's common and shared areas, such as the access driveways, drainage facilities, open space, and visitor parking. The multi-family residential development consists of five (5) two-story buildings, with three (3) to four (4) units per building. The construction of the multi-family residential development would occur in three (3) phases. The project includes off-site road improvements to Avenida de Amigos and Grande Avenue. The project will result in the disturbance of the entire 1.14 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located at the southeast corner of Avenida de Amigos and Grande Avenue, approximately 200 feet west of South Frontage Road, in the community of Nipomo. The site is in the South County sub area of the South County (Inland) planning area.

History. The subject property has been the subject of previous entitlements over time. In 2004, a 20-unit 21,500 square foot apartment project (DRC2004-00179) was approved and a Negative Declaration (ED00-666) was approved. That permit has since expired. In May 2007, Vista Grande Partners submitted a permit application (SUB2006-00205/Tract 2923) to construct an 18-unit Planned Unit Development. While the project application was deemed complete and the environmental analysis initiated by County staff, the Initial Study was never completed. The applicant revised their project and re-submitted the currently proposed project.

ASSESSOR PARCEL NUMBER(S): 092-142-034

Latitude: 35 degrees 1'53.9976" N Longitude: 120 degrees 28'50.9664"W **SUPERVISORIAL DISTRICT # 4**

B. EXISTING SETTING

PLAN AREA: South County **SUB:** South County Inland ; **COMB. DESIGNATION:** None

LAND USE CATEGORY: Residential Multi-Family

VEGETATION: Grasses and Shrubs

TOPOGRAPHY: Nearly level to gently sloping

PARCEL SIZE: 1.14 acres (49,699 square feet)

EXISTING USES: Undeveloped: existing drainage basin

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Commercial Retail; undeveloped	<i>East:</i> Residential Multi-Family; multi-family residences
<i>South:</i> Residential Multi-Family; multi-family residences	<i>West:</i> Residential Multi-Family; multi-family residences

C. ENVIRONMENTAL ANALYSIS

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

Setting/Impact. The proposed project is located on the northeast corner of Grande Avenue and Avenida de Amigos, approximately 350 feet west of Highway 101, in the community of Nipomo. The project site is located adjacent to residential multi-family developments to the east and south.

The project site is undeveloped. There is an existing drainage basin on the east corner of the property. There are no trees on the project site, which is currently vegetated with seasonal non-native grasses. The area's topography consists of flat to gently sloping developed areas and gently sloping undeveloped grassland. There are no existing right-of-way improvements, including curb, gutter, or sidewalk along the street frontages. There are parcels within the same Residential Multi-Family (RMF) land use category as the project site, that lie to the south, east and west, and are all developed with multi-family residences. The vegetation in the area surrounding the project site, where parcels remain undeveloped or where landscaping hasn't been installed, is composed of a mix of seasonal non-native grasses, and widely scattered oaks.

Building Architecture, Height and Materials. The proposed buildings would be approximately 26 feet in height. The architectural design is traditional, with moderately pitched roofs, minimal overhangs, side gables and front facing gable or shed roofs. The proposed exterior finish is low texture stucco in complementing colors, with horizontal siding accents. High quality windows and highly durable interior finishes are incorporated throughout the design.

Landscape. The landscape architectural design consists of selectively placed trees and shrubs, of appropriate height and species, to create an aesthetically pleasing planting design. The planting scheme is designed with large canopy trees to provide shade for exterior areas, to frame desirable views of the hills, to screen utilitarian areas, and protection from the prevailing wind. Fruit trees are located around the site for use by the residents.

Visual Character. The proposed multi-family residential development would be visible from multiple public travel ways, including Highway 101, South Frontage Road, Grande Avenue (a collector street) and Avenida de Amigos (a local road (cul-de-sac)). All proposed buildings include classic traditional American-style architecture and detailing. Heights of buildings are consistent with existing adjacent residential developments. The site is located in an area of Nipomo that is primarily developed with

multi-family residential uses. Both one and two story structures are common. The highway runs north and south at a slightly lower elevation than the site. This grade change in conjunction with the existing developments and landscaping proposed along Grande Avenue will screen the project from view.

The proposed project will consists of seventeen (17) residences oriented around a central drive, with the existing drainage basin located in the southeast corner of the site. The multi-family residential development consists of five (5) two-story buildings.

Nighttime Lighting. Nighttime lighting for the project has the potential to be visually intrusive to the landscape and be a source of nighttime glare including lights from residential buildings, parking areas, and the common recreational area. Given the number of residential units and the proposed location of parking areas, lighting in these areas could provide a source of light and glare that could affect surrounding residential uses.

While night construction is not planned, it may be necessary to extend construction into the evening. In these instances, temporary lighting would be used. This could create a significant glare impact.

Mitigation/Conclusion. The project meets all applicable design guidelines for multi-family residential structures. It will be similar in design and color scheme to other recent developments in the Nipomo area. It is considered compatible with the surrounding uses.

Night Time Lighting. A lighting plan is required by ordinance. The plan will require demonstration of all exterior lighting, including lighting associated with night construction, to be shielded or directed so as to not illuminate beyond the property boundaries. With proper application of the lighting plan, the general illumination level may increase slightly in the area, but the significant impact will be reduced to a level of insignificance. Based on the above discussion, implementation of the mitigation described above and listed in Exhibit B would mitigate the identified visual impact to less than significant levels.

2. AGRICULTURAL RESOURCES

Will the project:

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

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

Land Use Category: Residential Multi-Family

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland or Farmland

In Agricultural Preserve? No

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

Oceano sand (0 – 9 %). This nearly level to gently sloping sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated 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.

Non-Attainment. The County is within the South Central Coast Air Basin, which is currently considered by the state as being in “non-attainment” (exceeding acceptable thresholds) for **Error! Reference source not found.** (PM₁₀, or fugitive dust) and ozone.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (**Error! Reference source not found.**) 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. To address these impacts APCD has developed a program (CEQA Air Quality Handbook) to establish impact thresholds and mitigation measures to address most project-related air quality impacts.

Freeway. The project is within 500 feet of Highway 101. This portion of the Highway generates more than 100,000 vehicle trips per day. The “Air Quality and Land Use Handbook: A Community Health Perspective”, prepared by the California Environmental Protection Agency and California Air Resources Board, has identified that human exposure to the diesel emissions and related air pollution within such high traffic areas can be unhealthy, especially for children (e.g., variety of respiratory symptoms, asthma exacerbations, and decreases in lung function in children, cancer). The project is considered a “sensitive use” as defined by the California Air Resources Board (which are schools, residences, day care centers, playgrounds, or medical facilities), and therefore is considered a potentially significant health risk.

Impact. As proposed, the project will result in the disturbance of approximately 49,699 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cy/day and disturbing less than 4 acres of area, therefore it is anticipated to be below the general thresholds for triggering short term construction-related impact mitigations. However, the project is in close proximity to sensitive receptors (the project site is surrounded by existing residential developments) which might result in nuisance complaints and should therefore be subject to dust and/or emission control measures during construction to limit the potential nuisance.

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.

Greenhouse Gas (GHG) Emissions. This project is a residential multi-family development. 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.

Non-attainment. Each new residence(s) will be subject to the South County Air Quality Mitigation fee, which is intended to partially mitigate the cumulative effects of new residential development within the South County planning area. This program funds several strategies within the South County to improve air quality and reduce single-occupant vehicles, by: attracting transit ridership through regional bus stop improvements; encouraging carpooling through park-and-ride lot improvements and

ridesharing advertising; promoting the use of bicycles through bike lane installation; reducing dust through limited road paving of several unpaved roads; and by providing electronic information/services locally to reduce vehicle trip lengths.

Freeway. The impact of traffic emissions is on a gradient that at some point becomes indistinguishable from the regional air pollution problem. As air agencies work to reduce the underlying regional health risk from diesel PM and other pollutants, the impact of proximity will also be reduced.

Mitigation/Conclusion. Based on the project’s previously identified air quality impacts, the applicant has agreed to implement the following measures to reduce air quality impacts to less than significant levels:

Fugitive Dust (PM₁₀). To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

Material-Containing Asbestos. Prior to demolition of onsite structures or underground pipes, the applicant has agreed to comply with the requirements listed in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). These requirements include, but are not limited to: 1) APCD notification; 2) completed asbestos survey conducted by a Certified Asbestos Inspector, and; 3) applicable removal and disposal requirements of identified asbestos-containing materials.

Naturally-Occurring Asbestos. Prior to grading or site disturbance, the applicant has agreed to retain a qualified individual to conduct a geologic investigation for naturally-occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program.

Developmental Burning. To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

Implementation of the mitigation measures described above and listed in Exhibit B would mitigate all identified air quality impacts to less than significant levels.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

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

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

On-site Vegetation: Grasses and shrubs

Name and distance from blue line creek(s): Nipomo Creek, 0.30 miles

Habitat(s): Santa Barbara vernal pool region

Site's tree canopy coverage: None, there are no trees on the subject project site

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

Plants – Sand mesa manzanita. Sand mesa manzanita (*Archostaphylos rudis*) has been found about 0.98 miles to the west and 0.86 miles to the southwest. This evergreen shrub is generally found on sandy soils in chaparral and coastal scrub areas between the 25 and 230-meter (80 to 760 foot) elevations (Tibor 2001). The blooming period is November through February. The sand mesa manzanita is considered rare by CNPS (List 1B, RED 2-2-3).

Wildlife – Vernal pool fairy shrimp. Vernal pool fairy shrimp (*Branchinecta lynchi*) have not been found within a mile of the project site. Vernal pool fairy shrimp is considered federally threatened. This species is endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, as well as found in rain-filled pools. The shrimp inhabits small, clear-water sandstone-depression pools and grassed swales, earth slumps, or basalt-flow depression pools.

Habitat - Vernal Pool Region. The project site occurs within the Santa Barbara Vernal Pool Region designated by the California Department of Fish and Wildlife. Furthermore, the project site is in an area designated as critical habitat for the vernal pool fairy shrimp (*Branchinecta lynchi*), a small aquatic crustacean that is listed as a federal threatened species and is associated with vernal pool habitat.

Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

Stormwater Pollution Prevention Plan (SWPPP). The project proposes to disturb more than one acre. Therefore, prior to work beginning, the project will be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that has been approved by the Regional Water Quality Control Board or County. This Plan will include measures to reduce potential sedimentation, erosion and

drainage impacts to existing downstream water sources.

Impact. Site visits were conducted by staff in January 2008, December 2013, and April 2014 to identify the potential for vernal pool habitat and/or listed plant and fairy shrimp species. At this time, no evidence of vernal pools or potential areas for ponded water has been observed (located outside of the existing drainage basin area). The site was highly disturbed from activities associated with previous grading. There was no indication of habitat suitable for supporting fairy shrimp or sensitive species associated with vernal pools. An existing drainage basin, located in the southeast corner of the site, will continue to be used as a drainage basin for the residential development to the south and the proposed project. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. As previously mentioned, the project will be required to prepare and implement a Stormwater Pollution Prevention Plan, and will include measures to further reduce potential sedimentation, erosion and drainage impacts to nearby water sources. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. Both prehistoric and historic cultural resources are known to exist in the Nipomo area. A Phase I archaeological survey was performed in October 1989 by W.B. Sawyer for the project site and for the site immediately to the south. The results of the Phase I survey were negative for cultural or historic resources. No historic structures are present, and no paleontological resources are known to exist in the vicinity of the project area, because the area is located on sand dune deposits, which are generally too young to contain significant paleontological resources.

Impact. The project is located in an area generally considered to be culturally sensitive due to the historical occupation by the Obispeno Chumash. A Phase 1 surface survey was conducted (W.B. Swayer; 1989), and no evidence of cultural materials was noted on-site, therefore, based on the results of the Phase I report, it is unlikely that significant archaeological resources are present on the project site. No structures are present and no paleontological resources are known to exist in the area. Impacts to historical or paleontological resources are not expected.

Local Regulations- Per Section 22.10.040 of the County's Land Use Ordinance (Inland), the following measure is in place to help reduce impacts to archeological resources as a result of unanticipated finds:

In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

- A. *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.

- B. 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.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur. Implementation of the mitigation measures described above and listed in Exhibit B would mitigate impacts to archaeological resources as a result of unanticipated finds to less than significant levels.

6. GEOLOGY AND SOILS

Will the project:

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

Geology. The topography of the project site is nearly level. The area proposed for development is outside the Geologic Study Area designation. The landslide and liquefaction potential are low to moderate. No active fault is known to exist on or near the project site. The project is not within a known area containing serpentine or ultramafic rock or soils. A Soils Engineering Report conducted for the project by Earth Systems Pacific (May 8, 2007) included several standard recommendations for site preparation and construction. There is no evidence that measures above what would already be required by ordinance or code are necessary.

Drainage. The area proposed for development is outside the 100-year Flood Hazard designation. The closest source of surface water from the proposed development is Nipomo Creek, located approximately 0.3 miles to the east. As described in the NRCS Soil Survey, the soil is considered well drained. The proposed drainage system would utilize the existing drainage basin on the east side of the property which was designed to service the subject property and the adjacent property to the south. Based on the hydrology analysis, there is adequate volume available in the basin for the site's stormwater needs (see Water discussion). Since the project drains to a terminal basin onsite, additional storm water treatment is not required per County of San Luis Obispo drainage standards.

Sedimentation and Erosion. The soil type mapped for the project site is Oceano sand (0-9% slope). As described in the NRCS Soil Survey, the soil has a high erodibility and low shrink swell characteristics. One driveway, 5 residential buildings, curb, gutter and sidewalk improvements, recreational areas, and onsite parking are proposed. As proposed Grande Avenue would provide access to the project site from the north, and Avenida de Amigos would provide access from the west. The existing retaining walls for the drainage basin range in height from 0.5 to 5.0 feet and are located in the southeast section of the site. Implementation of the proposed project would result in the disturbance of 1.14 acres.

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.

The Clean Water Act has established a regulatory system for the management of storm water discharges from construction, industrial and municipal sources. The California State Water Resources Control Board (SWRCB) has adopted a National Pollution Discharge Elimination System (NPDES) Storm Water General Permit, which requires the implementation of a Storm Water Pollution Prevention Plan (SWPPP) for discharges regulated under the SWRCB program. Currently, construction sites of one acre and greater may need to prepare and implement a SWPPP that focuses on controlling storm water runoff. Municipal and industrial sources are also regulated under separate NPDES general permits. The Regional Water Quality Control Board is the local extension of the SWRCB, who currently monitors these SWPPPs

Impact. As proposed, the project will result in the disturbance associated with grading for and construction of the five residential buildings, roadways, associated paving, landscaping and drainage improvements would create exposed grade areas subject to increased soil erosion and down-gradient sedimentation. Total grading activities and site disturbance would be approximately 1.14 acres for the proposed project, and would be subject to the NPDES program.

Mitigation/Conclusion. Pursuant to Clean Water Act regulations, the applicant is required to prepare and implement a SWPPP during construction to minimize off-site sedimentation and erosion impacts.

Based on the above discussion and implementation of a SWPPP, geology and soils impacts would be mitigated to insignificance and no further measures are required above what will already be required by ordinance or codes.

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"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area. The proposed project is located within the Local Responsibility Area for wildland fires and was referred to the CAL FIRE/County Fire Department. No significant fire safety concerns were identified (Kevin McLean; December 31, 2013). The project is not within the Airport Review area. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). 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. Pursuant to State Fire Code, Standard fire safety measures would be required for future development, such as adequate water supply connection, access road and driveway standards, and fuel modification. Implementation of standard requirements would minimize potential fire risk to less than significant and no additional mitigation measures are necessary.

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting.

Noise Exposure. The proposed project site is located approximately 350 feet west of US Highway 101, immediately west of Frontage Road and south of Grande Avenue. These roads are the primary source of noise in the area. According to the San Luis Obispo County General Plan Noise Element (1992) the subject property is within the 65dB noise contour. A noise investigation was prepared by Donald O. Asquith PhD (July 2, 2001). The investigation identified that the existing one and two story developments that separate the proposed project from the highway act as noise barriers for the

proposed project. The investigation further states that projected future noise levels at the proposed site are within 60 dBA (Ldn) limit set forth by the County Noise Element.

Noise Generation. Implementation of the proposed project would potentially result in the generation of traffic trips, which would contribute to the cumulative generation of transportation-related noise. The proposed project site is located in the proximity of a major highway, expanding residential development; therefore, generation of these trips would not result in a significant level of transportation-related noise.

Impact. The County Noise Element states that the maximum acceptable exterior noise level for residential development is 60 dB and maximum acceptable interior noise level is 45dB. Proposed building 2, would be located in the center of the project site, and building 5 will be located on at the rear of the project site, and will be partially shielded from noise impacts from other buildings. An outdoor recreation area would also be located in the rear half of the project site, surrounded by proposed buildings and the existing drainage basin. Based on the location of the outdoor use area, the proposed buildings along Grande Avenue and Avenida de Amigos would absorb traffic-generated noise, and no additional mitigation is necessary to reduce outdoor noise levels. Indoor noise levels experienced in all buildings may exceed the threshold of 45 dB allowed by the County Noise Element.

Mitigation/Conclusion. The applicant has agreed to incorporate the use of noise reduction features on all buildings to reduce the level of interior noise caused by traffic on Highway 101. Buildings constructed with air conditioning or a mechanical ventilation system, windows and sliding glass doors mounted in low air infiltration rate frames, and solid core exterior doors with perimeter weather stripping and threshold seats, baffled roof and attic vents, and additional construction specifications would mitigate potential indoor noise impacts to a level of insignificance (County of San Luis Obispo; May 1992). In addition the noise investigation recommends that a 6-foot wooden fence be constructed along the projects eastern boundary to ensure that exterior noise levels remain under 60dBA (Ldn). Based on the above discussion and implementation of mitigation measures listed in Exhibit B, potentially significant noise impacts would be reduced to a level of insignificance.

9. POPULATION/HOUSING

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

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

conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will result in new housing stock by adding 17 new multi-family residential dwelling units. The project will not displace existing housing.

Strategic Growth. The project has been compared to the County's Strategic Growth Principals and Policies. Under these Principles and Policies, the following components are applicable to the project:

- ✓ Within a Urban Reserve Line or Village Reserve Line served by community water and sewer
- ✓ Provides for logical, attractive and safe pedestrian circulation within the site.
- ✓ Provides for logical, attractive and safe pedestrian and bicycle connections from the site to adjacent facilities.
- ✓ Buildings are arranged to provide usable and easily accessible private outdoor living spaces.
- ✓ Buildings are arranged to provide usable and centrally located common areas.
- ✓ Building arrangement also maximizes the use of natural lighting, solar access, and to the extent feasible, implements sustainable site drainage concepts.
- ✓ Buildings exhibit high quality architectural design consistent with local community design plans as applicable, and take into account the neighborhood context in terms of building scale, style and site planning.
- ✓ Treatment of façade breaks down massing, articulates depth, and defines the street edge for pedestrians.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by payment of the in-lieu fee. Prior to map recordation, the applicant will pay an affordable housing in-lieu fee consistent with the applicable fee ordinance. No mitigation measures, beyond the payment of the fee, are necessary.

10. PUBLIC SERVICES/UTILITIES

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

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

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

Police: County Sheriff

Location: Oceano (Approximately 7 miles to the northwest)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate

Response Time: 5-10 minutes

Location: Approximately 0.35 miles to the north (Nipomo Fire Station)

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. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels. With the incorporation of the conditions as outlined in the Fire Safety Plan, no further measures are required above what will already be required by ordinance or codes.

11. RECREATION

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

Setting/Impact. The County's Parks and Recreation Element does not show any potential trails going through the proposed project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area. The proposed project was referred to the County Department of General Services – Parks Division for review. The Parks Division did not identify any project-specific potentially significant impacts. Implementation of the proposed 17 residential units would contribute to the cumulative demand for recreational resources in San Luis Obispo County.

Impact Fees. Prior to map recordation, County ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Public Facility Fees will be collected upon construction of each new residential unit, whereby a portion of these fees will be used to expand, acquire, or develop community-serving parks.

Mitigation/Conclusion. In order to offset the cumulative demand for recreational resources, the applicant would be required to pay Quimby and Building Division (Public Facility) Fees. The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no additional mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The proposed site is accessed from Grande Avenue and Avenida De Amigos, and is located west of South Frontage Road and Highway 101, south of the Tefft Street interchange. South Frontage is a collector that extends from West Tefft Street to the north, south to the edge of Nipomo URL. Grande Avenue is a local road that extends from South Frontage Road, west to Orchard Road. Avenida de Amigos is a cul-de-sac, that serves the subject property and three other developed Residential Multi-family parcels. The County has established the acceptable Level of Service (LOS) on roads for this urban area as "D" or better. The existing road network in the area, including the project's access street(s), Grande Avenue and Avenida De Amigos, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works Department and Caltrans. The Public Works Department provided comments (Frank Honeycutt; December 20, 2013), and determined that no project-specific traffic impacts would occur. The project is subject to the County Road Fee for South County Road Fee Program, which addresses cumulative impacts to County roads in the area. No significant traffic-related concerns were identified.

Impact. The applicant proposes improvements to Grande Avenue and Avenida de Amigos. Access driveways for the proposed development would be located on Grande and Avenida de Amigos.

The proposed project is estimated to generate about 170 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic 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.

The continued development of Nipomo, including the proposed project, would increase the traffic demands on West Tefft Street, and the Highway 101 and Tefft Street interchange. Based on consultation with the Public Works Department, the Level of Service at the interchange would decrease to LOS F under the cumulative build-out scenario. The County has developed the South County Road fees Program to collect fees to be used towards road improvement projects within Nipomo and South County, including future improvements to the Highway 101 and Tefft Street interchange.

Mitigation/Conclusion. No project specific significant traffic impacts were identified, however the project would contribute to cumulative traffic impacts. The proposed project is located within the Area 1 of the South County Fee Area. Prior to issuance of permits for future land uses on the project site, the applicant would be required to contribute the fee program. The fees contributed to this program would partially finance the implementation of improvements to the Highway 101 and Tefft Street interchange, and mitigate cumulative impacts resulting from future development. Implementation of this measure would mitigate potential impacts to less than significant, and no additional mitigation measures are required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will be served by Nipomo Community Services District (NCSD) for wastewater disposal. The NCSD operates two sewage treatment plants, the Southland Wastewater Works and the Black Lake Wastewater Works. The Southland facility serves the main community, including the proposed project site. Based on the County *Annual Resource Summary Report* (2013), the Southland facility was at 67 percent capacity in 2013, based on a served population of 11,850. The facility would reach capacity at a population of 21,190. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use a community system as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent. The existing community system's unused capacity, the effluent to be generated from the proposed project will not have a potential significant impact on the community system's continued ability to provide for both the existing service users and the proposed project.

Mitigation/Conclusion. Given that the NCSD issued a preliminary intent-to-serve for sewer services,

and a final will-serve letter from the District would be required prior to recordation of the final map, no additional mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to obtain its water needs from Nipomo Community Service District (NCSD). NCSD relies on groundwater that comes from the Santa Maria Groundwater Basin. The

Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project.

Based on the most recent comprehensive study completed for this basin (State Department of Water Resources, "Water Resources of the Arroyo Grande-Nipomo Mesa Area", 2002), while extractions will increase above current levels over the next twenty years, the study concludes that "Supplies appear adequate to meet water demands through water year 2020". However, the study recognizes that there is a sizeable local pumping depression on the Nipomo Mesa that has changed the dynamics of flow between two sub areas (Santa Maria, Nipomo Mesa). The study warns that seawater intrusion could result from this existing pumping depression if water management practices are not changed in the future and this depression continues to grow. Also, due mainly to the absence of current evidence of seawater intrusion, Department of Water Resources concludes that the basin is not in a state of overdraft. The report does recommend a number of measures to improve monitoring of the basin as well as increase the use of recycled water.

The Board of Supervisors certified RMS Level of Severity 3 for water supply in the Nipomo Mesa area, defined as the area subject to the 1.8% growth limit, as depicted in the Growth Management Ordinance.

The County Flood Control and Water Conservation District is implementing improved well monitoring and water quality monitoring programs for this area. Water purveyors in the Nipomo Mesa area are encouraged to strengthen their water conservation programs, increase their use of reclaimed water and continue their efforts to secure supplemental water. Also, building permits must include the full range of water conservation measures, including: low water-use toilets, showerhead, faucets; low water-use clothes washers; automatic shut-off devices for bathroom and kitchen faucets; point-of-use supplemental water heater systems in bathrooms and kitchen, or circulating hot water systems; low water-use landscape; limited landscape areas; limited turf areas; low water-use plant materials; soil moisture sensors; drip irrigation systems; and separate meters for outdoor water use.

Low water-use landscapes is required for all developer-installed landscapes on parcels of 5 acres or less in any land use category. In an effort to monitor the effectiveness of these water conservation measures, each annual update of the Growth Management Ordinance will include data to indicate if the water use rate per dwelling unit is trending downward. If progress toward water conservation targets is not evident, further growth limitations will be recommended.

The topography of the project is nearly level. The closest creek (Nipomo Creek) from the proposed development is approximately 0.30 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Nipomo Creek Distance? Approximately 1,600 feet

Soil drainage characteristics: Well drained

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 project's soil erodibility is as follows:

Soil erodibility: Low

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.

STORMWATER - A Stormwater Control Plan (SWCP) is required for projects that are located in a Stormwater Management Area and will create at least 2,500 square feet of impervious surfaces. The applicant will be required submit a Final SWCP application, in compliance with the Regional Water Quality Control Board standards, at the time of application for grading, construction permits, and or tract improvements.

Impacts.

Surface Water. The proposed project site is not located near any sources of surface water. The topography of the site is nearly level to gently sloping. Standard drainage and erosion control measures and preparation of the SWPPP (refer to Section 6) would be required for the proposed project and would provide sufficient measures to adequately protect surface water quality. No additional measures are considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels.

Water Usage. The project proposes to use the NCSD as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. The NCSD pumps water from the Santa Maria groundwater basin, which is made up of three interconnected sub areas (Tri-Cities, Nipomo Mesa, and Santa Maria).

Stormwater. The project will result in the creation of more than 22,500 square feet of net impervious surface area, therefore triggering the Peak Management performance requirement, which includes the following:

1. Site Design and Runoff Reduction – The project is required to (1) document the appropriateness of the site design, and (2) choose one runoff reduction measure.
2. Water Quality Treatment – The project is required to route stormwater through Low Impact Development (LID) stormwater devices for treatment. If LID devices aren't feasible, the stormwater can be treated through biofiltration or non-retention-based treatment systems.
3. Runoff Retention – The project is required to retain and infiltrate stormwater. The volume of retention facilities is determined based on which Watershed Management Zone (WMZ) the project is located in. Most WMZ's will require retention and infiltration for the 95th percentile storm event.
4. Peak Management – After the development is completed, the peak flow rate for the 2-through 10-year storm events must not exceed the pre-development peak flow rate.

Water Quality/Hydrology. With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 49,658 square feet of site disturbance is proposed;

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ 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;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bio-swailes will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity. Based on the project description, as calculated on the County's water usage worksheet, the project's water usage is estimated as follows:

Indoor:	3.47 acre feet/year (AFY);
Outdoor:	2.55 AFY
Total Use:	6.02 AFY
Water Conservation:	1.275 AFY
Total Use w/ Conservation:	4.75 AFY

Sources used for this estimate include one or more of the following references: County's Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide' (1989).

The project proposes the following measures to reduce consumptive water use:

- ✓ Smart control drip irrigation system on an independent water connection
- ✓ Minimal square footage of turf in the development's common open space areas

Based on the latest Annual Resource Summary Report, the project's water source is adequate to provide for the project's water needs. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. The project will be subject to the following standard ordinance requirements to substantially reduce construction-related surface water quality impacts:

- ✓ *Drainage Plan* - compliance with this plan (per LUO [Inland] Section 22.52.080) will direct surface flows in a non-erosive manner through the site. (In addition, due to the additional runoff created, a detention basin will be required, to slowly meter the additional project-related runoff in a non-erosive manner out to the watershed.)
- ✓ *Sedimentation and Erosion Control Plan* - compliance with this plan (per LUO [Inland] Section 22.52.090) will minimize project's potential short-term construction and long-term erosion and sedimentation impacts to down-gradient drainages through design and/or installation or use of one or sedimentation and erosion control devices (e.g., silt fencing, straw bales, etc.).

- ✓ *Stormwater Pollution Prevention Plan* - Future development on this property may be subject to a "Stormwater Pollution Prevention Plan" permit through the Regional Water Quality Control Board, which would further reduce potential surface water impacts.
- ✓ *Stormwater Control Plan* – compliance with this plan and maintenance of the stormwater control measures will minimize the project's potential short-term and long-term cumulative changes in runoff characteristics that can cause impacts to the watershed through design, treatment, runoff, management, and long term maintenance of stormwater.

In addition, the following measures shall be included as part of the project to conserve water (per County's Title 19 - Building and Construction Ordinance, Sec. 19.20.240):

- ✓ Installation of water-conserving fixtures for domestic use: toilets limited to 1.6 gallons/flush; showerheads and faucets limited to 2.75 gallons/minute; spas and hot tubs shall use recirculating systems; and water supply piping shall be installed so each dwelling unit may be served by a separate water meter.

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. No additional measures above what are required or proposed are needed to protect water quality, and based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:

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

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

Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	Nipomo Community Services District	Attached
<input checked="" type="checkbox"/>	Other <u>South County Advisory Council</u>	Attached
<input checked="" type="checkbox"/>	Other <u>County Parks and Recreation</u>	Attached

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Oceano County Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> South County Area Plan and Update EIR	

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

Above Grade Engineering, Inc. (Scott Stokes). November 5, 2013. *Project Hydrology Report for Vista Grande, 545 Grande Avenue, Nipomo, CA.*

Donald O. Asquith, PhD. July 2, 2001. *Noise Investigation for 545 Grande Avenue, Nipomo, CA.*

Earth Systems Pacific. May 9, 2007. *Update of Soils Engineering Report for Vista Grande Villas, Grande Avenue and Avenida de Amigos, Nipomo, CA.*

W.B. Sawyer. October 1989. *Phase I Archaeological Survey for 545 Grande Avenue, Nipomo, CA.*

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.

AESTHETICS

AS-1 At the time of application for construction permits, the applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned “down and into” the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. The Lighting Plan shall focus on keeping the lumen/light intensity level to the lowest possible while still meeting minimum safety and security requirements. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

AIR QUALITY

AQ-1 Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled wood heaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the County.

AQ-2 Prior to tract improvement plan approval or issuance of construction/grading permits, the following Fugitive PM10 mitigation measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- a. Reduce the amount of the 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 should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project re-vegetation and landscape 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 shall be sown with a fast germinating native grass seed and watered until vegetation is established;

- f. All disturbed soil areas not subject to re-vegetation 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 should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders 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 shall 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 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.

In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance of map recordation and land use clearance for finish grading of the structure.

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

AQ-4 Prior to commencement of construction activities, the following measures shall be incorporated into the project design. As applicable, these measures shall be shown on all construction drawings prior to issuance of construction permits. Implementation shall be verified prior to final inspection or occupancy, whichever comes first:

- a. All buildings shall be designed to be energy efficient. 'Energy efficient' shall be defined as a building being able to achieve at least 40 points or more under the LEED rating program.
- b. Install efficient lighting and lighting control systems. This shall include building site and design features that take advantage of daylight.
- c. Install energy efficient heating and cooling systems, appliances and equipment, and control systems as defined under the LEED program.
- d. Install water-efficient landscape, as defined in the County's LUO.
- e. Design buildings to be more water-efficient than what is currently required under the UBC and UPC.
- f. Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff, including a method to provide ongoing monitoring of watering methods.
- g. Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.

- h. Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- i. Limit idling time for construction vehicles.
- j. Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., provide space in the electrical panel and a junction box for the future installation of electric vehicle charging facilities within garages).

AQ-5 At the time of tract improvement plan construction, or construction permit issuance, the applicant shall demonstrate compliance with the following measures:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

CULTURAL RESOURCES

CR-1 During ground disturbing construction and or grading activities, the applicant shall implement the following measures to minimize the impact to archaeological resources as a result of unanticipated finds:

In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. 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.

- b. 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.

NOISE

N-1 At the time of application of construction permits, the applicant shall indicate on construction plans, that a 6-foot wooden fence will be constructed along the project's eastern boundary to ensure that exterior noise levels remain under 60dBA (Idn).

N-2 At the time of application of construction permit or subdivision improvement plans, the applicant shall show the following Standard Noise–Element Measures for Interior Noise on the project plans/drawings:

- All structures provide air conditioning or a mechanical ventilation system
- All windows and sliding glass doors shall be mounted in low air filtration rate frames
- All exterior doors are solid core with perimeter weather stripping and threshold seats
- All fresh air inlets or exhaust vents shall incorporate sound attenuation and noise baffling.
- All Exterior walls consisting of stucco, brick/stone veneer or wood siding shall have a 1/2" minimum thickness fiberboard (i.e. soundboard) under layer.

Prior to acceptance of subdivision improvements or final inspection/occupancy of individual lot construction permits, the applicant shall provide verification to the satisfaction of the County that the above measures have been adhered to.

N-3 Prior to any ground disturbing activities, the applicant shall employ and clearly specify in its contractors' specifications and improvement manuals the following noise-suppression techniques to minimize the impact of temporary noise associated with construction and improvement activities:

- a. Trucks and other engine-powered equipment shall include noise reduction features such as mufflers and engine shrouds that are no less effective than those originally installed by the manufacturer.
- b. Trucks and other engine-powered equipment shall be operated in accordance with posted speed limits and limited engine idling requirements.
- c. Truck engine exhaust ("jake") brake use shall be limited to emergencies.
- d. Back-up beepers for all construction equipment and vehicles shall be broadband sound alarms or adjusted to the lowest noise levels possible, provided that OSHA and Cal OSHA's safety requirements are not violated. These settings shall be retained for the life of the project. On vehicles where back-up beepers are not available, alternative safety measures such as escorts and spotters shall be employed.
- e. Vehicle horns shall be used only when absolutely necessary, as specified in the contractors' specifications.

- f. Radios and other "personal equipment" shall be kept at the lowest most reasonably effective volume.
- g. Automobiles or light trucks used onsite for routine activities, shall generate noise levels not exceeding County stationary source standards of less than 70 dBA Lmax daytime and 65 dBA Lmax nighttime at the project's property line such as by utilizing electric vehicles and limiting vehicle speeds to 15 miles per hour or less (except in cases of emergency).

PUBLIC SERVICES/UTILITIES

- PS-1** Prior to recordation of final map, the applicant shall pay all applicable public facility (County) and school (State Government Code 65995 et seq.) fees.
- PS-2** At the time of application for construction permits, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan dated December 31, 2013, prepared by Cal Fire/San Luis Obispo County Fire Department for this proposed project.

RECREATION

- R-1** Prior to recordation of final map, the applicant shall pay all applicable Quimby and Building Division Fees

TRANSPORTATION/CIRCULATION

- TC-1** Prior to issuance of construction permits for buildings on the project site, the applicant shall be responsible for paying to the Department of Public Works the South County Road Improvement Fee Area 1 Road Improvements Fees for each building permit in the amount prevailing at the time of payment.

WATER/ HYDROLOGY

- WH-1** Prior to issuance of grading and construction permits, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for the review and approval of the State Water Resources Control Board and County of San Luis Obispo. This Plan shall outline proposed Best Management Practices (BMPs) to control erosion and prevent sedimentation from entering the storm water and drainage systems, methods to prevent accidental spills, and a proposed clean-up plan.
- WH-2** At the time of application of construction permit or approval of subdivision improvement plans, the applicant shall indicate the following Water Conservation measures on applicable plans/drawings:
- Installation of toilets limited to 1.6 gallons/flush
 - Installation of showerheads and faucets limited to 2.75 gallons/minute

- If applicable, installation of spas and hot tubs that utilize recirculating systems
- Installation of water supply piping
- Use of drought-tolerant landscaping in the common areas
- Installation of water conserving irrigation methods (i.e. fully-automatic controller, drip irrigation, flow sensor, and soil moisture sensor that automatically adjust irrigation in response to changes in plants' needs as weather conditions change).

**DEVELOPER'S STATEMENT FOR PHASED VESTING TENTATIVE TRACT MAP
AND MINOR USE PERMIT
ED13-202 (SUB2006-00205/ TRACT 2923)**

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

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

Project Description: Request by Nipomo Grande, LLC for a Phased Vesting Tentative Tract Map (Tract 2923) and a concurrent phased Minor Use Permit to allow for the subdivision and multi-family residential development of an existing 1.14 acre parcel (APN 092-142-034) into seventeen (17) residential parcels, ranging in size from 1,325 SF to 1,638 SF; and one (1) common interest parcel (25, 841 SF in size). The common interest parcel will include the project's common and shared areas, such as the access driveways, drainage facilities, open space, and visitor parking. The multi-family development consists of five (5) two-story buildings, with three (3) to four (4) units per building. The construction of the multi-family development would occur in three (3) phases. The project includes off-site road improvements to Avenida de Amigos and Grande Avenue. The project will result in the disturbance of the entire 1.14 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located at the southeast corner of Avenida de Amigos and Grande Avenue, approximately 200 feet west of South Frontage Road, in the community of Nipomo. The site is in the South County sub area of the South County (Inland) planning area.

AESTHETICS

AS-1 At the time of application for construction permits, the applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties. All lighting poles, fixtures, and hoods shall be dark colored. When night time lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. The Lighting Plan shall focus on keeping the lumen/light intensity level to the lowest possible while still meeting minimum safety and security requirements. These measures shall be shown on applicable construction drawings **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Monitoring: The Exterior Lighting Plan will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building prior to final inspection.

AIR QUALITY

AQ-1 Only the following types of wood burning devices shall be allowed (based on District Rule

504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled wood heaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the County.

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building prior to final inspection.

AQ-2 Prior to tract improvement plan approval or issuance of construction/grading permits, the following Fugitive PM10 mitigation measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- a. Reduce the amount of the 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 should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project re-vegetation and landscape 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 shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to re-vegetation 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 should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders 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 shall 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 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.

In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the

**Developer's Statement: Vista Grande Multi-Family Phased Vesting Tract Map (2923)
& Minor Use Permit**

APCD prior to land use clearance of map recordation and land use clearance for finish grading of the structure.

Monitoring: The Department of Planning and Building shall verify inclusion of required elements on plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be provided to the APCD prior to land use clearance.

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

Monitoring: The Department of Planning and Building shall verify receipt of APCD documentation.

AQ-4 Prior to commencement of construction activities, the following measures shall be incorporated into the project design. As applicable, these measures shall be shown on all construction drawings prior to issuance of construction permits. Implementation shall be verified prior to final inspection or occupancy, whichever comes first:

- a. All buildings shall be designed to be energy efficient. 'Energy efficient' shall be defined as a building being able to achieve at least 40 points or more under the LEED rating program.
- b. Install efficient lighting and lighting control systems. This shall include building site and design features that take advantage of daylight.
- c. Install energy efficient heating and cooling systems, appliances and equipment, and control systems as defined under the LEED program.
- d. Install water-efficient landscape, as defined in the County's LUO.
- e. Design buildings to be more water-efficient than what is currently required under the UBC and UPC.
- f. Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff, including a method to provide ongoing monitoring of watering methods.
- g. Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.
- h. Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- i. Limit idling time for construction vehicles.
- j. Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., provide space in the electrical panel and a junction box for the future installation of electric vehicle charging facilities within garages).

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance, in consultation with APCD, will be verified by the Planning and Building Department.

AQ-5 At the time of tract improvement plan construction, or construction permit issuance, the applicant shall demonstrate compliance with the following measures:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Monitoring: All applicable mitigation measures will be shown on the grading and building plans. Compliance, in consultation with APCD, will be verified by the Planning and Building Department.

CULTURAL RESOURCES

CR-1 During ground disturbing construction and or grading activities, the applicant shall implement the following measures to minimize the impact to archaeological resources as a result of unanticipated finds:

In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

- a. Construction activities shall cease, and the Department shall be notified so that the

**Developer's Statement: Vista Grande Multi-Family Phased Vesting Tract Map (2923)
& Minor Use Permit**

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.

- b. 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: The Department of Planning and Building shall verify compliance.

NOISE

- N-1** At the time of application of construction permits, the applicant shall indicate on construction plans that a 6-foot wooden fence will be constructed along the project's eastern boundary to ensure that exterior noise levels remain under 60dBA (Idn).

Monitoring: The Department of Planning and Building shall verify compliance.

- N-2** At the time of application of construction permit or subdivision improvement plans, the applicant shall show the following Standard Noise-Element Measures for Interior Noise on the project plans/drawings:

- All structures provide air conditioning or a mechanical ventilation system
- All windows and sliding glass doors shall be mounted in low air filtration rate frames
- All exterior doors are solid core with perimeter weather stripping and threshold seats
- All fresh air inlets or exhaust vents shall incorporate sound attenuation and noise baffling.
- All Exterior walls consisting of stucco, brick/stone veneer or wood siding shall have a 1/2" minimum thickness fiberboard (i.e. soundboard) under layer.

Prior to acceptance of subdivision improvements or final inspection/occupancy of individual lot construction permits, the applicant shall provide verification to the satisfaction of the County that the above measures have been adhered to.

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building prior to final inspection.

- N-3** Prior to any ground disturbing activities, the applicant shall employ and clearly specify in its contractors' specifications and improvement manuals the following noise-suppression techniques to minimize the impact of temporary noise associated with construction and improvement activities:

- a. Trucks and other engine-powered equipment shall include noise reduction features such as mufflers and engine shrouds that are no less effective than those originally installed by the manufacturer.

- b. Trucks and other engine-powered equipment shall be operated in accordance with posted speed limits and limited engine idling requirements.
- c. Truck engine exhaust ("jake") brake use shall be limited to emergencies.
- d. Back-up beepers for all construction equipment and vehicles shall be broadband sound alarms or adjusted to the lowest noise levels possible, provided that OSHA and Cal OSHA's safety requirements are not violated. These settings shall be retained for the life of the project. On vehicles where back-up beepers are not available, alternative safety measures such as escorts and spotters shall be employed.
- e. Vehicle horns shall be used only when absolutely necessary, as specified in the contractors' specifications.
- f. Radios and other "personal equipment" shall be kept at the lowest most reasonably effective volume.
- g. Automobiles or light trucks used onsite for routine activities, shall generate noise levels not exceeding County stationary source standards of less than 70 dBA Lmax daytime and 65 dBA Lmax nighttime at the project's property line such as by utilizing electric vehicles and limiting vehicle speeds to 15 miles per hour or less (except in cases of emergency).

Monitoring: The Department of Planning and Building shall verify compliance.

PUBLIC SERVICES/UTILITIES

- PS-1** Prior to recordation of final map, the applicant shall pay all applicable public facility (County) and school (State Government Code 65995 et seq.) fees.

Monitoring: The Department of Planning and Building shall verify compliance.

- PS-2** At the time of application for construction permits, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan dated December 31, 2013, prepared by Cal Fire/San Luis Obispo County Fire Department for this proposed project.

Monitoring: The Department of Planning and Building and the Cal Fire/ County Fire Department shall verify compliance.

RECREATION

- R-1** Prior to recordation of final map, the applicant shall pay all applicable Quimby and Building Division Fees.

Monitoring: The Department of Planning and Building shall verify compliance.

TRANSPORTATION/CIRCULATION

TC-1 Prior to issuance of construction permits for buildings on the project site, the applicant shall be responsible for paying to the Department of Public Works the South County Road Improvement Fee Area 1 Road Improvements Fees for each building permit in the amount prevailing at the time of payment.

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Public Works and the Department of Planning and Building prior to issuance of construction permits.

WATER/HYDROLOGY

WH-1 Prior to issuance of grading and construction permits, the applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for the review and approval of the State Water Resources Control Board and County of San Luis Obispo. This Plan shall outline proposed Best Management Practices (BMPs) to control erosion and prevent sedimentation from entering the storm water and drainage systems, methods to prevent accidental spills, and a proposed clean-up plan.

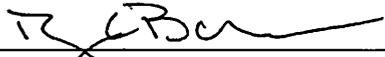
Monitoring: The Department of Planning and Building shall verify receipt of the Storm Water Pollution Prevention Plan, and implementation of the plan in the field.

WH-2 At the time of application of construction permit or approval of subdivision improvement plans, the applicant shall indicate the following Water Conservation measures on applicable plans/drawings:

- Installation of toilets limited to 1.6 gallons/flush
- Installation of showerheads and faucets limited to 2.75 gallons/minute
- If applicable, installation of spas and hot tubs that utilize recirculating systems
- Installation of water supply piping
- Use of drought-tolerant landscaping in the common areas
- Installation of water conserving irrigation methods (i.e. fully-automatic controller, drip irrigation, flow sensor, and soil moisture sensor that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

Monitoring: Will be shown on an additional map sheet. Compliance will be verified by the Department of Planning and Building prior to issuance of construction permits or subdivision improvements.

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.

	Rudy C. Bachmann	6.20.14
Signature of Owner	Name (Print)	Date
Manager, Nipomo Grande LLC		



FLH
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 12/3/2013

TO: FW

FROM: Xzandra Fowler (xfowler@co.slo.ca.us or 805-781-1172)
South County Team / Development Review

PROJECT DESCRIPTION: Revised: SUB2006-00205 TR2923 VISTA GRANDE PARTNERS – Proposed tract map for 18 unit planned development. Site location is Grande Avenue in Nipomo. APN: 092-142-034.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

See attached checklist for map comments.
Recommended conditions attached.

Date 12/10/13

Name D Rion

Phone x5252

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. 3059 2923

Status	Item
① 0	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
② 0	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
✓	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
✓	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft
✓	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
✓	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
N/A	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
N/A	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map
③ 0	(13) <u>Streets</u> . The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways.
✓	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
N/A	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site
✓	<u>21.02.048 (a)(2)</u> <u>Preliminary Title Report</u> Preliminary title report concerning the property which is not more than six months old showing current property owners.

X = Not Applicable 0 = Requires Compliance ✓ = Complied

COMMENTS:

① Boundary of original parcel is not clearly shown to match 23/Am/29

② Property description not listed (PUE#, MAP#) on map.

③ Avenida de Arroyo = 25 RT # 1240 Grande Ave = # 1030
Road ROW widths not shown.

* Revised map reviewed and approved

5/30/2014



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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

MEMORANDUM

Date: December 20, 2013

To: Xzandrea Fowler, South County Team Planner

From: Frank Honeycutt, Development Services Engineer

Subject: Public Works Project Referral for Vesting Tentative Tract 3055 SUB2006-00205 – Vista Grade Partners Phased Vesting Tract Map for 18 unit planned development. Site location is Grande Avenue in Nipomo APN 092-142-034

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

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Prior to referral and project review the applicant must submit a cash deposit and executed Checking and Inspection agreement to cover the actual cost for Public Works review, plan checking and inspection.

* Applicant submitted 1/21/2014

Recommended Public Works Conditions of Approval

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. Grande Avenue shall be widened to complete the project frontage of an A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - b. Avienda De Amigos shall be widened to complete the project frontage of an A-2 urban street section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - c. A private access road serving Parcels XX shall be constructed to Cal Fire Standards within a minimum XX-foot private access and utility easement with additional easement width as necessary to contain all elements of the roadway prism. The access road shall terminate in a Cal Fire standard cul-de-sac or other approved terminus.
 - d. The intersection of Grande Avenue and the Avienda De Amigos shall be designed and constructed to provide standard left-turn channelization in accordance with Caltrans

California Highway Design Manual, Chapter 400, and within necessary dedicated right-of-way easements.

Offers, Easements and Restrictions:

2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. For future road improvement 60-foot wide road right-of-way along Grande Avenue to be described as 30-feet from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism including a left turn lane at the intersection with Avienda De Amigos.
 - b. For future road improvement 50-foot wide road right-of-way along Avienda De Amigos to be described as 25-feet from the recorded centerline, with additional width as necessary to contain all elements of the roadway prism including a County standard cul-de-sac.
 - c. A public utility easement along Grande Avenue and Avienda De Amigos to be described as 6-foot minimum beyond the right-of-way, if needed, plus those additional easements as required by the utility company, shall be shown on the final map.
 - d. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.

Improvement Maintenance:

3. Roads and/or streets shall be maintained as follows:
 - a. Grande Avenue and Avienda De Amigos shall be accepted for County maintenance following completion and certification of the improvements. No maintenance financing service charge shall be required, as these streets/roads are already in the County-maintained system.
4. Prior to map recordation the developer shall submit a proposed Constructive Notice for the subdivision to the county Public Works Department for review and approval. The constructive notice shall provide at a minimum the following provisions:
 - a. The maintenance, within the public road right of way and / or any public pedestrian easement adjacent thereto, of the sidewalks, landscaping, and pedestrian amenities fronting each of the separate lots or parcels within the subdivision in accordance with the county Public Improvement Standards shall be the solely responsibility of the owner of each of the separate lots or parcels aforesaid and said owner's heirs, executors, administrators, successors and assigns in perpetuity, or until specifically accepted for maintenance by a public agency.
 - b. After approval, the Constructive Notice shall be recorded in the office of the County Recorder and a copy of the recorded document submitted to the Public Works Department.

Grading:

5. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
 - a. Road plan and profile for the required onsite shared access road improvements.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Erosion and Sedimentation control plan for road related improvements.
 - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

Improvement Plans:

6. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan to be approved jointly with County Environmental Health.
 - d. Sewer plan to be approved jointly with County Environmental Health.
 - e. Sedimentation and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
7. All existing overhead electric power, telephone and cable television transmission and distribution lines fronting or contained within the project boundary shall be relocated underground [21.03.10(h)] and the poles removed.
8. All new electric power, telephone and cable television services shall be installed underground and shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
9. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
10. New gas distribution mains shall be installed along the entire project frontage(s) and gas service laterals shall be stubbed to each new parcel unless otherwise directed by the gas purveyor.
11. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards.
12. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
13. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Stormwater Pollution Prevention

14. In accordance with the Land Use Ordinance, Section 22.10.155 for Stormwater Management, the "*Private Stormwater Conveyance Management and Maintenance System*" shall be submitted to the Department of Public Works for review and approval. Upon approval, the applicant shall

record with the County Recorder's Office the "*Private Stormwater Conveyance Management and Maintenance System*" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Additional Map Sheet:

15. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final tract map. The additional map sheet shall include the following:
- a. Notification to prospective buyers that the interior streets and parking areas, the drainage basin and other drainage facilities, are to be privately maintained by the home owners association unless and until accepted for maintenance by a public agency.
 - b. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - c. In accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the South County Road Improvement Fee Area 1 Road Improvement Fees for each future building permit in the amount prevailing at the time of payment.
 - d. The home owners association shall be responsible for the operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
 - e. The additional map sheet shall contain the outstanding final conditions of approval for the tract map as they are shown in the Notice of Final Action.

Covenants, Conditions and Restrictions:

16. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:
- a. Maintenance of all interior streets until accepted by a public agency.
 - b. If a fenced drainage basin is required, on-going maintenance of drainage basin fencing, in perpetuity.
 - c. If a drainage basin is required, on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - d. Maintenance of all common areas within the subdivision in perpetuity.
 - e. Operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
 - f. Operation and maintenance of all street lights in perpetuity, or until specifically accepted by a public agency.
 - g. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous:

17. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
18. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final tract map. The date and person who prepared the report are to be noted on the map.
19. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
20. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.
21. This is a phased project. The timing of the required improvements shall be completed as follows unless exceptions are approved by Public Works:
 - a. Improvement plans for all phases shall be completed and approved by Public Works prior to the recordation of the first phase.
 - b. The drainage basin and drainage facilities shall be completed prior to map recordation of the first phase.
 - c. Frontage improvements on Grande Avenue shall be completed prior to map recordation of the first phase.
 - d. Frontage improvements on Avienda De Amigos fronting lots 7, 8, 9, and 10 shall be completed prior to map recordation of the first phase.
 - e. Frontage improvements on Avienda De Amigos shall be completed prior to map recordation of the second phase.
 - f. Left turn lane improvements on Grande Avenue shall be completed prior to map recordation of the second phase.
 - g. The timing of the interior streets shall be completed as approved by CalFire or the local fire authority.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/3/2013

TO: ENV HEALTH

FROM: Xzandra Fowler (xfowler@co.slo.ca.us or 805-781-1172)
South County Team / Development Review

DEC - 4 2013
SR 7980
IN 0051197

PROJECT DESCRIPTION: Revised: SUB2006-00205 TR2923 VISTA GRANDE PARTNERS – Proposed tract map for 18 unit planned development. Site location is Grande Avenue in Nipomo. APN: 092-142-034.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Please see attached for clearance letter for original project
Forward updated will serve from NCS&D to this office (to
Stocks community water and sewer ^{priority} _{hearing}

12/9/13
Date

[Signature]
Name

X5551
Phone



SAN LUIS OBISPO COUNTY HEALTH AGENCY

PUBLIC HEALTH DEPARTMENT *Environmental Health Services Division*

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
805-781-5544 • FAX 805-781-4211

September 21, 2007

Peikert Group Architects, LLP
10 E. Figueroa St., Suite 1
Santa Barbara, CA 93101

Jeff Hamm
Health Agency Director

Gregory W. Thomas, M.D., M.P.H.
Health Officer/Public Health Administrator

Curtis A. Batson, R.E.H.S.
Director of Environmental Health

ATTN: LISA PLOWMAN
RE: TENTATIVE TRACT MAP 2923 (KSM ENTERPRISES)
SUB 2006-00205

Water Supply and Wastewater Disposal

This office is in receipt of a preliminary will serve letter from the Nipomo Community Services District to provide water and sewer services to the above noted tract map. A final will serve letter, **with the map number**, and a full size final map will be required prior to recordation. Be advised that water and sewer improvements will be built to each parcel or a monetary bond provided, to delay construction, prior to recordation.

TRACT 2923 is approved for Health Agency subdivision map processing.

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c Kami Griffin, County Planning
South County Team, County Planning
NCSD



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

12-31-13

San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Subject: SUB2006-00205 Tract 2923 Vista Grande Partners
Dear Ms. Fowler

I have reviewed the referral for the parcel map plans for the 18 unit planned development at 454 Grande Avenue in Nipomo, CA APN# 092-142-034. The project is located in the Local Responsibility Area for wildland fires. It is located within a "Moderate" fire hazard severity zone with a minimum 4 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2010 California Fire Code (CFC), and the 2010 California Building Code (CBC), the Public Resources code (PRC) and any other applicable fire laws.

Special Concerns: Each building will require a separate building permit and fire safety plan. This Fire Safety Plan supersedes the one written in July 2007.

The following conditions shall apply to this project:

Access Road

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served.
 - Parcels 1 acre to 4.99 acres 1320 feet
- The road must be 20 feet in width with a 2 foot shoulder and an all weather surface
- If the road exceeds 12% it must have a non-skid paved surface
- If the roads exceeds 16% without special mitigation and shall not exceed 20%
- All roads must be able to support a 20-ton fire engine
- Road must be named and addressed including existing buildings
- A turnaround must be provided if the road exceeds 150 feet
- Access roads shall be named and signed according to San Luis Obispo County Department of Public works standard M-4

- Fire lanes shall be provided as set forth in the California Fire Code Section 503

Driveway

A driveway is permitted when it serves no more than two buildings with no more than three dwelling units or a single parcel, and any other accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Driveways must be able to maintain a 95% compaction at all times.
- All driveways must provide an all-weather surface.
- If the driveway has a 12%-16% grade, it must have a non-skid paved surface.
- Driveways may not exceed 16% grade without Fire Department approval. They must be designed by a Registered Civil Engineer, must be a non-skid paved surface, and may require mitigations.
- If the driveway exceeds 150 feet, a turnaround is required within 50 feet of building.
- If the driveway is less than 16' wide and exceeds 800 feet in length, turnouts are required at the mid-point or every 400 feet.
- A vertical clearance of 13'6" is required.
- All driveways must be able to support a 20 ton fire engine.

Water Supply

This project will require a community water system which meets the minimum requirements of the appendix III-A & III-B of the California Fire Code.

Hydrant Specifications

Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

Screening and environmental considerations

Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.

Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based

products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans.

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244.

Sincerely,

Kevin McLean
Fire Captain

NIPOMO COMMUNITY

BOARD MEMBERS

JAMES HARRISON, PRESIDENT
LARRY VIERHEILIG, VICE PRESIDENT
DAN GADDIS, DIRECTOR
BOB BLAIR, DIRECTOR
CRAIG ARMSTRONG, DIRECTOR



Serving the Community Since 1965

SERVICES DISTRICT

STAFF

MICHAEL S. LEBRUN, GENERAL MANAGER
LISA BOGNUDA, FINANCE DIRECTOR
PETER SEVCIK, P.E., DIRECTOR OF ENG. & OPS.
MICHAEL SEITZ, GENERAL COUNSEL

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

December 11, 2013

Grande Nipomo, LLC
645 Clarion Court
San Luis Obispo, CA 93401

This is not a Will Serve letter

**SUBJECT: INTENT-TO-SERVE WATER, SEWER AND SOLID WASTE SERVICE
545 GRANDE AVE, APN 092-142-034, NIPOMO
18 LOT RESIDENTIAL DEVELOPMENT**

An Intent-to-Serve letter for District services including water, sewer and solid waste service for 545 Grande Avenue, APN 092-142-034, a subdivision of one (1) existing lot into an 18 lot residential development with 17 single family lots and 1 common area parcel on Grande Avenue in Nipomo (the "Project"), is approved with conditions.

This Intent-to Serve-letter is limited to the Project as described above.

This Intent-to-Serve Letter shall be effective upon Owner's signature below. The Applicant must return a signed copy of the Intent-to-Serve Letter within thirty (30) days of issuance.

The following conditions must be satisfied prior to the Nipomo Community Services District (District) issuing a Project Will Serve Letter:

GENERAL CONDITIONS

- Project shall obtain solid waste, sewer and water service for all parcels.
- Water allocation for the project in the amount of 8.2 AF is phased over a 2 year period with 4.2 AFY (8 units) in Water Year 2012-2013 and 4.0 AFY in Water Year 2013-2014.
- Each new parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- A separate one (1) irrigation meter shall be provided for the new common lot parcel. Irrigation meter capacity charges are applicable.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on the property prohibiting the use of well(s) to provide water service to any parcel within the Project.
- Properly abandon any existing groundwater wells and provide documentation to District.

- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Pay all appropriate District fees associated with this development. Assuming a total of seventeen (17) 1 inch water meters for combined fire sprinkler/indoor use water service, one (1) 1 inch irrigation water meter, and seventeen (17) sewer connections, the estimated fee deposit for the project is \$485,206 less a credit of \$94,670 paid by the previous owner for a net amount of \$390,536 based on the current District fee schedule. Fees are subject to change by Board of Directors and will be based on actual meter sizes required to serve the project in accordance with District standards.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

CONDITIONS TO SETTING WATER METERS

- Construct the improvements required and submit the following:
 - Reproducible "As Builts" - A mylar copy and digital format disk (AutoCAD) which includes engineer, developer, tract number and water and sewer improvements
 - Offer of Dedication
 - Engineer's Certification
 - Summary of all water and sewer improvement costs
 - Copy of recorded Covenants, Conditions, and Restrictions (CC&R's), acceptable to the District, that include provisions for maintenance of common areas and formation of property owners' association that is responsible for payment of all costs related to common parcel irrigation meters and common parcel sewer line.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.

AUTOMATIC TERMINATION

- This letter is void if land use is other than residential use as defined by the District.
- Intent-to-Serve letters shall automatically terminate on the first to occur:

- o Failure of the Applicant to provide District with written verification that County application for the Project has been deemed complete within two hundred forty (240) calendar days of the date the Intent-to-Serve Letter is issued; or
- o Three (3) years, from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
 - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
 - Applicant provides proof of reasonable due diligence in processing the Project.
 - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- The District reserves the right to revoke this Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

This "Intent-to-Serve" letter shall be subject to the current and future rules, regulations, fees, resolutions and ordinances of the Nipomo Community Services District. This "Intent-to-Serve" letter may be revoked as a result of conditions imposed upon the District by a Court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors for the protection of the health, safety, and welfare of the District. The District reserves the right to revoke this "Intent-to-Serve" letter at any time.

Please be aware, all dwellings in your development, existing and new, will be required to be connected to District water and sewer service. Water and sewer laterals serving one parcel and crossing subsequent parcel(s) prior to joining mainlines are not allowed unless they are within dedicated easements acceptable to the District.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Michael S. LeBrun, P.E.
General Manager

I, Carande Nipomo LLC, have read the foregoing Intent-to-Serve Letter for solid waste, sewer and water service for 545 Grande Avenue, APN 092-142-034, and by my signature below, agree to the conditions contained herein.

Date: 1/9/14

Owner R. Bachmann
Rudy Bachmann, Manager
Print Name (Owner)



SOUTH COUNTY ADVISORY COUNCIL
PO Box 2355 Nipomo, CA 93444-2355

4th District Supervisor
San Luis Obispo County Board of Supervisors
County Government Center
San Luis Obispo, CA 93408

Dear Supervisor Ray,

The following is a brief summary of actions taken at the April 28, 2014 meeting of the SCAC (official minutes will be issued by the Recording Secretary after approval in May):

Public Comments

A constituent reported that Viva Farms continues to operate extensive trucking activities, but voiced optimism that he heard the County will finalize a study before May 17th.

Consent Agenda

Vista Grande Partners (SUB2006-0205) and DMA Investments (SUB2013-0053) were both removed from the Consent Agenda and handled under New Business.

New Business

Vista Grande Partners (SUB2006-0205) – a 17-unit residential complex. The project was removed from the Consent Agenda to discuss documents that possibly showed the lack of a Will-Serve Letter (NCSD). NCSD and County Planning Department members in attendance assured the Council that the property has a Will-Serve Letter. Council discussed their frustration that NCSD is not placing new construction on moratorium due to drought conditions. Ultimately the Council voted (8-3) in favor of advising approval.

DMA Investments (SUB2013-0053) – a proposal to subdivide a 10.8 acre parcel into two parcels of 5.3 and 5.5 acres. The project was removed from the Consent Agenda because of water concerns and to discuss this parcel being the first in that area to subdivide to less than 10 acres. The Council voted (4-7) to advise against subdividing.

Land Conservancy of SLO (DRC2013-0076) – a proposed site plan for a public park at 1290 Mesa View Dr, Arroyo Grande. The Council voted (11-0) to advise approval.

By Direction of the South County Advisory Council,

Art Herbon, Corresponding Secretary

cc: Members of SCAC by email

April 30, 2014



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/3/2013

TO: GEN SVCS - PARKS

FROM: Xzandra Fowler (xfowler@co.slo.ca.us or 805-781-1172)
South County Team / Development Review

PROJECT DESCRIPTION: Revised: SUB2006-00205 TR2923 VISTA GRANDE PARTNERS – Proposed tract map for 18 unit planned development. Site location is Grande Avenue in Nipomo. APN: 092-142-034.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

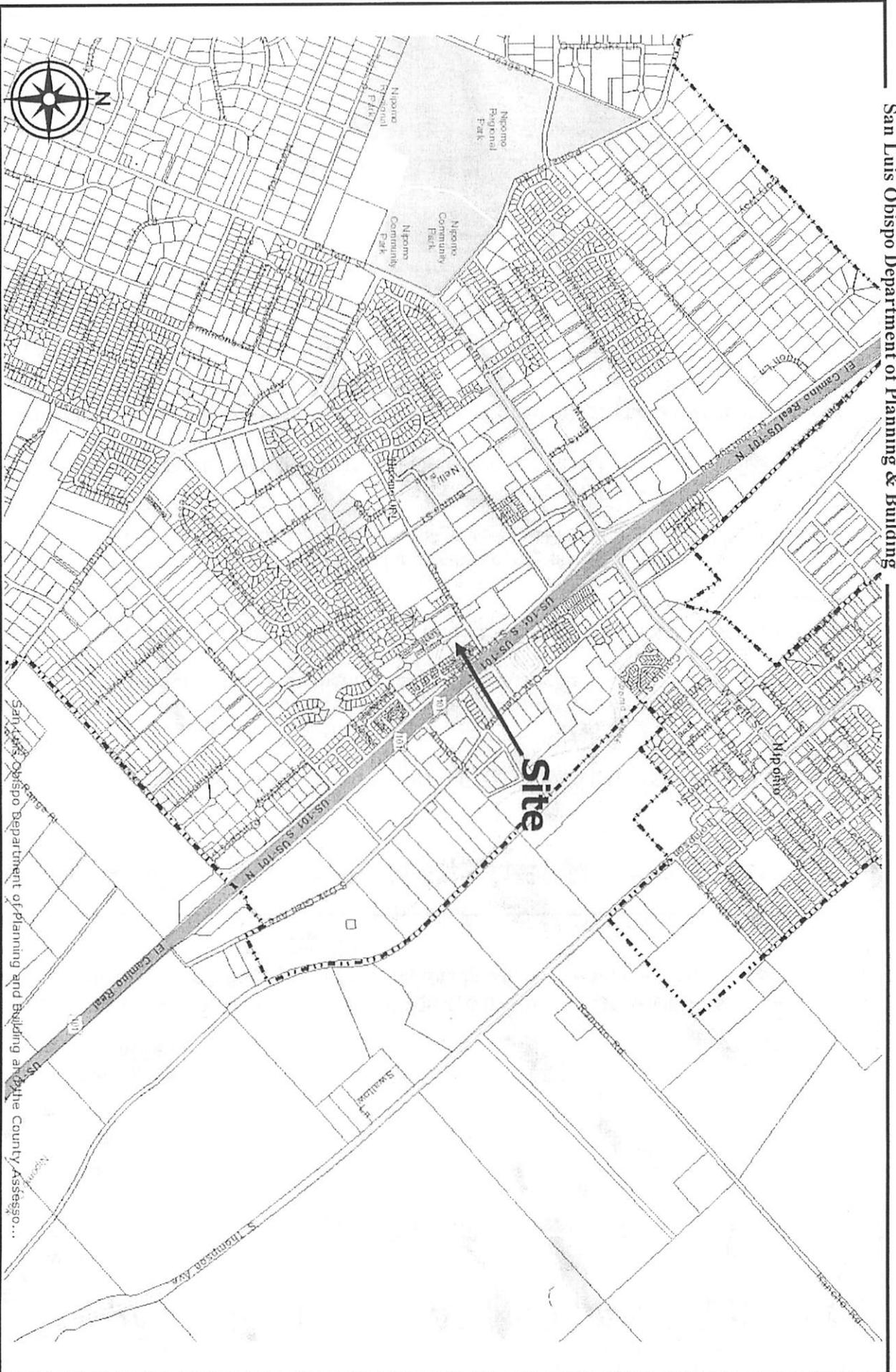
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Ray Zumbly Lee

12-22-13
Date

E. CAVANAUGH
Name

781-4089
Phone



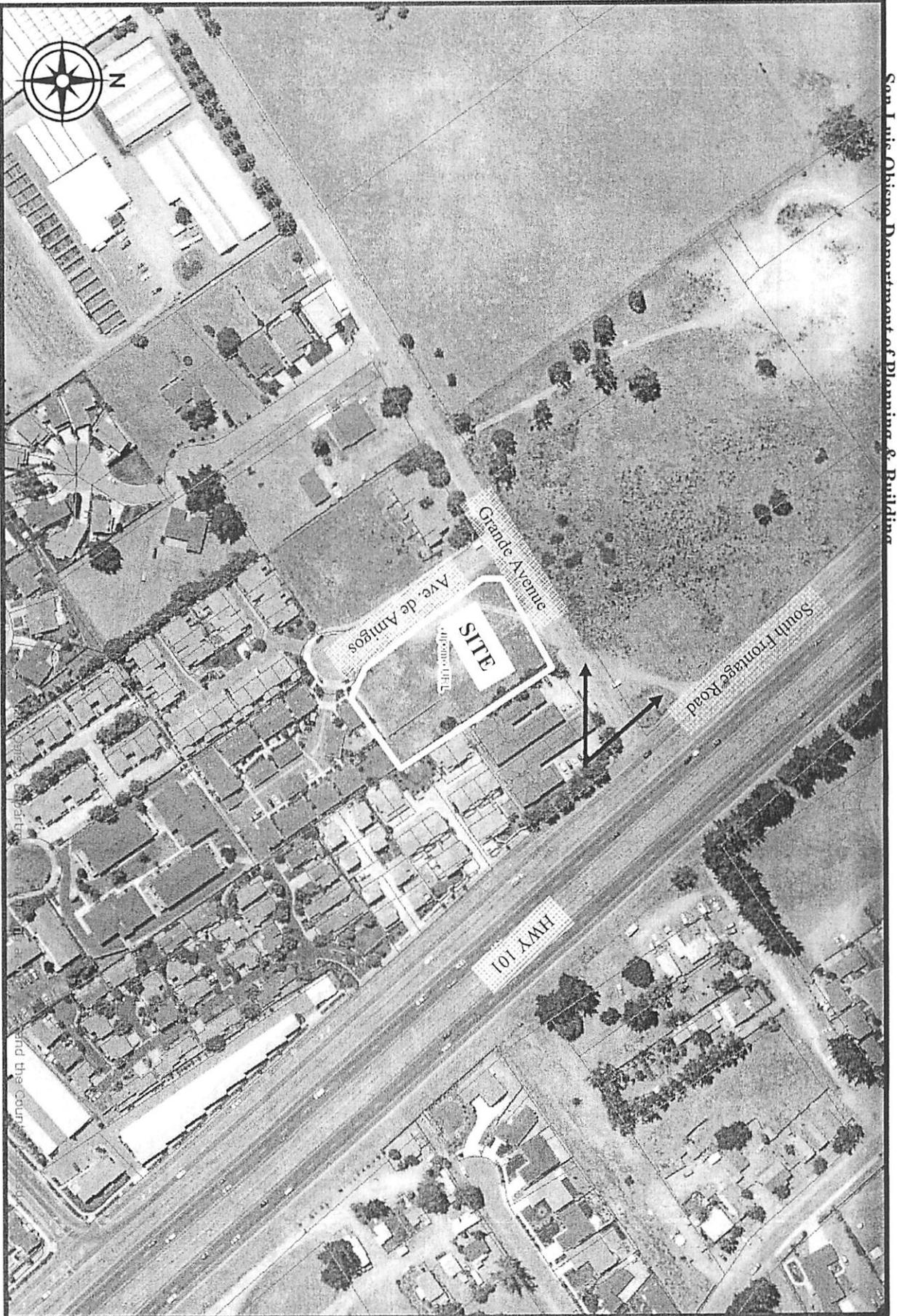
Project

Vista Grande Multi-Family Vesting Tentative Tract
Map/ MUP - ED13-202 (SUB2006-00205/Tract 29223)



Exhibit 1

Vicinity Map



Project — Vista Grande Multi-Family Vesting Tentative Tract Map/
MUP - ED13-202 (SUB2006-00205/Tract 2923)



Exhibit 2 — Aerial Photograph of the project site
(outlined in white)

Attached Exhibits:

- Vesting Tentative Tract Map
- Preliminary Grading Plan
- Preliminary Utility Plan
- Project Title Sheet
- Architectural Site Plan
- Bldgs. 1 & 2 Elevations and Floor Plans
- Bldgs. 3 & 4 Elevations and Floor Plans
- Bldg. 5 Elevations and Floor Plans
- Unit A Plan
- Unit B Plan
- Unit C Plan
- Renderings
- Bldg. Street Elevations
- Conceptual Landscape Plan
- Recreational Amenities

Project

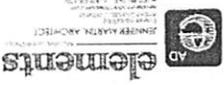
Vista Grande Multi-Family Vesting Tentative Tract
Map/ MUP - ED13-202 (SUB2006-00205/Tract 2923)



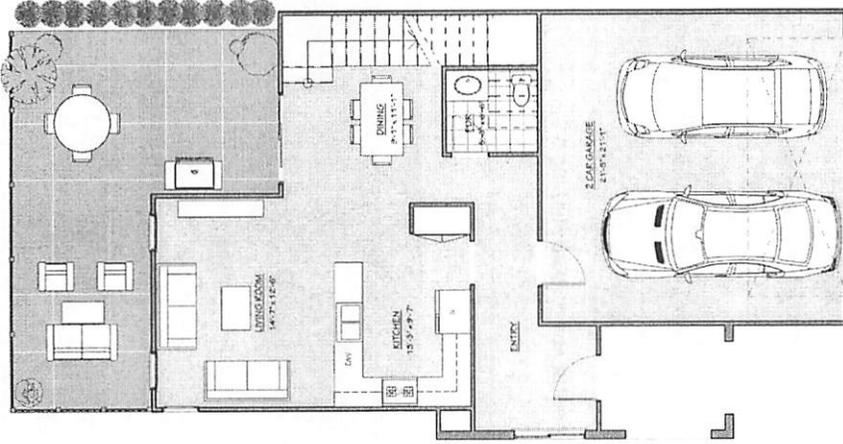
Exhibit 3

Project Plans

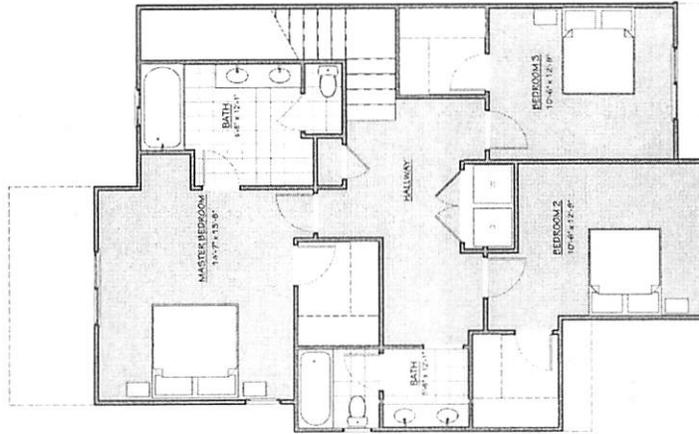
VISTA GRANDE
 848 GRANDE STREET
 NIPOMO GRANDE LLC
 NIPOMO, CA 93444



PLAN C
 FIRST FLOOR: 644 SF
 SECOND FLOOR: 1009 SF
 TOTAL LIVING: 1653 SF
 2 CAR GARAGE: 452 SF

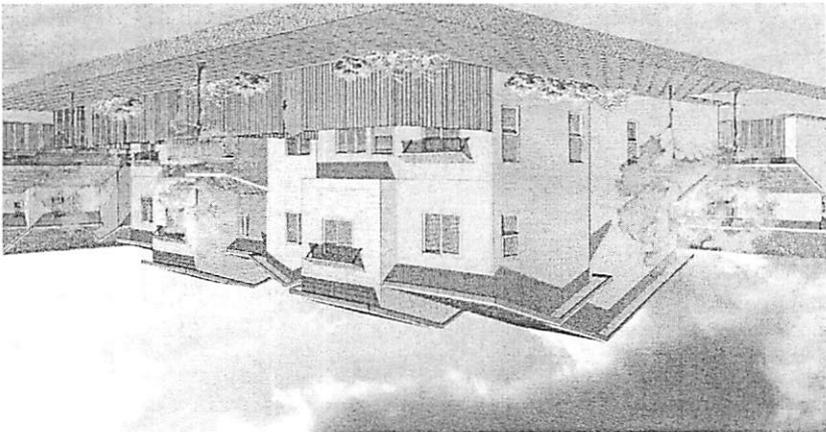


FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

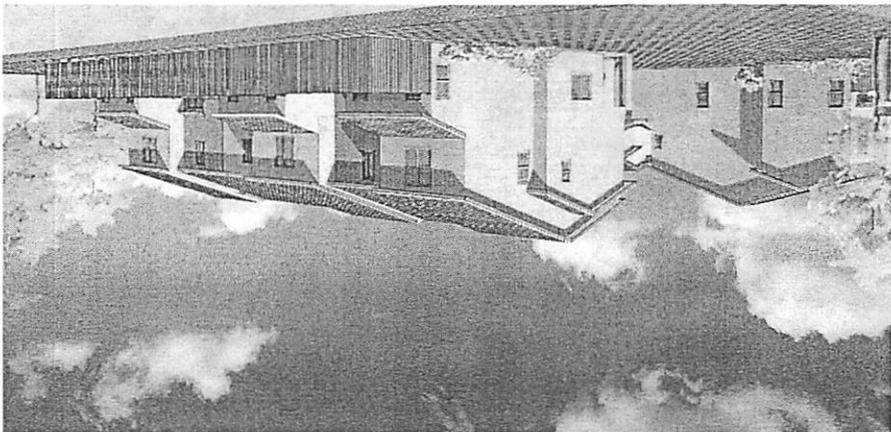


SECOND FLOOR - LOWER ROOF PLAN
 SCALE 1/4" = 1'-0"

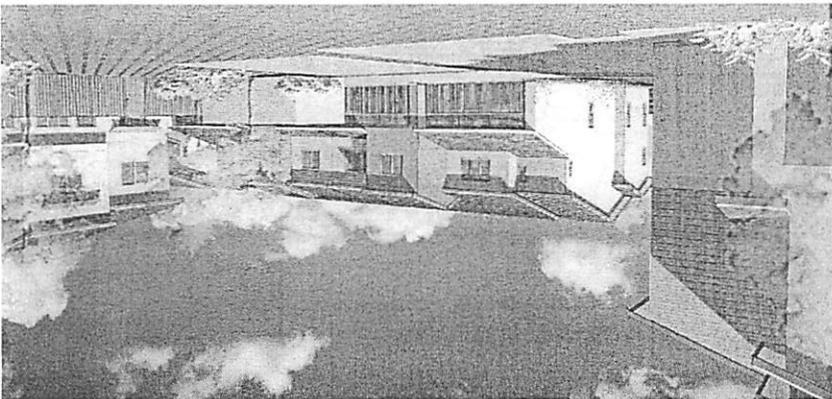
VIEW LOOKING SOUTHWEST TOWARD BUILDING 1



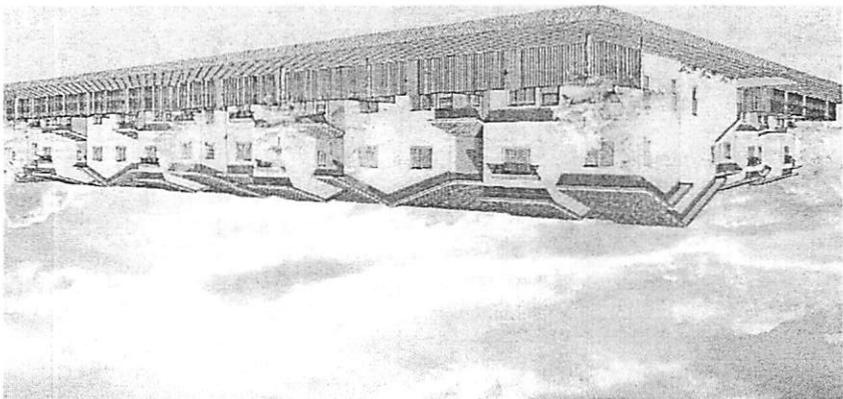
VIEW LOOKING NORTH TOWARD BUILDING 5



INTERNAL VIEW LOOKING WEST TOWARD BUILDING 4



VIEW LOOKING SOUTHEAST TOWARD BUILDING 3



P09

10/20/13 10:00 AM

DATE: 10/20/13
SCALE: AS NOTED
DRAWN BY: JH
JOB: 100
SHEET: 1

BY: REVISIONS DATE

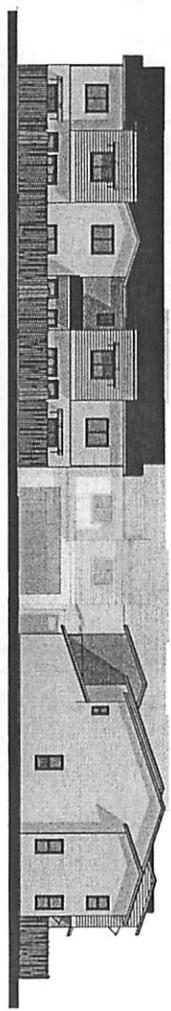
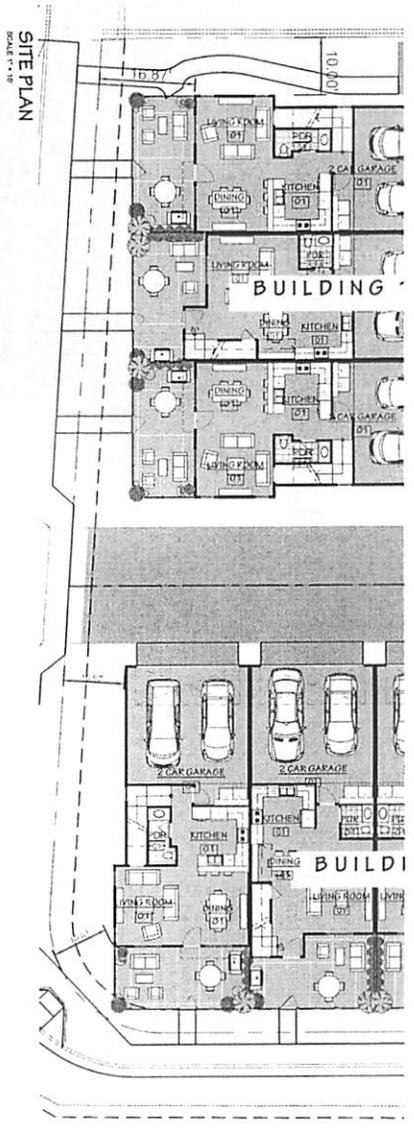
1. 10/20/13
2. 10/20/13
3. 10/20/13

VISTA GRANDE
NIPOMO GRANDE LLC
646 GRANDE STREET
NIPOMO, CA
92344

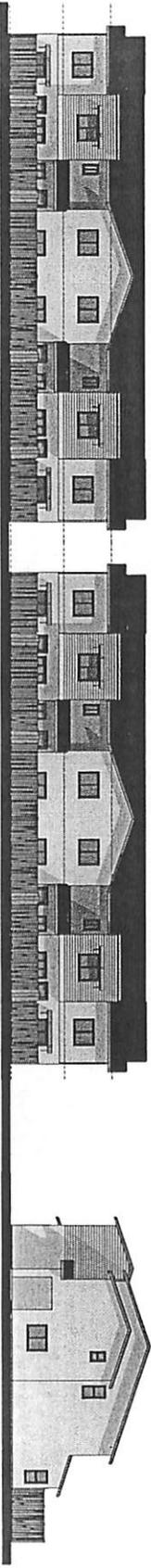
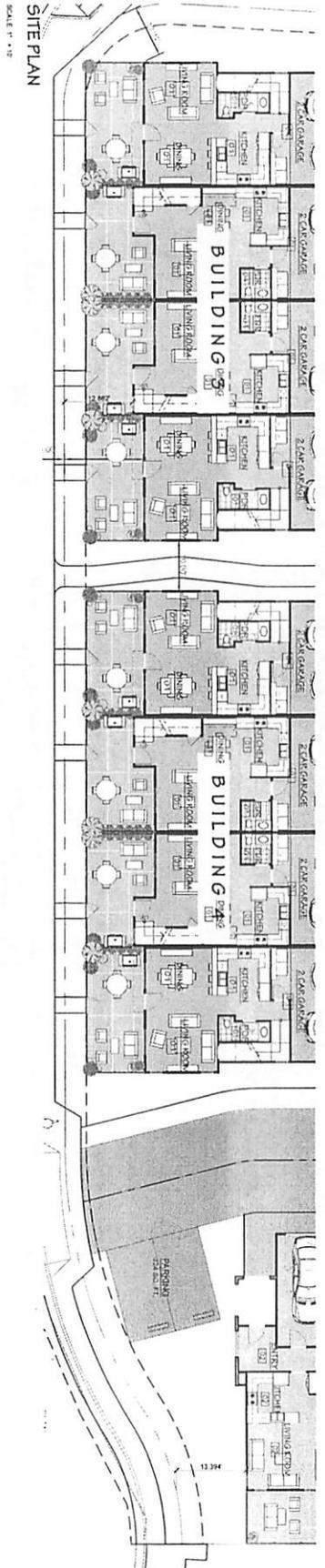
RENDERINGS



AD elements
ARCHITECTURAL DESIGN
100000000
100000000
100000000



GRANDE STREET ELEVATION
SCALE: 1" = 8'

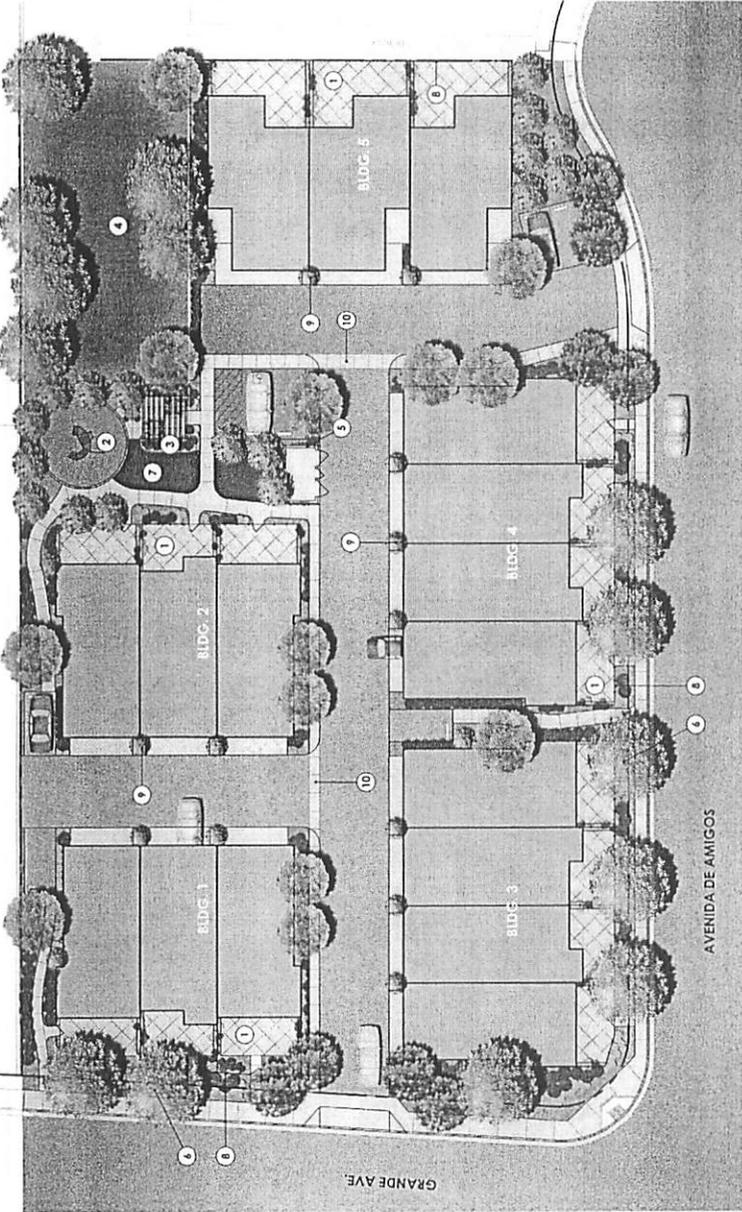


AVENIDA DE AMIGOS STREET ELEVATION
SCALE: 1" = 8'

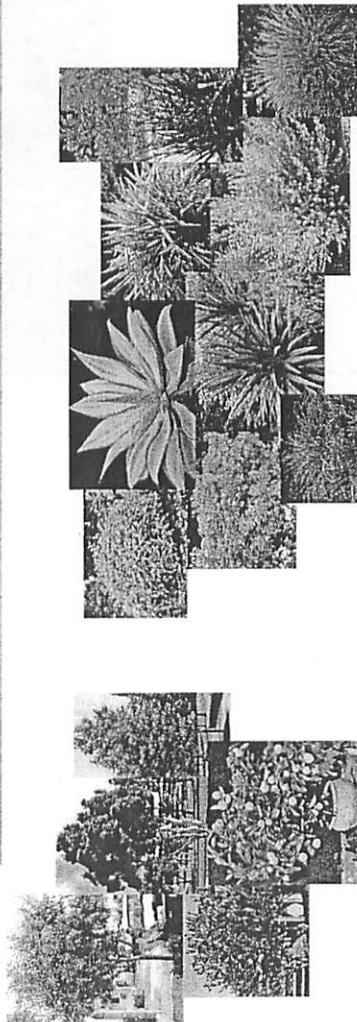
<p>P10</p> <p>Project No. 150113</p>	<p>VISTA GRANDE</p> <p>NIPOMO GRANDE LLC 645 GRANDE STREET NIPOMO, CA 93444</p>		

PROPOSED PLANT LEGEND

TREES	COMMON NAME	SIZE	NOTES
CANOPY TREES	DECELIUS / FAL	15 GAL	
	CHRIS PINE	24 INCH	
	CHRIS PINE	24 INCH	
	CHRIS PINE	24 INCH	
MEDIUM TREES	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	
SMALL TREES	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	
SHRUBS / GROUND COVER / PERENNIALS	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	
	CHRIS PINE	15 GAL	



- KEYNOTE LEGEND**
1. TRAVEL PATH / TRIP
 2. CHILDREN PLAYGROUND WITH DRINKING EQUIPMENT
 3. TRAMPOLINE
 4. STRIPED BANNED ORNAMENTAL GRASS AND ANEMONE BARN
 5. VINES ATTACHED TO TRASH ENCLOSURE
 6. CITY STREET TREE / TRIP
 7. ADDRESS USE AREA
 8. TRAMPOLINE
 9. TRAMPOLINE
 10. RESTRICTION / TRIPWAY AND OCCASIONAL



CONCEPT NOTES

1. PLANT MATERIAL WAS PROVIDED FOR THE CONCEPT ONLY. THE ARCHITECTURAL CONDITIONS OF THE REGION AND THE TOLERANCE OF WIND, TEMPERATURE, DROUGHT, SOIL PH, AND OVERHEAD WIRELINE CAPACITY, AND OVERALL ATTRIBUTES.
2. REGIONAL SPECIES SHALL BE USED FOR PLANTING MATERIAL. PLANTING MATERIAL SHALL BE USED FOR PLANTING MATERIAL. PLANTING MATERIAL SHALL BE USED FOR PLANTING MATERIAL. PLANTING MATERIAL SHALL BE USED FOR PLANTING MATERIAL.
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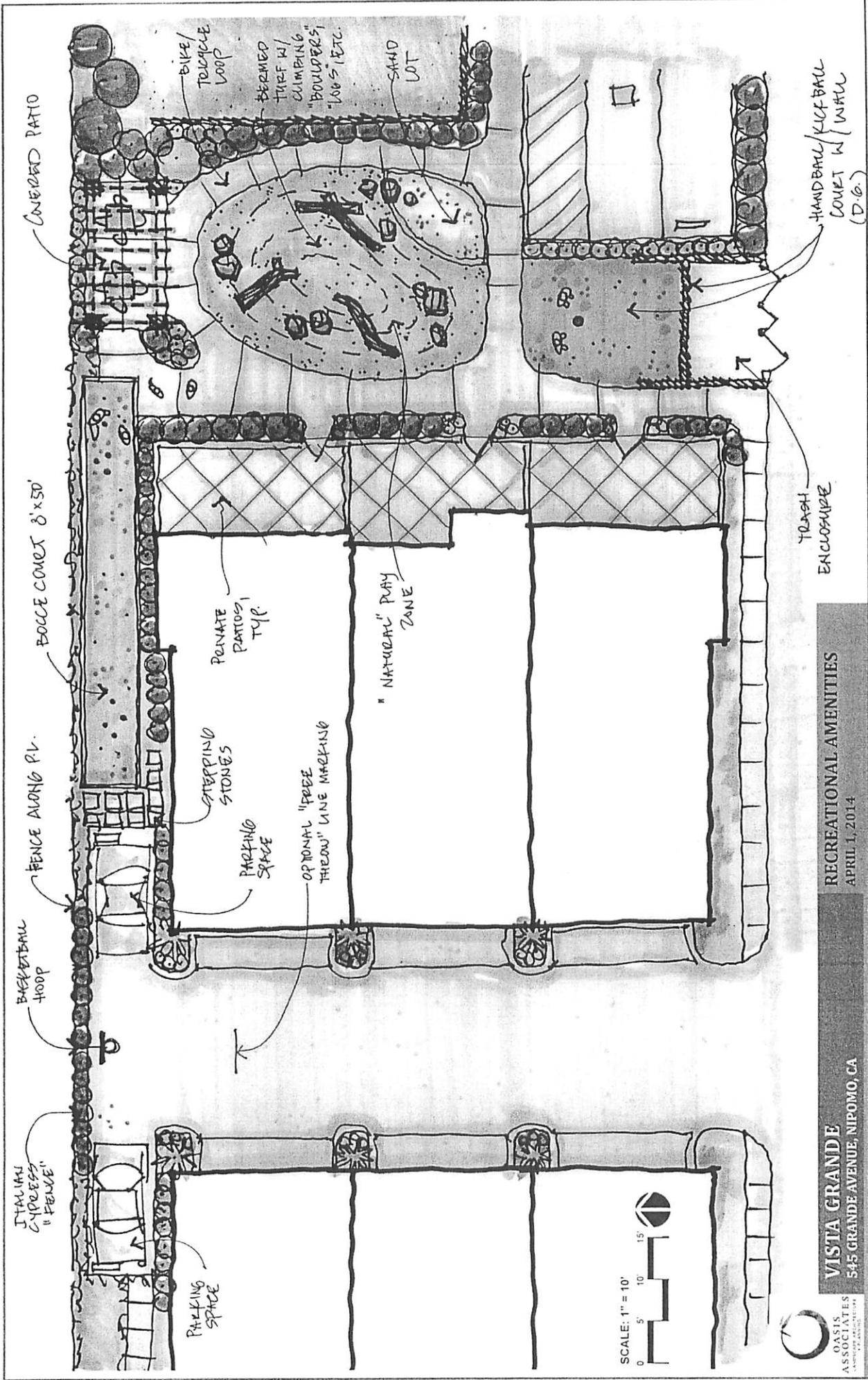
CONCEPTUAL LANDSCAPE PLAN

VISTA GRANDE
545 GRANDE AVENUE, NIPOMO, CA

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NIPOMO GRANDE LLC

SHEET 1 OF 1



RECREATIONAL AMENITIES
 APRIL 1, 2014

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OASIS ASSOCIATES
 LANDSCAPE ARCHITECTS