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. ED07-205 **DATE: July 3, 2014**

PROJECT/ENTITLEMENT: San Luis Obispo County Department of Public Works – County Service Area 10A Water Tank Project Development Plan; (300279) (DRC2013-00046)

APPLICANT NAME: County Department of Public Works
ADDRESS: County Department of Public Works, County Govt Center, Room 206, San Luis Obispo, CA 93408
CONTACT PERSON: Eric Wier, County Department of Public Works **Telephone:** (805) 781-5252

PROPOSED USES/INTENT: A request by the County Public Works Department for a Development Plan / Coastal Development Permit to implement improvements to the existing water system for County Service Area (CSA) 10A, including construction of: 1) a new approximately 210,000 gallon water storage tank (36' in diameter, 32' in height); 2) a 12' wide red-rock gravel access road to the new tank site that would have a maximum allowable slope of 20%; and 3) a 12' wide flat, red-rock gravel access area around the entire tank for tank maintainance. The project also includes hydroseeding with native plants, and installation and maintenance of several Monterey cypress trees to reduce visual impacts of the new tank. The new tank would be located in the same pressure zone as the existing tank, with a base elevation of 225 feet above sea level. The maximum steepness of cut and fill slopes woud be of 2:1. The new tank would be placed entirely on cut material and located in a geologically stable location. The project would result in the disturbance of approximately 0.7 acre. The proposed project is within the Rural Lands land use category in the Estero Planning Area.

LOCATION: The project is located approximately 350 feet east of Hacienda Drive and approximately 430 feet south of the intersection of Hacienda Drive and Gilbert Avenue, adjacent to the community of Cayucos, in coastal San Luis Obispo County.

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: California Coastal Commission (if appealed)

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. July 17, 2014

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Jo Manson		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

County File Number: ED07-205 (300279) (DRC2013-00046) SCH Number: _____

COUNTY DEPARTMENT OF PLANNING AND BUILDING
COUNTY SERVICE AREA 10A WATER TANK PROJECT
COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & INITIAL STUDY

Abstract

A request by the County Public Works Department to implement improvements to the existing water system for County Service Area (CSA) 10A, including construction of: 1) a new approximately 210,000 gallon water storage tank (36' in diameter, 32' in height); 2) a 12' wide red-rock gravel access road to the new tank site that would have a maximum allowable slope of 20%; and 3) a 12' wide flat, red-rock gravel access area around the entire tank for tank maintainance. The project also includes hydroseeding with native plants, and installation and maintenance of several Monterey cypress trees to reduce visual impacts of the new tank. The new tank would be located in the same pressure zone as the existing tank, with a base elevation of 225 feet above sea level. The maximum steepness of cut and fill slopes woud be of 2:1. The new tank would be placed entirely on cut material and located in a geologically stable location. The project would result in the disturbance of approximately 0.7 acre. The project is located approximately 350 feet east of Hacienda Dr. (adjacent to an existing water tank), adjacent to the community of Cayucos. The proposed project is within the Rural Lands land use category in the Estero Planning Area. The project is required to bring CSA 10A into compliance with current design standards and is not a growth inducing measure. The new tank would be used to supply additonal domestic water storage for fire safety purposes and to provide enough storage capacity for service-pump operation and system storage for equalization, fire reserve and emergency needs. Comments on this document should be sent to Jo Manson, County Department of Planning and Building, County Government Center, Room 300, San Luis Obispo, CA 93408.

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

Jo Manson, Current Planning
County Department of Planning and Building
County Government Center, Room 300
San Luis Obispo, CA 93408
(805) 781-4660

This proposed Mitigated Negative Declaration has been issued by:

6·25·2014
Date

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

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

06/25/14
Date

for PAO
Paavo Ogren, Director of Public Works
County of San Luis Obispo

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600
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(ver 5.0)Using Form

Project Title & No. **San Luis Obispo County Department of Public Works – County Service Area 10A Water Tank Project Development Plan ED07-205 (300279) (DRC2013-00046)**

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.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☒ Hazards/Hazardous Materials	☐ Transportation/Circulation
☒ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☒ Water /Hydrology
☐ Cultural Resources	☐ Public Services/Utilities	☒ 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.

Jo Manson — Jo Manson — 6-26-14
Prepared by (Print) — Signature — Date

Steve McMasters — Steve McMasters — Ellen Carroll, Environmental Coordinator (for) — 6-26-14
Reviewed by (Print) — Signature — 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 Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

Description:

A request by the County Public Works Department for a Development Plan / Coastal Development Permit to implement improvements to the existing water system for County Service Area (CSA) 10A, including construction of: 1) a new approximately 210,000 gallon water storage tank (36' in diameter, 32' in height); 2) a 12' wide red-rock gravel access road to the new tank site that would have a maximum allowable slope of 20%; and 3) a 12' wide flat, red-rock gravel access area around the entire tank for tank maintainance. The project also includes hydroseeding with native plants, and installation and maintenance of several Monterey cypress trees to reduce visual impacts of the new tank. The new tank would be located in the same pressure zone as the existing tank, with a base elevation of 225 feet above sea level. The maximum steepness of cut and fill slopes woud be of 2:1. The new tank would be placed entirely on cut material and located in a geologically stable location. The project would result in the disturbance of approximately 0.7 acre. The project is located approximately 350 feet east of Hacienda Dr. (adjacent to an existing water tank), adjacent to the community of Cayucos. The proposed project is within the Rural Lands land use category in the Estero Planning Area.

The project is required to bring CSA 10A into compliance with current design standards and is not a growth inducing measure. The new tank would be used to supply additonal domestic water storage for fire safety purposes and to provide enough storage capacity for service-pump operation and system storage for equalization, fire reserve and emergency needs.

Proposed Project

The Department of Public Works has chosen Tank Site 1 as the preferred tank location, based on the *Cayucos Tank Siting Study* prepared by Cannon, June 10, 2013. This proposed site is adjacent to the existing tank located approximately 350 feet east of Hacienda Drive. Access to the site will follow the existing water tank service road. Grading to the east of the existing tank will be required to create a flat pad for the proposed tank. Additional grading will be required to re-route the existing access road around the proposed and existing tank sites to allow for construction of a fence and to allow for continued access to the existing graded road. The service pipeline from the proposed tank runs approximately 150 feet, parallel to the service line for the existing tank. Grading for this site will result in approximately 3,672 c.y. of cut and 1,246 c.y. of fill. This location is favorable from a maintenance and inspection perspective because of its proximity to the existing tank. This location appears to provide the least amount of visual impact from State Highway 1 because a portion of the tank will be obstructed by the existing tank. A geologic feasibility study for the project concluded that the site is grossly stable. The connection to the existing water system on Gilbert Avenue appears to be convenient from this location; however, this location may not improve the deficient water pressure of the system in the east Chaney Avenue area.

Background

The existing water tank and water supply system is undersized to meet current operational needs and fire flow requirements for the community. The existing Water System is deficient by 207,000 gallons per American Water Works Association (AWWA) standards.

The additional storage capacity was identified in the Water System Master Plan (January 2003) and Storage Needs Calculation Addendum (April 2007) as being a priorty project to bring CSA 10A into compliance with current design standards. Implementation of the project would result in improved delivery of services.

Six initial alternative tank sites were analyzed for a new water storage facility. The preliminary review assessed: grading, access, maintenance requirements, visual impacts, connection to existing infrastructure and geological factors. The initial screening of all sites yielded Sites 1, 4 and 6 as preferred sites; therefore these were further evaluated for:

- Hydraulic analysis/water line improvement costs
- Grading, accessibility and water line connection requirements
- Site Stability/Geotechnical
- Visual impacts
- Land use/ownership and
- Regulatory considerations and permitting requirements.

Proposed Project Alternatives

Tank Site 6 with Welded Steel Tank

Another site, Tank Site 6, has the potential to bring the fire flow requirements of CSA 10A into compliance for a cost that is considerably less than the other alternatives, while also providing a remote location in the case of waterline failure at the existing tank site. Site 6 also impacts fewer properties than Site 1 and will possibly require fewer easements or property aquisitions. Construction on this site may result in the loss of approximately 40 Blochman's dudleya plants. Blochman's dudelya is a species considered "rare, threatened and endangered in California" by the California Native Plant Society. Although located between two existing landslides, Site 6 is located on stable soil. Construction here would require approximately 5,607 cubic yards of cut and 392 c.y. of fill, and would affect approximately four properties.

As viewed from State Highway 1, Site 6 would have varying degrees of visual impacts but these impacts are mitigable with the painting of the proposed water tank with a dark green color that has been carefully chosen to reduce visibility. The connection to the existing water system on Chaney Avenue appears to be convenient from this location and may potentially improve the deficient water pressure in the system in the east Chaney Avenue area.

Tank Site 6 with Buried Tank Alternative

An alternative to the project considers using Site 6, but with a buried concrete water tank. This alternative reduces the long-term visual impact associated with Site 6. Burying the tank would require 9,760 c.y. of cut, would temporarily increase the visual impact by cutting a larger portion of the slope and would more than double the cost of the project.

No Project Alternative

Not installing a new water tank leaves the existing water system in CSA 10A out of compliance with current AWWA design standards, thus leaving the area with inadequate operational and emergency fire flow safety needs. This compromises public safety in this area in the event of a fire.

Summary

Both Sites 1 and 6 benefit the water system by adding storage capacity. Site 6 has some advantages, however Tank Site 1 was ultimately selected and recommended as the best alternative in the Tank Siting Study.

Proposed Project Funding

Funding for the project will come from CSA 10A funds.

Proposed Project Construction

Construction impacts are expected to result in a total disturbance of approximately 0.7 acre with approximately 3,672 cubic yards of cut and approximately 1,246 cubic yards of fill. Excess cut material would be kept on site and used in site restoration, or would be exported to a pre-approved disposal site. Clearing and grubbing of the cut and fill areas includes removal of grass and shrubs.

ASSESSOR PARCEL NUMBER(S): 064-332-011, 064-332-012, 064-332-013, 064-332-014, 064-332-050 and 064-332-064

Latitude: 35°25'50.98" N Longitude: 120°52'38.63" W SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Cayucos , rural

LAND USE CATEGORY: Rural Lands

COMBINING DESIGNATION(S): Geologic Study, Local Coastal Plan/Program

EXISTING USES: water storage tank,Undeveloped

TOPOGRAPHY: Moderately sloping to steeply sloping

VEGETATION: Serpentine bunchgrass grassland

PARCEL SIZE: Range from 0.04 to 0.21 acre

SURROUNDING LAND USE CATEGORIES AND USES:

North: Rural Lands	*East:* Rural Lands
South: Rural Lands	*West:* Residential Single Family

Project Location

The project area is located approximately 350 feet east of Hacienda Drive and approximately 430 feet south of the intersection of Hacienda Drive and Gilbert Avenue, adjacent to the community of Cayucos, in coastal San Luis Obispo County.

Environmental Setting

The project is located on a moderately to steeply sloping hillside with an elevation of approximately 240 feet above mean sea level. The soils within the project area are mapped as Los Osos-Diablo complex formed from residual material weathered from sandstone and shale. Vegetation communities found within the study area include: 1) serpentine bunchgrass grassland; and 2) non-native grassland; with scattered small shrubs.

Regulatory Setting

The project site is within the Coastal Zone. The project is classified as a "Public Utility Facility," and as such, requires Development Plan approval pursuant to Section 23.02.034 of the Coastal Zone Land Use Ordinance. The County would obtain and comply with requirements of a Coastal Development Permit granted by the County Planning Commission. The project would be appealable to the Board of Supervisors and the California Coastal Commission.

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting.
The existing water system is located adjacent to the community of Cayucos. The community supports a variety of land uses including residences, commercial service, retail, and agriculture (livestock grazing). State Highway 1 traverses the community and the project is within the Highway 1 – Cayucos Critical Viewshed according to the County's Local Coastal Program.

An existing water tank is located approximately 150 feet east of Gilbert Avenue, at an elevation of approximately 225 feet, approximately 200 feet above the community of Cayucos. The existing tank has a capacity of 210,000 gallons, is 36 feet in diameter, 30 feet in height and is painted a dark green color. The hillside is moderately to steeply sloping and supports grassland and small shrubs. A study was prepared to evaluate the visual effects of the new tank when viewed from key areas.

Impact.
The Project would install the new water tank adjacent to the existing tank, located off of Gilbert Ave. The existing tank is visible from State Highway 1, Old Creek Road, and other local roadways. The new tank would be shielded from some views by the existing tank, minimizing additional viewshed impacts. The new tank will match the existing tank's dark green color. The proposed tank would be approximately 36 feet in diameter and 32 feet in height. The project would disturb approximately 0.7 acre. Temporary visual impacts would occur during grading and construction of the access roads and water tank site; the cut-slope would be visible prior to installation of the new tank, resulting in a significant, but mitigable temporary impact. Long-term visual impacts associated with ground

disturbance would occur if disturbed soils were not revegetated. Long-term visual impacts would also result because the tank will be visible from public roads. The visual study that was conducted as part of the *Cayucos Tank Siting Study* (Cannon, June 10, 2013) documents that the new tank may appear as a blocky, man-made structure from specific locations. Photo simulations of the proposed water tank site with proposed landscaping are included in the graphics section of the initial study. The photo simulations are taken from four perspectives in the vicinity of the proposed project site.

Mitigation/Conclusion.
To mitigate for long-term visual impacts, the County will restore vegetation on disturbed soils to the pre-construction condition. In addition, construction contract documents will include site specific measures to revegetate all cut and fill slopes for the access road and tank site. The County will coat the tank exterior with the color "8646N Blackened Beam" to reduce its visual prominence. In addition, several Monterey cypress trees will be installed and maintained to break up the vertical lines and blocky shape of the new tank when viewed from key areas. Based on implementation of these measures, potential visual impacts would be mitigated to less than significant.

[V-1] Prior to site disturbance, construction contract documents shall demonstrate how all cut slopes and disturbed soils will be revegetated to pre-disturbed conditions, including planting, irrigation, and maintenance activities. Revegetation and restoration shall occur immediately following completion of construction activities.

[V-2] Prior to site disturbance, construction contract documents shall specify that the exterior color of the tank shall be 8646N Blackened Beam.

[V-3] Prior to site disturbance, a landscape plan for the site shall be submitted to the Department of Planning and Building for review and approval. The landscape plan will include vegetation such as cypress trees in strategic locations to break up the massing and vertical lines of the new water tank when viewed from key areas. The landscape plan will be implemented and vegetation maintained for the life of the project.

2. AGRICULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☐	☒
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☐	☒
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☐	☒
e) Other: _____	☐	☐	☐	☐

Setting. The project is located on private property, as well as County road right-of-way, in the community of Cayucos. Existing agricultural use of the site is limited to livestock grazing.

Land Use Category: Rural Lands

Historic/Existing Commercial Crops: Livestock grazing

State Classification: Not prime farmland

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type mapped within the project area is: Los Osos-Diablo complex (30 to 50 percent slopes), capability subclass VIe (non-irrigated).

Impact. The project would result in the conversion of up to 0.7 acre of land designated Rural Lands, but which is used for cattle grazing; the land will no longer be available for this use. Permanent impacts associated with the project include grading for an adequate foundation for the water tank, and the water tank itself.

The proposed project was reviewed by the County Department of Agriculture (Lynda Auchinachie, Personal Communication/Letter, April 5, 2011) and no significant impacts to agriculture were identified.

Mitigation/Conclusion. The project would not result in any significant impact to agricultural resources so no mitigation is required.

3. AIR QUALITY *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☒	☐	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
GREENHOUSE GASES				
f) ***Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***	☐	☐	☒	☐
g) ***Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***	☐	☐	☒	☐
h) ***Other:Naturally Occurring Asbestos***	☐	☒	☐	☐

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

The 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 particulate matter (PM_{10} , or fugitive dust) and ozone precursors (hydrocarbons and oxides of nitrogen). The APCD has developed a list of construction period air quality mitigation measures which are to be appropriately applied to all projects through the environmental review process.

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

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

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

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

3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons 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.

Impact. As proposed, the project will result in the disturbance of approximately 0.7 acre. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The construction phase of the proposed project would result in air emissions, which are typically a result of construction related dust, the operation of construction equipment, and the production and transportation of construction materials. Implementation of the project would not result in an increase of traffic trips.

Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a proposal to construct a 210,000 gallon water tank. 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 than 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.

Sensitive Land Uses The project site is located adjacent to existing residential development. Residential areas are sensitive to air pollution, including both construction and operational emissions.

Fugitive Dust (PM_{10}) The project is not expected to exceed the APCD's CEQA significance threshold for construction phase emissions; however construction activities can generate fugitive dust, affecting local residents and businesses in close proximity to the project site. Dust complaints could result in a violation of the APCD's 402 Nuisance Rule. The fugitive dust generated during the construction of the proposed project would lead to potentially significant air quality impacts.

Asbestos According to the APCD (letter, April 13, 2011) the project site is located in an area containing naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. Grading associated with the project could result in the release of naturally occurring asbestos into the air, resulting in a potentially significant air quality impact.

Construction Vehicle Emissions The use of heavy-duty diesel vehicles would be required during the construction of the proposed project. The State Air Resources Board lists diesel exhaust as a toxic air contaminant, with no identified threshold below which no effects are expected. The release of emissions from vehicles during construction could result in potentially significant air quality impacts.

Mitigation/Conclusion. Application of the following mitigation measures should ensure any air quality impacts are less than significant.

[AQ-1] Dust Control Measures

a. 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;
b. All dirt stock pile areas should be sprayed daily as needed;
c. Permanent dust control measures identified in the approved project re-vegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
e. All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binders, jute netting, ort other methods approved in advance by the APCD;
f. All roadways, driveways, sidewalks, etc, to be paved should be completed as soon as possible. In additions, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
h. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
j. 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;
k. All PM10 mitigation measures required should be shown on grading and building plans; and
l. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent

transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

[AQ-2] During construction/ground disturbing activities, the contractor shall implement the following measures to reduce ozone precursor emissions. These measures will be included in the contract special provisions.

a. Maintain all construction equipment in proper tune according to *manufacturer's* specifications.
b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.

[AQ-3] Prior to the initiation of grading activities, if asbestos is found or is assumed to be present, the County shall comply with CCR Section 93105, the Asbestos Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. The County shall report the discovery of naturally-occurring asbestos, serpentine, or ultramafic rock to the APCD no later than the next business day. ATCM requirements may include, but are not limited to; 1) the preparation of an "Asbestos Dust Mitigation Plan", which must be approved by the APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by the APCD. The County shall complete necessary notification to the APCD. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD.

4. BIOLOGICAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a loss of unique or special status species* or their habitats?	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☐	☐
c) Impact wetland or riparian habitat?	☐	☐	☐	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☒	☐	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Game or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting.

Physical Description

The project site is located on a moderately to steeply sloping hillside east of State Highway 1 and Old Creek Road, adjacent to the community of Cayucos, in coastal San Luis Obispo County. Elevation is approximately 240 feet above sea level. The soils within the project area are mapped as Los Osos-Diablo complex by the Soil Survey of San Luis Obispo County, California (USDA Natural Resources Conservation Service). This soil formed in residual material weathered from sandstone and shale.

An ephemeral drainage is crossed by the gravel-covered access road approximately 225 feet north of the existing water tank. Surface water runoff flows through an approximately 24" diameter culvert at this location. The site lies within an antiquated subdivision with a series of roads graded into the hillside.

Biological surveys of the project area were conducted by qualified biologists within the Public Works Department's Environmental Programs Division. Before performing the surveys, documentation relevant to the project area was reviewed. The California Native Plant Society (CNPS) Electronic Inventory and California Natural Diversity Data Base (CNDDB) were accessed for information on sensitive plant or wildlife species known to occur in the project area and its vicinity (CNPS, 2012; CNDDB, 2012). Sensitive species include all federally- and state-listed endangered and threatened species, candidates for listing, federal and state species of concern and plant species considered "rare, threatened and endangered in California". Surveyors considered the habitat requirements of each species during the surveys (May 5, 2008 and June 20 & 25, 2012).

On-site Vegetation: Serpentine bunchgrass grassland, non-native grassland and coastal sage scrub

Name and distance from blue line creek(s): 550' south of Willow Creek

Plant Communities and Habitat Types

The site supports only serpentine bunchgrass grassland. The plant species composition of this community varies depending on location. Undisturbed soil areas contain a higher proportion of native species than areas of fill. Serpentine bunchgrass grassland is characterized here by low-growing open grassland dominated by native perennial grasses, primarily purple needlegrass (*Nassella pulchra*). Native annual and perennial herbs are also present, as well as widely scattered small shrubs such as coyote bush (*Baccharis pilularis*) and California coffeeberry (*Rhamnus californica*). Other representative herbaceous plant species include these natives: California poppy (*Eschscholzia californica*), arroyo lupine (*Lupinus succulentus*), common yarrow (*Achillea millefolium*), *Lomatium utriculatum*; and non-natives: soft chess (Bromus hordeaceus), wild oats (*Avena* sp.), Italian ryegrass (*Lolium multiflorum*), storksbill (*Erodium cicutarium*) and hairy vetch (*Vicia villosa* ssp. *villosa*). The vegetation west of the north-south graded road (directly south of the existing water tank) is on fill soil, and therefore has a higher proportion of weedy species than relatively undisturbed soil areas. The vegetation at Site 1 appears to be subject to periodic grazing by domestic livestock.

Special Status Species

Plants

The most recent CNDDB report (June 2012) shows that twenty special status plant species have been observed within the USGS Cayucos and Morro Bay North quadrangles. Each of these species is considered "rare, threatened and endangered in California" by the California Native Plant Society. No special status plant species are expected to be impacted by the project (see following checklists and tables).

Special Status Plant Species with Potential to Occur in the Project Area

Species	Listing Status	Habitat Requirements and Elevation Range	Identification Period	Assessment Results
Miles' milk-vetch (*Astragalus didymocarpus* var. *milesianus*)	1B.2	Clay soils, usually if not always in areas of serpentine; coastal scrub; 20-90m	Annual; blooms March-June	Not observed; only *Astragalus* observed was the shrub *A. curtipes.*
San Joaquin spearscale (*Atriplex joaquiniana*)	1B.2	Chenopod scrub, alkali meadow, valley and foothill grassland; 1-835 m	Annual; blooms April-September	Not observed during appropriately timed survey
Cambria morning-glory (*Calystegia subacaulis* ssp. *obispoensis*)	1B.2	Chaparral, cismontane woodland, coastal prairie; 60-500m	Rhizomatous perennial herb; blooms April-June	Not observed during appropriately timed survey
San Luis Obispo owl's clover (*Castilleja densiflora* ssp. *obispoensis*)	1B.2	Meadows and seeps, valley and foothill grasslands; 10-400m	Annual herb; indentifiable March-May	Not observed during appropriately timed survey
Brewer's spineflower (*Chorizanthe breweri*)	1B.3	Closed-cone coniferous forest, chaparral, cismontane woodland, coastal scrub /serpentinite, rocky or gravelly; 45-800m	Annual herb; blooms April-August	Not observed; suitable habitat not present within study area
Chorro Creek bog thistle (*Cirsium fontinale* var. *obispoense*)	FE, SE, 1B.2	Chaparral, cismontane woodland; 35-380 m	Perennial herb; blooms February-July	Not observed; suitable habitat not present within study area
Compact cobwebby thistle (*Cirsium occidentale* var. *compactum*)	1B.2	Chaparral, coastal dunes, coastal prairie, coastal scrub; 5-150m	Perennial herb; blooms April-June	Not observed during appropriately timed survey
Cuesta Ridge thistle (*Cirsium occidentale* var. *lucianum*)	1B.2	Chaparral; 500-750m	Perennial herb; blooms April-June	Not observed; suitable habitat not present within study area
Delphinium parryi ssp. *eastwoodiae*	1B.2	Chaparral, valley and foothill grassland; 75-500m	Perennial herb; blooms March	Not observed during appropriately timed survey
Betty's dudleya (*Dudleya abramsii* ssp. *bettinae*)	1B.2	Bare rocky places, on serpentine; 20-180m	Perennial herb; blooms May-July	Not observed during appropriately timed survey
Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*)	1B.1	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland /rocky, often clay or serpentinite; 5-450m	Perennial herb; blooms April-June	Not observed; (approximately 40 plants in grassland on Site 6)
Erigeron blochmaniae	1B.2	Coastal dunes; 3-45m	Rhizomatous herb; blooms June-August	Not observed; suitable habitat not present within study area
San Benito fritillary (*Fritillaria viridea*)	1B.2	Chaparral; 200-1525m	Bulbiferous herb; blooms March-May	Not observed; suitable habitat not present within study area
Jones' layia (*Layia*	1B.2	Clay soils, often in serpentine	Annual herb;	Not observed during

jonesii)		areas of chaparral and foothill grassland; 5-400m	blooms March-May	appropriately timed survey
Malacothamnus palmeri var. *palmeri*	1B.2	Chaparral; 60-360m	Deciduous shrub; blooms May-July	Not observed; suitable habitat not present within study area
Monardella frutescens	1B.2	Coastal dunes, coastal scrub; 10-200m	Rhizomatous herb; blooms May-Sept	Not observed during appropriately timed survey
Monardella palmeri	1B.2	Cismontane woodland, chaparral; 200-800m	Rhizomatous herb; blooms June-August	Not observed; suitable habitat not present within study area
Adobe sanicle (*Sanicula maritima*)	1B.1	In more or less moist clay soils on low hills and in valleys; 30-240m	Perennial herb; blooms February-May	Not observed during appropriately timed survey
Most beautiful jewel-flower (*Streptanthus albidus* ssp. *peramoenus*)	1B.2	Chaparral, cismontane woodland, valley and foothill grassland /serpentinite; 94-1000m	Annual herb; blooms April-September	Not observed during appropriately timed survey
California seablite (*Suaeda californica*)	FE, 1B.1	Marshes and swamps; 0-15m	Evergreen shrub; blooms July-October	Not observed; suitable habitat not present within study area

The information in this table was obtained from Hoover (1970), the California Native Plant Society Electronic Inventory (2012) and CNDDB (2012).

California Native Plant Society Listing Code

1B Rare, threatened or endangered in California and elsewhere
- 1B.1 Seriously endangered in California
- 1B.2 Fairly endangered in California
- 1B.3 Not very endangered in California

Wildlife

The most recent CNDDB report (September 2012) shows that nine special status wildlife species have been observed within the USGS Cayucos and Morro Bay North quadrangles. Of these special status wildlife species the grasshopper sparrow (*Ammodramus savannarum*) was the only species observed on site during the field assessment on May 5, 2008. No other special status wildlife species are expected to be impacted by the project. The table below presents these species, their status, habitat association and survey results.

Grasshopper sparrow (*Ammodramus savannarum*). Grasshopper sparrow is classified by the California Department of Fish and Game as a Species of Special Concern, second priority[a]. Its season of concern is during breeding. Grasshopper sparrows favor dry, dense grasslands, especially those with a variety of grasses and tall forbs and scattered shrubs for singing perches. This species nests on the ground. An individual of this species was heard singing east of the top of the proposed cut. It is likely that individual grasshopper sparrows utilize at least some of the area that would be disturbed.

Protected Bird Species

A number of bird species potentially occurring on the project site are protected during their nesting period under the provisions of the Federal Migratory Bird Treaty Act of 1918. A number of tree- or shrub-nesting species, including western scrub jay (*Aphelocoma californica*), northern mockingbird

[a] Second Priority is defined as: "Population or range size greatly reduced *or* population or range size moderately reduced and threats projected to greatly reduce the taxon's population in California in the next 20 years."

(*Mimus polyglottos*), lazuli bunting (*Passerina amoena*) and house finch (*Carpodacus mexicanus*) were observed in the study area within close association of proposed activities. These species, as well as others, including ground-nesting species, could be affected by construction activities and permanent habitat loss.

Habitat Associations and Assessment Results for State and Federally Listed Wildlife Species with Potential to Occur in the Project Area

Common Name	Scientific Name	Listing Status	Habitat Association	Survey Results
Grasshopper sparrow	*Ammodramus savannarum*	CSC	Dry, dense grasslands, especially those with a variety of grasses and tall forbs and scattered shrubs for singing perches.	Observed; at least one individual heard singing east of upper area of disturbance.
Pallid bat	*Antrozous pallidus*	CSC	Chaparral, Coastal scrub, Desert wash, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Riparian woodland, Sonoran desert scrub, Upper montane coniferous forest, Valley and foothill	Not observed; required habitat elements not present.
Western pond turtle	*Emys marmorata*	CSC	Vegetated ponds and slow moving streams with suitable upland areas for nesting and overwintering	Not observed; required habitat elements not present.
Tidewater goby	*Eucyclogobius newberryi*	CSC, FE	Brackish shallow lagoons and lower stream reaches where water is fairly still, but not stagnant.	Not observed; required habitat elements not present.
South/central California coast steelhead	*Oncorhynchus mykiss*	CSC, FT	Requires cool, deep pools for holding through the summer, prior to spawning in the winter. Generally found in shallow areas, with cobble or boulder bottoms at the tails of pools.	Not observed; required habitat elements not present.
Southern California steelhead	*Onchorhynchus mykiss*	CSC, FE	Federal listing refers to populations from the Santa Maria River south to the southern extent of the range (San Mateo Creek, in San Diego). Likely have a greater physiological tolerance to warmer water and more variable conditions.	Not observed; required habitat elements not present.
Coast horned lizard	*Phrynosoma blainvillii*	CSC	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub, Desert wash, Pinon and juniper woodlands, Riparian scrub, Riparian woodland, Valley and foothill grassland	Not observed;

California red-legged frog	*Rana aurora draytonii*	CSC, FT	Inhabits shorelines with extensive vegetation; requires 11 to 20 weeks of permanent water for larval development.	Not observed; site doesn't provide permanent water during summer nor breeding habitat characteristics.

The information in this table was obtained from the CNDDB (2001), Jennings and Hayes (1994), Moyle et al. (1989).

California Department of Fish and Game Listing Codes		Federal Listing Codes	
CSC	California Special Concern Species	FT	Federally Threatened
ST	State Threatened	FE	Federally Endangered
SE	State Endangered	FSC	Federal Species of Concern

Wetlands/Drainages

The existing gravel-covered access road crosses an ephemeral drainage. Work is expected to take place when there is minimal or no surface water within the drainage. The culvert and ephemeral stream will not be disturbed; therefore state and federal jurisdictional agency permits will not be necessary.

Impacts:

Project construction will result in the temporary disturbance of approximately 0.7 acre. Construction involves the use of heavy equipment for grading, as well as multiple truck trips to transport equipment, and possible export of material.

Vegetation

Project construction will result in the loss of approximately 0.7 acre of native grassland.

Special Status Plants

Impacts to special status plant species are not anticipated.

Special Status Animals

Approximately 0.7 acre of native grassland representing grasshopper sparrow breeding and foraging habitat could be permanently removed by constructing the project. The extent of grasshopper sparrow range at this location is unknown, but may extend into the project area. Indirect impacts to the species may occur during construction and operation given the proximity of construction and ongoing disturbance.

Nesting Bird Species

A number of bird species, including western scrub jay, northern mockingbird, lazuli bunting and house finch have the potential to breed within the project area. These species could be affected by construction activity and permanent habitat loss.

Jurisdictional Areas

The ephemeral drainage crossed by the access road will not be disturbed; no changes to the culvert are needed. All drainage is assumed to sheet flow off proposed roads and cut slopes. Drainage is assumed to generally follow historic drainage patterns and no net increase in runoff is expected as access roads are not paved. Furthermore, work activities shall commence in the dry season when drainages have minimal to no surface water.

Mitigation/Conclusion:

The County will avoid potentially significant impacts to special-status wildlife by ensuring implementation of pre-construction surveys for species known to occur within the area. In addition, the County will ensure that construction crews are trained prior to site disturbance regarding sensitive habitats and special status species in the area. If special-status species are observed within the survey area, the County will avoid construction activities within 100 feet of the occurrence, and the

County will consult the appropriate resource agency (i.e., California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service). To minimize discharge of sediment and hydrocarbons during construction activities, the County will implement Best Management Practices (BMPs). If construction activities are proposed during the bird nesting season (February 15 – September 15), a pre-construction nesting bird survey will be conducted. Disturbance of nests will not occur until birds have fledged and left the area, and construction will not commence to avoid disruption and harm.

Implementation of the following standard mitigation measures would reduce biological resource impacts to a less than significant level:

[BR-1] Prior to construction, the ephemeral stream shall be shown on applicable construction plans.

[BR-2] All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 100 feet from any riparian habitat or water body. The County shall ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the County shall ensure that the contractor has prepared a plan to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measure to take should a spill occur.

[BR-3] Prior to site disturbance the County or its designee shall construct highly visible, temporary fencing at the limits of grading and staging areas. Use and storage of equipment and materials shall be prohibited outside of designated areas.

[BR-4 During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.

[BR-5] Prior to site disturbance, the County shall print Best Management Practices (BMPs) on all applicable construction plans. BMPs shall be implemented prior to, during, and following construction activities. Measures shall include, but not be limited to the following:

a. Silt fencing shall be placed along the down-slope side of the construction zone.
b. A spill and clean-up kit shall be stored onsite at all times.
c. Temporary and permanent erosion and sedimentation measures shall be implemented (e.g., silt fencing, hay bales, straw wattles, etc.).

[BR-6] If construction activities are conducted during the typical nesting bird season (February 15 – September 15) pre-construction surveys shall be conducted by the County or its designee prior to any construction activity or vegetation removal to identify potential bird nesting activity, and:

a. If active nest sites of bird species protected under the Migratory Bird Treaty Act are observed within the vicinity of the project site, then the project shall be modified and/or delayed as necessary to avoid direct take of the identified nests, eggs, and/or young;
b. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of the project site, then CDFG shall be contacted to establish the appropriate buffer around the nest site. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest and achieved independence; and,
c. Active nests shall be documented by a qualified biologist and a letter-report shall be submitted to the County, USFWS and CDFG, documenting project compliance with the MBTA and applicable project mitigation measures.

The following are recommended to reduce direct project impacts and to mitigate impacts to grasshopper sparrows:

[BR-7] In order to minimize potential disturbance of grasshopper sparrow breeding, all construction activities should be conducted after September 1 and prior to March 15;

[BR-8] Prior to initiation of project activities, a qualified biologist should survey the area for grasshopper sparrow breeding activity if construction will occur between March 15 and September 1;

[BR-9] To minimize unnecessary disturbance to habitat, the limits of disturbance should be delineated with brightly colored plastic fencing, or with lath and flagging, the remaining area being designated an Environmentally Sensitive Area (ESA);

[BR-10] Construction crews should avoid entry into the ESA;

[BR-11] A qualified biologist should conduct pre-construction biological sensitivity training for construction crews; and

[BR-12] Following completion of construction, restore native grassland species, especially purple needlegrass to cut and fill slopes created by the project.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting.
The project is located in an area historically occupied by the Obispeno Chumash. The site is underlain by metavolcanic bedrock, a geologic formation which does not yield paleontological resources.

Impact. A Phase I (surface) survey was conducted by Kate Ballantyne, a qualified archaeologist with the Public Works Department's Environmental Programs Division on May 5, 2008. No evidence of cultural materials was noted within the project's area of impact. In addition, impacts to paleontological resources are not expected due to the absence of geologic formations associated with paleontological resources.

Mitigation/Conclusion. Incorporation of the following mitigation measures will reduce identified impacts to a level of insignificance:

[CR-1] During earth moving activities, in the event archaeological resources are unearthed or discovered, construction in the vicinity of the find shall stop, and the Public Works project manager and the Environmental Coordinator shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

[CR-2] In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner and Environmental Coordinator are to be notified so proper disposition may be accomplished.

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☒	☐	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones?*	☐	☐	☐	☒
c) 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?	☐	☒	☐	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☐

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

Topography: Moderately to steeply sloping

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: High to Very High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: High

Other notable geologic features? None

The project site is located on a moderately to steeply sloping hillside with elevation of approximately 240 feet, and the regional topographical gradient slopes to the west. The site lies on the western flank of the Santa Lucia Range, which is within the Coast Range geomorphic province of California.

The geology of the area consists of the Franciscan Assemblage, composed of Cretaceous/Jurassic melange. Soils mapped in the vicinity are characterized as the Los Osos-Diablo complex. This complex is roughly 40% Los Osos soil and 35% Diablo soil. The Los Osos soil is moderately deep and well drained. This soil is formed in residual material weathered from sandstone or shale. Permeability is slow and available water capacity is low to moderate. The Diablo soil is also deep and well drained. Permeability is slow but has a much higher avaialble water capacity than the Los Osos soil. This soil conglomeration has high shrink-swell potential. Special design considerations will be administered because of the erosion hazard, steep slopes, the high shrink-swell potential, low strength, and slow permeability of the Los Osos Diablo Complex (Soil Survey of San Luis Obispo County, California 1984).

Seismology/Faults
The sites are not located within an Alquist-Priolo Earthquake Fault Zone, as defined by Special Publication 42 published by the California Geological Survey. There are numerous northwest-southeast trending faults within the Mesozoic Era rocks comprising the Santa Lucia Range. The closest proximity faults to the project site are the Hosgri fault and West Huasna fault to the west and the Nacimiento fault and the Rinconada fault to the east (Clark and others, 1994).

Landslides
The site is located upslope and northeast of two relatively shallow, small landslides and south of a large, deep-seated landslide to the north. A portion of the access road and water pipeline are within the large landslide to the north. This site was deemed grossly stable. Potential instabilities are proposed to be controlled via grading, use of retaining walls, and/or use of flexible couplings on the water line connections (Earth Systems Pacific 2008). These measures are part of the project description.

Impact. As proposed, the project will result in the disturbance of approximately 0.7 acre.

Landslides
If the larger slide area reactivates there is potential that the access road and water pipelines would be damaged. Project grading, soil excavation and other construction activities would create exposed graded areas subject to increased soil erosion.

Flooding
The site is not within a flood hazard area. Although adjacent to areas of potential flooding along Willow Creek, the site is not expected to be susceptible to flooding due to the elevation of the tank (approximately 240 feet above sea level) and the placement of the tank on a moderately sloping hillside.

Geotechnical
A geologic feasibility study was conducted by Earth Systems Pacific. The study included review of geologic maps and literature, site aerial photos and a site visit, but did not include subsurface investigation. The site was deemed grossly stable. Potential instabilities can likely be controlled via grading, use of retaining walls and/or use of flexible couplings on the water line connections. Based on this initial survey, the project site seems suitable from a geologic standpoint.

Grading/access
The project would require moderate grading and appears to allow for a convenient connection to the existing system. Access to the site will follow the existing water tank service road which crosses through a portion of a mapped landslide. Grading to the east of the existing tank will be required to create a flat pad for the proposed tank. Additional grading would be required to re-route the existing access road around the proposed and existing tank sites to allow for construction of a fence and to

allow for continued access to the existing graded road. The service pipeline from the proposed tank would run approximately 150 feet, parallel to the service line for the existing tank. The new service line does not appear to cross any existing drainage channels or historic landslides. Grading activities will impact approximately 0.7 acres of land. Approximately 3,913 cy of cut, 994 cy of fill, totaling 2,919 cy of export.

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

Mitigation/Conclusion.
As discussed in Section 3 (Air Quality), the County shall conduct a geologic investigation for naturally-occurring asbestos. If asbestos is present, the County shall 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, which would mitigate potential impacts to less than significant. To minimize the potential for erosion and down-gradient sedimentation, the County shall implement best management practices and erosion control measures to mitigate potential impacts to less than significant (refer to Section 4, Biological Resources). In addition, based on the area of disturbance (less than one acre), a SWPPP is not required. The construction of the proposed project shall also comply with the applicable provisions of Sections 23.05.040 et seq. of the Coastal Zone Land Use Ordinance.

The following mitigation measures would reduce potential geology and soils impacts to less than significant levels.

[GS-1] Install appropriate erosion control measures (i.e., silt fences, hay bales) along the base of the proposed work area and maintain erosion control mechanisms on a daily basis. Erosion control measures should be re-installed appropriately as the proposed work area changes.

[GS-2] Restore all previously vegetated areas that are cleared during project activities through revegetation with appropriate indigenous native species.

[GS-3] Prior to site disturbance, construction documents shall demonstrate compliance with the recommendations noted in the Engineering Geology Report (Earth Systems Pacific, January 24, 2014) and the Engineering Geology Review (LandSet Engineers, Inc., March 11, 2014).

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☐	☒
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) 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?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☒	☐	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The project is within a moderate severity risk area for fire so is not within a high severity risk area for fire. The project is not within the Airport Review area. The project will involve the use of fuel and fluids. According to the California Geologic Survey the site is located in a candidate area for naturally occurring asbestos.

Impact: The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project does not present a high fire safety risk. The project is not expected to

conflict with any regional emergency response or evacuation plan.

Potential impacts could involve mechanical failure of some equipment resulting in fuel or fluid spills. Improper operation of equipment in proximity to dry vegetation could result in an equipment-caused fire. Although there doesn't appear to be serpentine at the project site, there is a serpentine outcrop just north of the site. Project activities have the potential to expose ultramafic rock or NOA.

Mitigation/Conclusion: The water quality mitigation measures (Section 14) will serve to mitigate any potential impact from equipment fueling or failure by including measures to contain and clean up any spill. The Air Quality mitigation measures (Section 3) will address any NOA hazards. Standard contract specifications address hazardous materials. Fire hazard impacts will be reduced to a level of insignificance with the following mitigation measure:

[HZ-1] Any staging or equipment/vehicle parking areas shall be free of combustible vegetation and work crews shall have shovels and a fire extinguisher on site during all construction activities.

8. NOISE *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) 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?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

Setting. Vehicle traffic on State Highway 1 generates noise in the immediate area. Noise sensitive land uses adjacent to the areas proposed for improvements include residences. The existing water infrastructure does not generate noise.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. Noise from construction will be short term and will not expose occupants of nearby residences to an increased noise level upon completion of the project. There is potential for blasting to occur if excavation uncovers rocks too large to be removed with equipment. The *San Luis Obispo County Land Use Ordinance* states that construction noise is exempt from noise level standards provided that construction activities do not take place before 7:00 a.m. or after 9:00 p.m. on any day except Saturday or Sunday, or before 8:00 a.m. or after 5:00 p.m. on Saturday or Sunday (Section

23.06.02d). The County would comply with these requirements of the *Land Use Ordinance* and *Noise Element*; therefore, significant noise impacts during construction are not expected to result.

Mitigation/Conclusion. No significant noise impacts are anticipated, therefore no mitigation is required.

9. POPULATION/HOUSING *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Create the need for substantial new housing in the area?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

Setting. The project is intended to upgrade the water supply delivery system in the community of Cayucos. The project would not result in the need for new housing as the project is not a growth inducing measure, but necessary to meet existing emergency fire flow demands for CSA 10A. The project would not displace existing housing.

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

Mitigation/Conclusion. No impacts to population and housing are expected to result from the proposed project, therefore no mitigation is required.

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?	☐	☐	☒	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Roads?	☐	☐	☒	☐
e) Solid Wastes?	☐	☐	☐	☒

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
f) Other public facilities?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☐

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

Police: County Sheriff Location: Los Osos (Approximately 9 miles to the south)

Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate Response Time: 15-20 minutes

Location: Approximately ¾ mile southwest

School District: Cayucos Elementary School District and Coast Unified School District.

Setting.

The location is favorable from a maintenance and inspection perspective because of its proximity to the existing tank. The connection to the existing water system on Gilbert Avenue appears to be convenient from this location.

Impact. No significant project-specific impacts to utilities or public services were identified. The project will not increase the population, and will not result in added service requirements for any public utilities, including schools, fire protection, or law enforcement services. The existing water tank and water supply system is undersized to meet the current operational needs and fire flow requirements for the community. Implementation of the project would result in a beneficial impact to public services and utilities.

Mitigation/Conclusion. No significant impacts to public services are expected as a result of this project, therefore no mitigation is required.

11. RECREATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☐	☒
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☐	☒
c) Other _____	☐	☐	☐	☐

Setting. The County Trails Plan (Recreation Element) does not show existing or potential trails within the proposed project or alternative project areas. The project is not proposed in a location that will affect any trail, park recreational resource, coastal access and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area,

and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated as a result of this project; therefore no mitigation measures are required.

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

Setting. The proposed water storage tank and associated pipelines would be constructed on a combination of private property and within County road right-of-way on Keaton Blvd. and Gilbert Ave.

Impact. Implementation of the project would not result in any long term significant impacts to transportation or circulation. During construction activities, the County implements standard traffic control measures, including the use of safety cones, signage, and personnel to direct automobile, truck, bicycle, and pedestrian traffic around construction zones. Implementation of these standard measures would reduce potential short-term impacts to less than significant.

Mitigation/Conclusion. No significant traffic impacts were identified; therefore no additional mitigation measures beyond standard measures are necessary.

13. WASTEWATER

Will the project:

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

Setting. No wastewater facilities are required for this project. The project will not require any wastewater disposal systems, the removal or relocation of existing facilities, or in any way interact with the wastewater disposal system. A portable chemical toilet will be on site for use by construction crews.

Impact. No impacts to wastewater facilities are anticipated.

Mitigation/Conclusion. Given that the proposed project will not impact or interact with the existing wastewater infrastructure, no mitigation measures are required.

14. WATER & HYDROLOGY

Will the project:

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

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

Setting. Cayucos obtains its water from Whale Rock Reservoir and an additional 25 acre-feet from the Nacimiento Water Project through an exchange of Whale Rock water for Nacimiento water delivered to the City of San Luis Obispo. The community of Cayucos is served by CSA 10A, which currently does not meet AWWA design standards or California State Fire Code. The existing water service system, which includes a water tank, pipelines and fire hydrants, is currently substandard and undersized to meet operational needs and emergency fire flow requirements throughout the community. Overall mainline improvements are necessary if all nodes within the system are to meet the minimum fire flow requirement of 1,000 gpm.

Sources of surface water within or adjacent to the project area include Willow Creek and its tributaries. The proposed water tank access road would cross a drainage that flows into Willow Creek.

The project proposes to obtain its water needs from a public water system. Based on available information, this proposed water source is not known to have any significant availability or quality problems.

The topography of the project is moderately to steeply sloping. The closest creek from the proposed development is approximately 550 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have high erodibility.

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

Within the 100-year Flood Hazard designation? No

Closest creek? 550' east of Willow Creek

Soil drainage characteristics: Well drained

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

Soil erodibility: Moderate

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.

Impact. The intent of the project is to improve the operation of the water system and meet emergency fire flow and water storage requirements. Construction and operation of the project would not require the use of a water supply.

The project will result in the disturbance of approximately 0.7 acre. As discussed in Section 4 (Biological Resources) and Section 6 (Geology and Soils), potential impacts to water quality include incidental discharge of sediment and pollutants during construction.

Hydraulic benefits can be realized in a water distribution system by strategic placement of storage tanks. Some of the benefits include, but are not limited to increased flows, increased pressures, improved reliability and resilience to mainline closures. These hydraulic benefits can occur if water is supplied to meet the system demand from opposite ends of the distribution system, as with Tank Site 6. These benefits occur because the flow is better distributed throughout the system, which causes less friction (or pressure) loss between the tanks and the demand, and because the loss of one tank or even a section of mainline between the tanks will not leave a portion of the system isolated from its storage.

The project provides additional storage capacity in the system, but it does not provide significant hydraulic benefit by improving available flows. The connection to the existing water system on Gilbert Avenue appears to be convenient from this location based on a maintenance and inspection perspective because of its proximity to the existing tank; however, this location may not improve the deficient water pressure of the system in the east Chaney Avenue area.

Water Quality/Hydrology

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

- ✓ Approximately 0.7 acre of site disturbance and the movement of approximately 5,590 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces or landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

The proposed project requires a minimal amount of water for dust control during construction. Therefore, the project's water source is adequate to provide for the project's water needs.

Mitigation/Conclusion. The County shall implement erosion control, BMPs, spill prevention and clean-up measures during construction (refer to Section 4, Biological Resources). 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.

Based on implementation of these measures, potential impacts to surface water would be insignificant and no additional mitigation measures are required. Based on the proposed amount of water to be used 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) 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?	☐	☒	☐	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☒	☐	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The project site is located in the unincorporated coastal community of Cayucos, San Luis Obispo County. Surrounding uses are identified on Page 5 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., Coastal Zone Land Use Ordinance (CZLUO), Clean Air Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g. Cayucos Fire District 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). In addition, since the project is within the Highway 1 - Cayucos Critical Viewshed, the CZLUO requires standards that will help assure that the visual effects of any development will be minimized through the siting and design of roads, grading and structures. The project is neither within an SRA nor within or adjacent to a Habitat Conservation Plan area.

The County would comply with the requirements of the CZLUO, the LCP and other applicable County land use policies related to the coastal zone. In addition, as required by the LCP, the County would comply with the requirements of the Local Coastal Development Permit prepared by the County's

Development Review staff. The Coastal Development Permit application is in the process of being prepared. Further analysis of consistency with coastal policies will occur during the permitting process. The County will be required to secure all necessary permits from applicable regulatory agencies prior to commencement of construction activities.

Impact. The Coastal Development Permit process will determine consistency with the LCP.

Mitigation/Conclusion. No inconsistencies were identified so no land use impacts are expected to result from the project, therefore no mitigation is required.

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) ***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?***	☐	☒	☐	☐
b) ***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)***	☐	☐	☒	☐
c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***	☐	☐	☒	☐

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☐	County Environmental Health Division	**Not Applicable**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Game	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Service District	**Not Applicable**
☒	Other Cayucos Fire Protection District	**No response**
☒	Other Cayucos Citizens Advisory Council	**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.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☐ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☐ Trails Plan
- ☐ Solid Waste Management Plan
- ☐ Area Plan and Update EIR
- ☐ Circulation Study

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☐ Other

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

Habitat Assessment for the CSA 10A Water Tank Project; ED07-205 (300279). Environmental Division, San Luis Obispo County Department of Public Works, June 26, 2012.

Archaeological Potential for CSA 10A Water Tank Project; ED07-205 (300279). Environmental Division, San Luis Obispo County Department of Public Works, October 24, 2012.

Engineering Geology Report County Service Area 10A Water Storage Tank Site 1 Between Gilbert Avenue and Keaton Blvd. Cayucos, California, prepared by Earth Systems Pacific, January 24, 2014

LandSet Engineers, Inc. Peer Review (of Engineering Geology Report, prepared by Earth Systems Pacific) dated March 11, 2014

Cayucos Tank Siting Study, prepared by Cannon, June 10, 2013

Exhibit B - Mitigation Summary Table

Aesthetics

[V-1] Prior to site disturbance, construction contract documents shall demonstrate how all cut slopes and disturbed soils will be revegetated to pre-disturbed conditions, including planting, irrigation, and maintenance activities. Revegetation and restoration shall occur immediately following completion of construction activities.

[V-2] Prior to site disturbance, construction contract documents shall specify that the exterior color of the tank shall be 8646N Blackened Beam.

[V-3] Prior to site disturbance, a landscape plan for the site shall be submitted to the Department of Planning and Building for review and approval. The landscape plan will include vegetation such as cypress trees in strategic locations to break up the massing and vertical lines of the new water tank when viewed from key areas. The landscape plan will be implemented and vegetation maintained for the life of the project.

Air Quality

[AQ-1] Dust Control Measures

a. 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 mps. Reclaimed (non-potable) water should be used whenever possible;
b. All dirt stock pile areas should be sprayed daily as needed;
c. Permanent dust control measures identified in the approved project re-vegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
d. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
e. All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binders, jute netting, ort other methods approved in advance by the APCD;
f. All roadways, driveways, sidewalks, etc, to be paved should be completed as soon as possible. In additions, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
g. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
h. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
i. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
j. 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;
k. All PM10 mitigation measures required should be shown on grading and building plans; and
l. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall

be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

[AQ-2] During construction/ground disturbing activities, the contractor shall implement the following measures to reduce ozone precursor emissions. These measures will be included in the contract special provisions.

a. Maintain all construction equipment in proper tune according to manufacturer's specifications.
b. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
c. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.

[AQ-3] Prior to the initiation of grading activities, if asbestos is found or is assumed to be present, the County shall comply with CCR Section 93105, the Asbestos Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. The County shall report the discovery of naturally-occurring asbestos, serpentine, or ultramafic rock to the APCD no later than the next business day. ATCM requirements may include, but are not limited to; 1) the preparation of an "Asbestos Dust Mitigation Plan", which must be approved by the APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by the APCD. The County shall complete necessary notification to the APCD. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD.

Biological Resources

[BR-1] Prior to construction, the ephemeral drainage shall be shown on applicable construction plans.

[BR-2] All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 100 feet from any riparian habitat or water body. The County shall ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the County shall ensure that the contractor has prepared a plan to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measure to take should a spill occur.

[BR-3] Prior to site disturbance the County or its designee shall construct highly visible, temporary fencing at the limits of grading and staging areas. Use and storage of equipment and materials shall be prohibited outside of designated areas.

[BR-4] During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.

[BR-5] Prior to site disturbance, the County shall print Best Management Practices (BMPs) on all applicable construction plans. BMPs shall be implemented prior to, during, and following construction activities. Measures shall include, but not be limited to the following:
a. Silt fencing shall be placed along the down-slope side of the construction zone.
b. A spill and clean-up kit shall be stored onsite at all times.
c. Temporary and permanent erosion and sedimentation measures shall be implemented

(e.g., silt fencing, hay bales, straw wattles, etc.).

[BR-6] If construction activities are conducted during the typical nesting bird season (February 15 – September 15) pre-construction surveys shall be conducted by the County or its designee prior to any construction activity or vegetation removal to identify potential bird nesting activity, and:

a. If active nest sites of bird species protected under the Migratory Bird Treaty Act are observed within the vicinity of the project site, then the project shall be modified and/or delayed as necessary to avoid direct take of the identified nests, eggs, and/or young;
b. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of the project site, then CDFG shall be contacted to establish the appropriate buffer around the nest site. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest and achieved independence; and,
c. Active nests shall be documented by a qualified biologist and a letter-report shall be submitted to the County, USFWS and CDFG, documenting project compliance with the MBTA and applicable project mitigation measures.

The following are recommended to reduce direct project impacts and to mitigate impacts to grasshopper sparrows:

[BR-7] In order to minimize potential disturbance of grasshopper sparrow breeding, all construction activities on Site #1 should be conducted after September 1 and prior to March 15;

[BR-8] Prior to initiation of project activities at Site 1, a qualified biologist should survey the area for grasshopper sparrow breeding activity if construction will occur between March 15 and September 1;

[BR-9] To minimize unnecessary disturbance to habitat, the limits of disturbance should be delineated with brightly colored plastic fencing, or with lath and flagging, the remaining area being designated an Environmentally Sensitive Area (ESA);

[BR-10] Construction crews should avoid entry into the ESA;

[BR-11] A qualified biologist should conduct pre-construction biological sensitivity training for construction crews; and

[BR-12] Following completion of construction, restore native grassland species, especially purple needlegrass to cut and fill slopes created by the project.

Cultural Resources

[CR-1] During earth moving activities, in the event archaeological resources are unearthed or discovered, construction in the vicinity of the find shall stop, and the Public Works project manager and the Environmental Coordinator shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

[CR-2] In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner and Environmental Coordinator are to be notified so proper disposition may be accomplished.

Geology and Soils

[GS-1] Install appropriate erosion control measures (i.e., silt fences, hay bales) along the base of the proposed work area and maintain erosion control mechanisms on a daily basis. Erosion control measures should be re-installed appropriately as the proposed work area changes.

[GS-2] Restore all previously vegetated areas that are cleared during project activities through revegetation with appropriate indigenous native species.

[GS-3] Prior to site disturbance, construction documents shall demonstrate compliance with the recommendations noted in the Engineering Geology Report (Earth Systems Pacific, January 24, 2014) and the Engineering Geology Review (LandSet Engineers, Inc., March 11, 2014)

Hazards and Hazardous Materials

[HZ-1] Any staging or equipment/vehicle parking areas shall be free of combustible vegetation and work crews shall have shovels and a fire extinguisher on site during all construction activities.

Mitigation Monitoring Plan

The purpose of a Mitigation Monitoring Plan is to provide a program to examine, document and record compliance with the environmental plans and specifications pertinent to the proposed project, in order to comply with Section 21081.6 of the California Environmental Quality Act (CEQA). This plan provides the standards and methods necessary to ensure and document the implementation of the environmental mitigation measures which have been included in the project description as well as with the conditions of approval placed on project permits. Responsibility for ensuring successful implementation of the Mitigation Monitoring Plan lies with the County of San Luis Obispo, as the project proponent and Lead Agency for the project under CEQA.

If the recommended mitigation measures and monitoring plan are implemented successfully, the potential significant adverse effects stemming from project construction will be reduced to a level of insignificance.

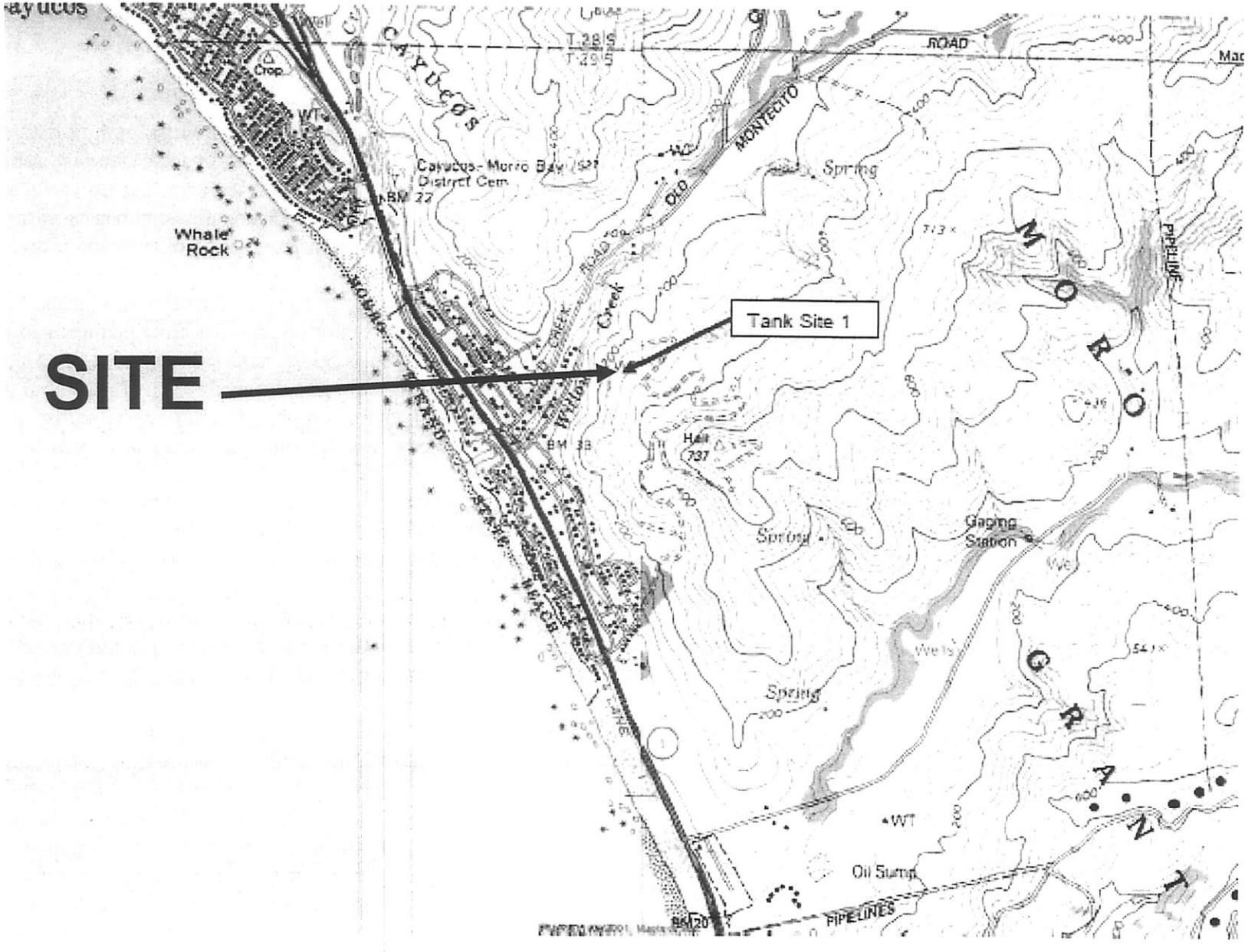
Mitigation monitoring will be carried out by the Environmental Programs Division of the County's Department of Public Works. The Environmental Programs Division provides environmental services to the Department of Public Works, including mitigation compliance and monitoring, with CEQA oversight by the County's Environmental Coordinator.

Upon approval of the CEQA document, and issuance of all required permits, the Environmental Programs Division will assign internal responsibility for compliance with each mitigation measure to one or more members of the project team. Responsible parties include the Environmental Programs Division, the Project Manager (PM), the Resident Engineer (RE), and/or on-site monitors.

Mitigation measures are organized into project design, pre-construction, construction, and post construction tasks. Compliance with mitigation measures is documented in the project file through written reports, accompanied by project photos where necessary. Post construction monitoring of revegetation and other project components is documented by yearly reports, on a schedule typically determined by one or more of the project permits. Depending on the complexity of the post construction mitigation effort, tasks will be carried out by county staff or technical experts under contract to the County. Post construction monitoring is typically conducted for three to five years, depending on permit requirements and success criteria.

Where necessary, construction personnel will be required to attend a crew orientation meeting. The meeting will be conducted by the RE and will be used to acquaint the construction crews with the environmental sensitivities of the project site. The orientation meeting shall place an emphasis on the need for adherence to the mitigation measures and permit conditions as well as the need for cooperation and communication among all parties concerned (i.e., RE, Environmental Programs Division, Environmental Coordinator, construction personnel) in working together to solve problems and arrive at solutions in the field.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



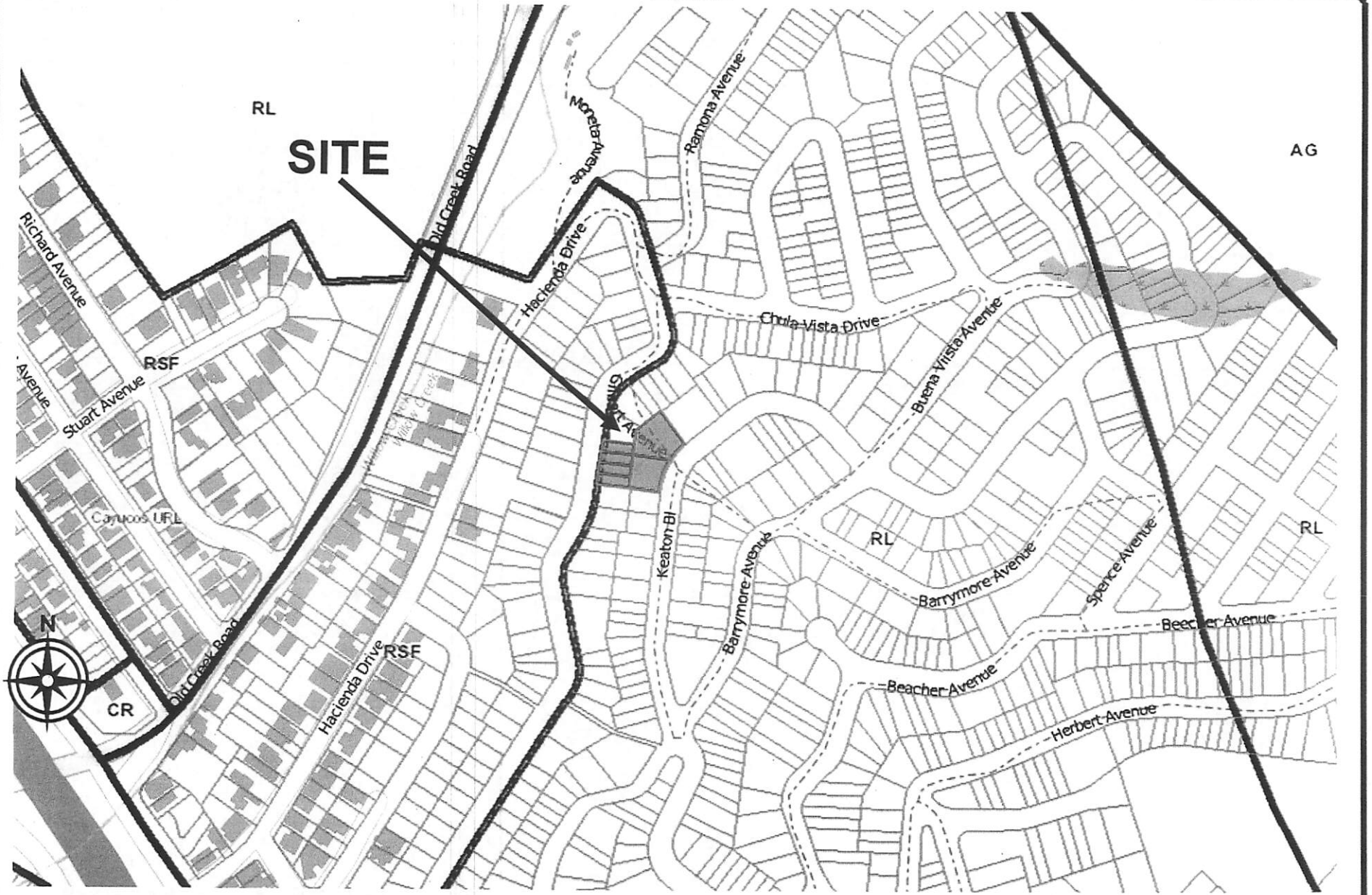
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



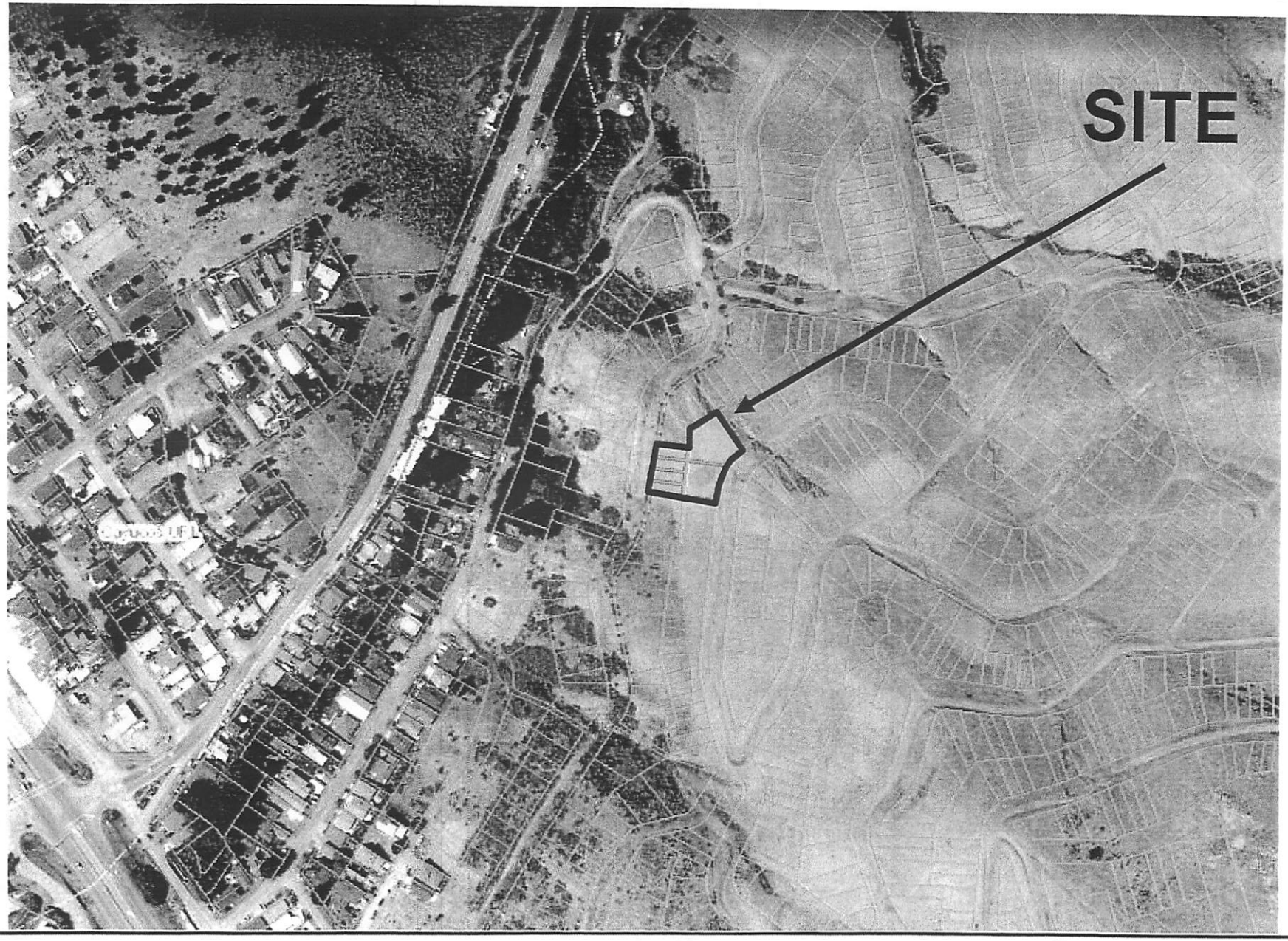
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



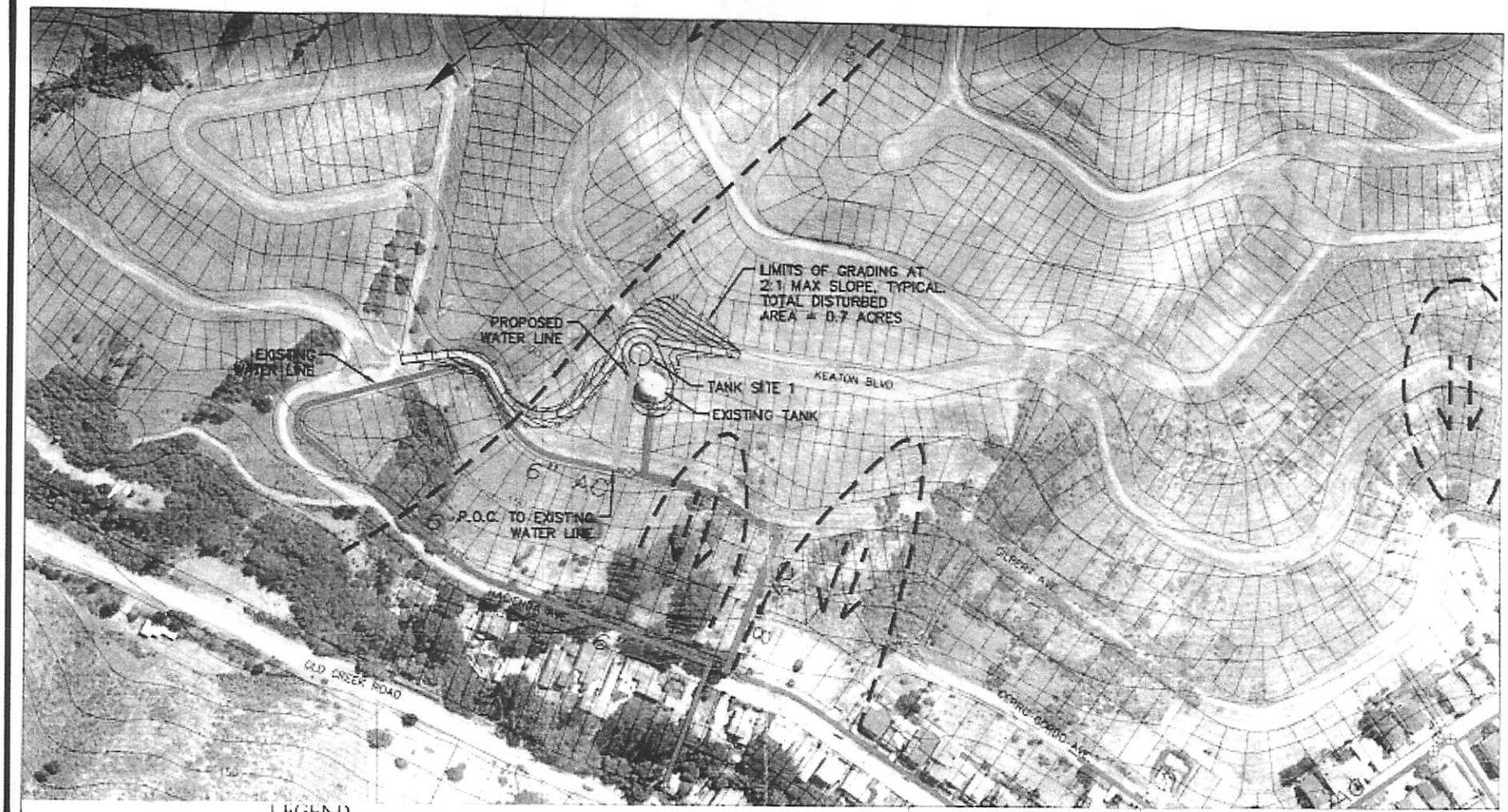
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



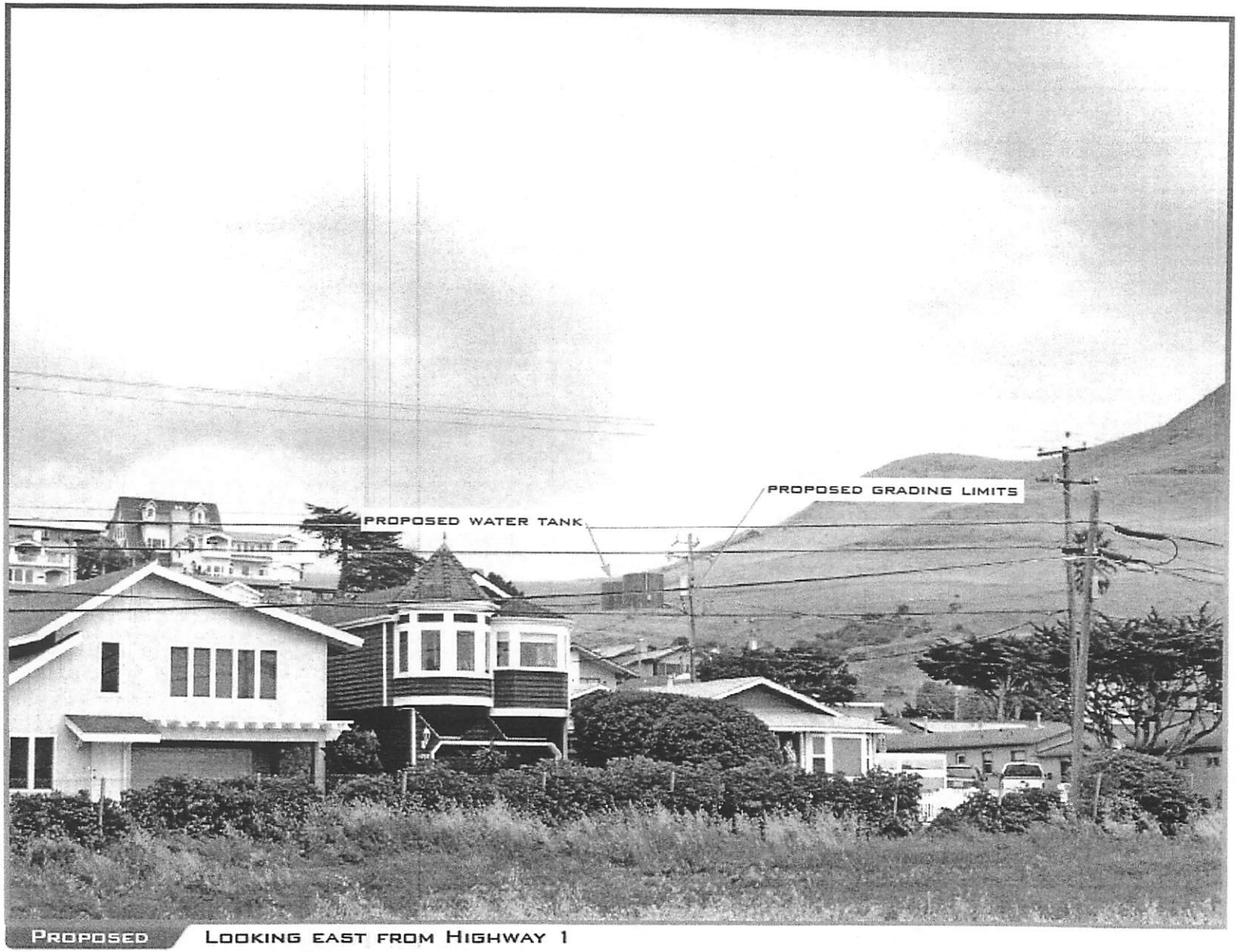
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROPOSED LOOKING EAST FROM HIGHWAY 1

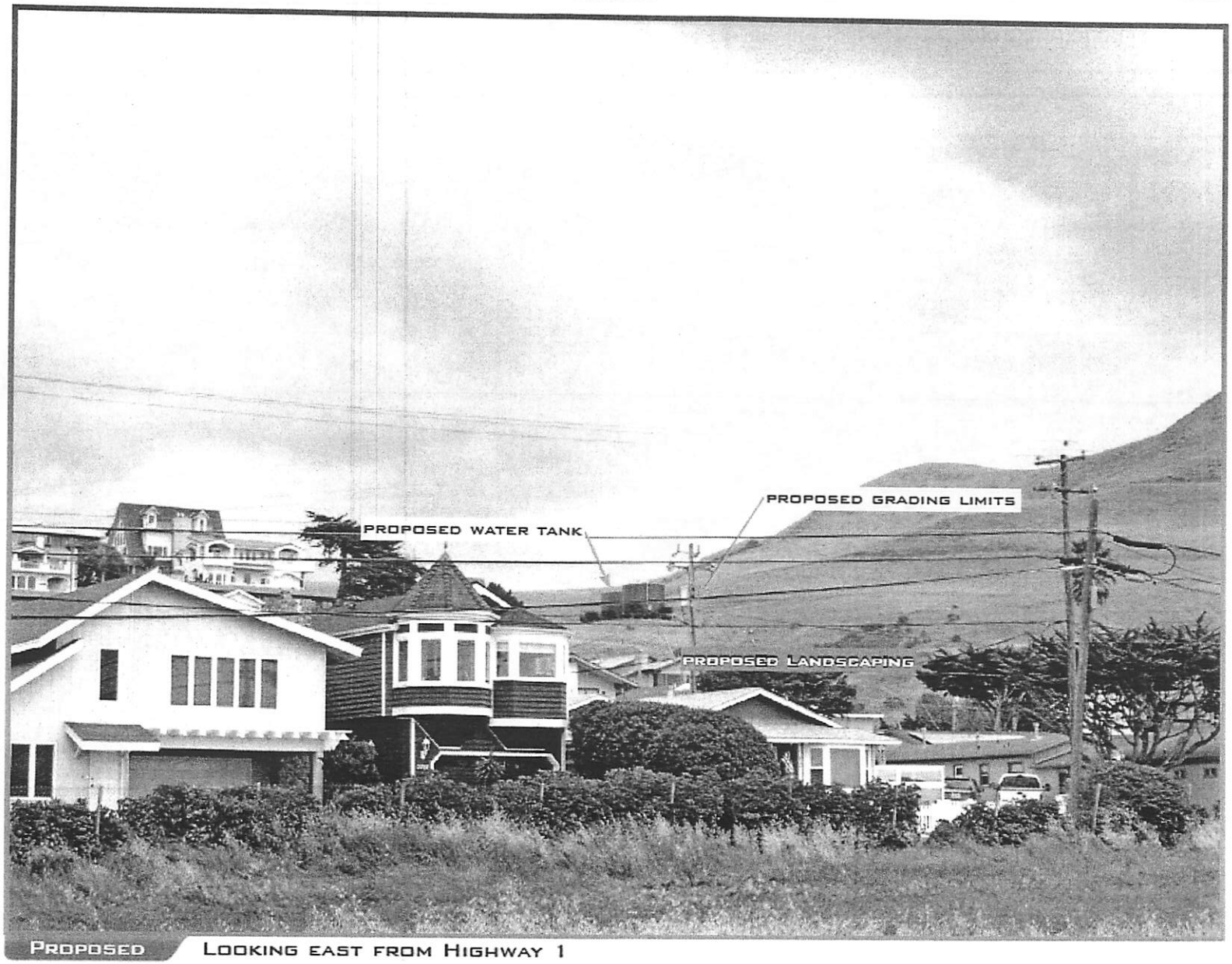
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Photo Simulation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROPOSED LOOKING EAST FROM HIGHWAY 1

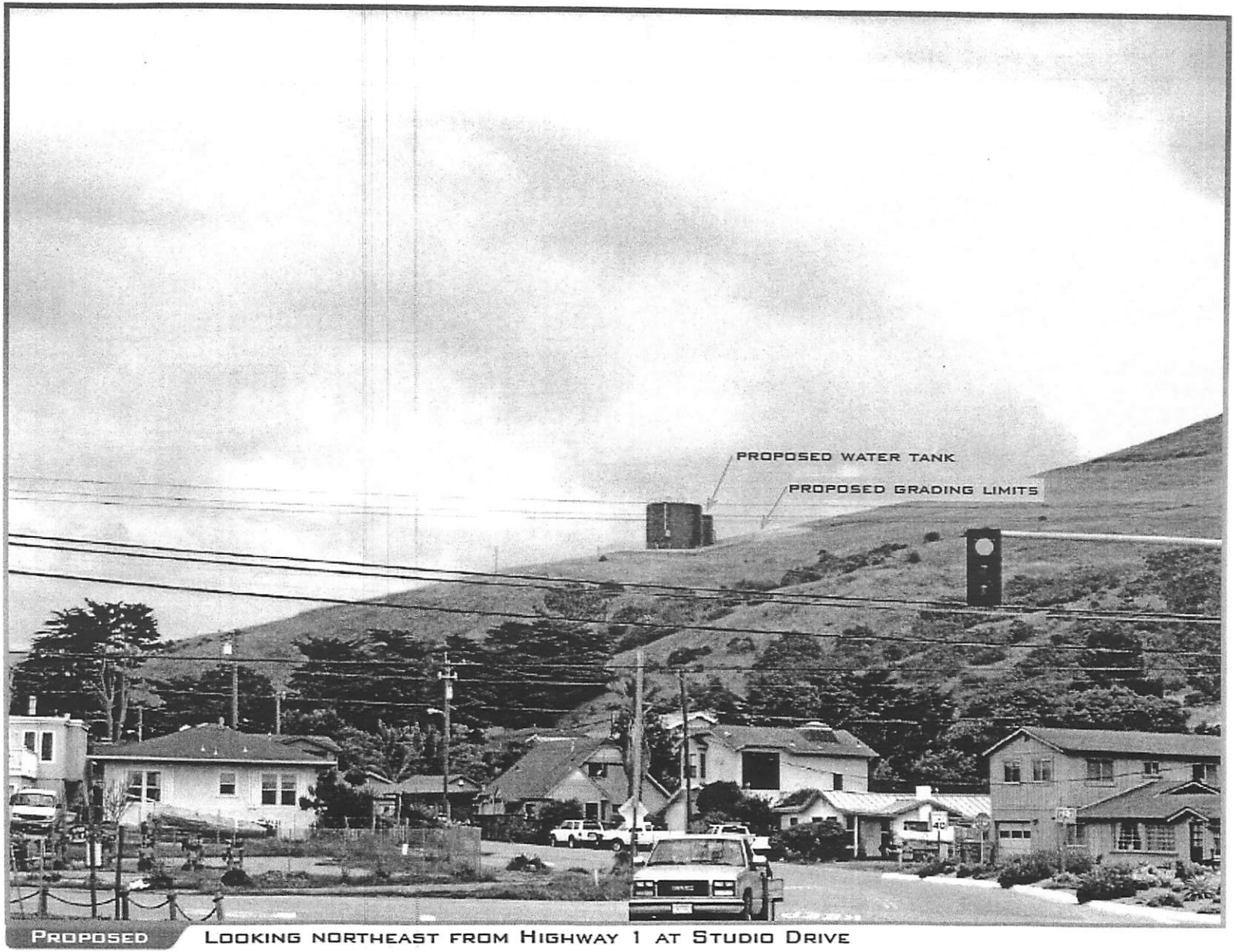
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Photo Simulation with Landscaping

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



N

PROPOSED LOOKING NORTHEAST FROM HIGHWAY 1 AT STUDIO DRIVE

PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Photo Simulation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PROPOSED LOOKING NORTHEAST FROM HIGHWAY 1 AT STUDIO DRIVE

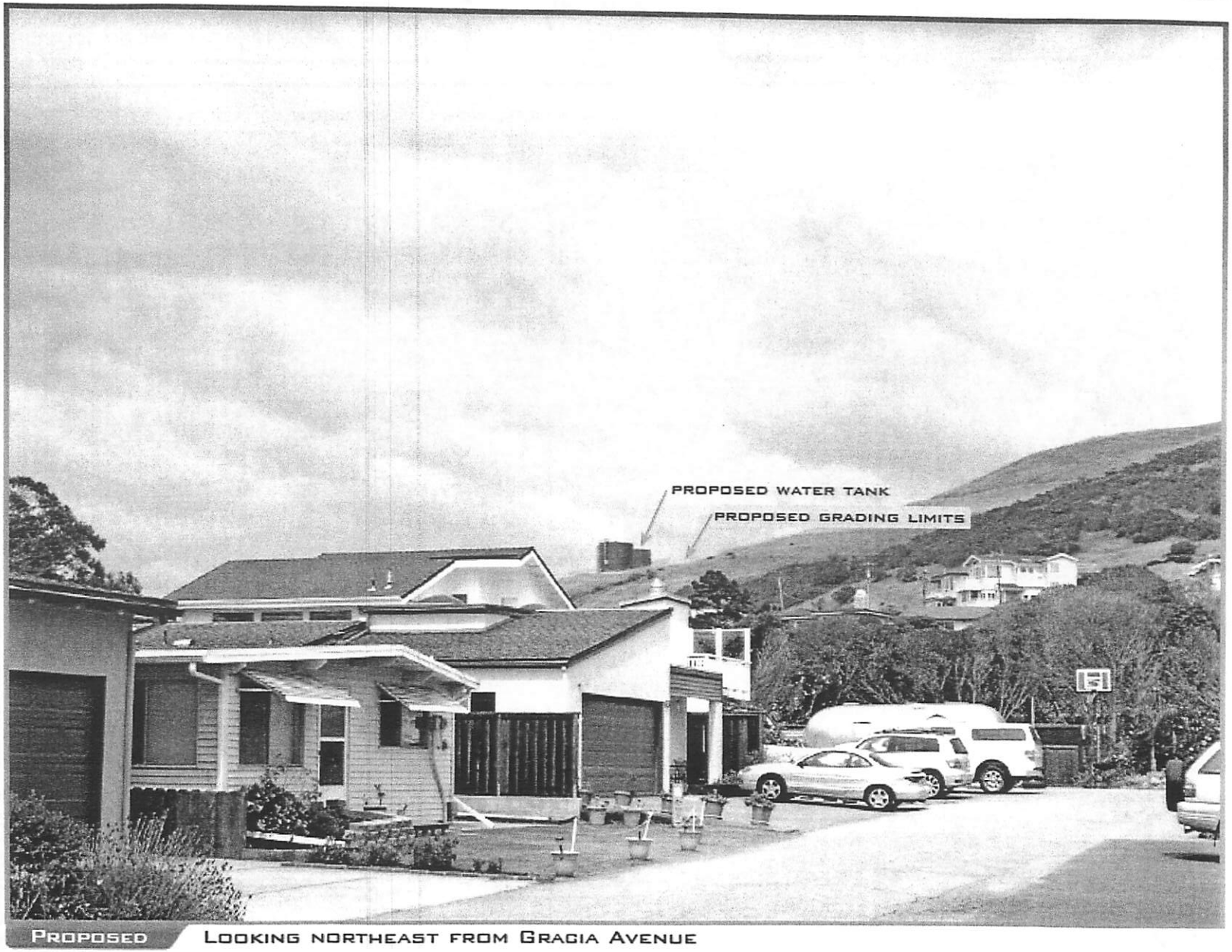
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Photo Simulation with Landscaping

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROPOSED LOOKING NORTHEAST FROM GRACIA AVENUE

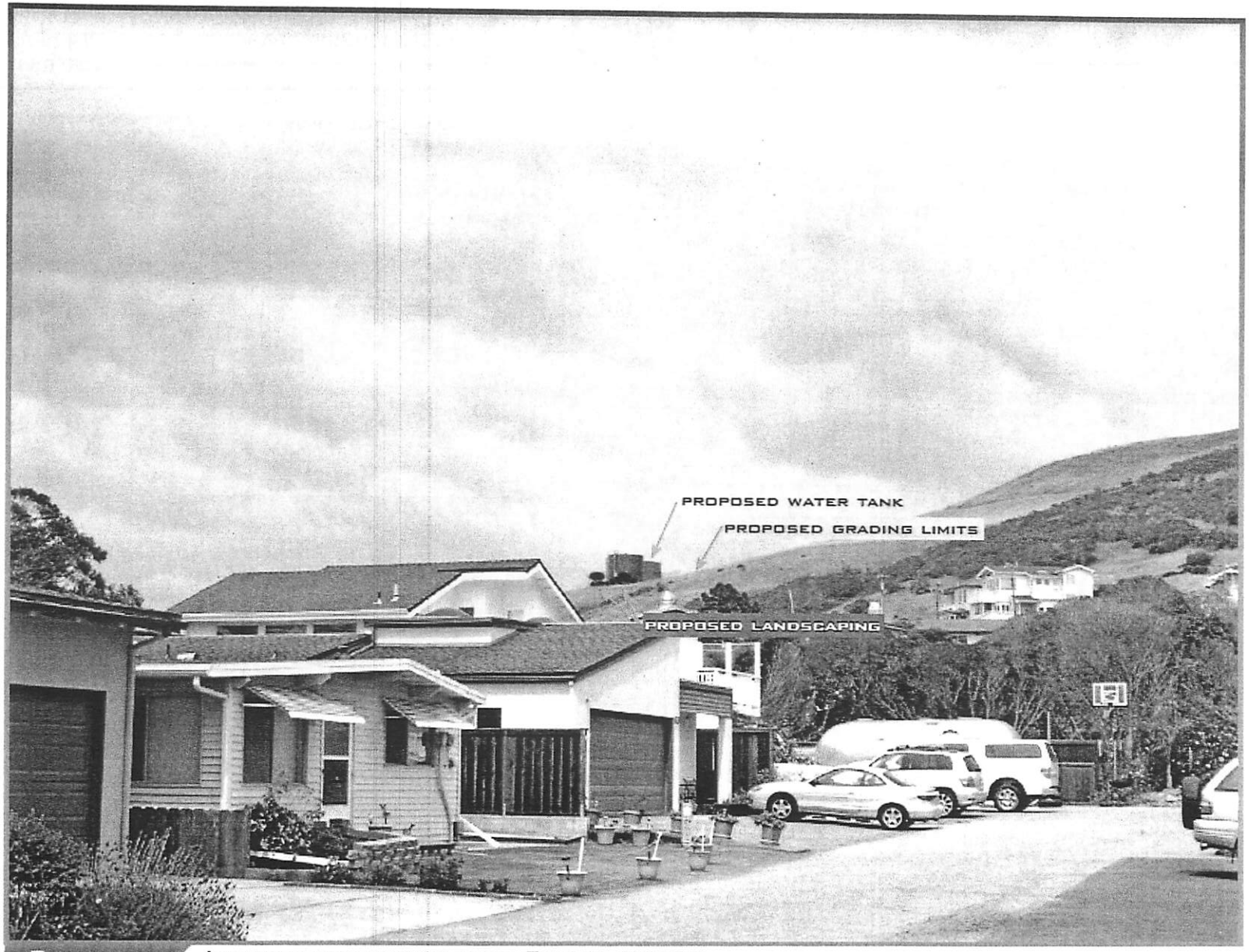
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Photo Simulation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROPOSED LOOKING NORTHEAST FROM GRACIA AVENUE

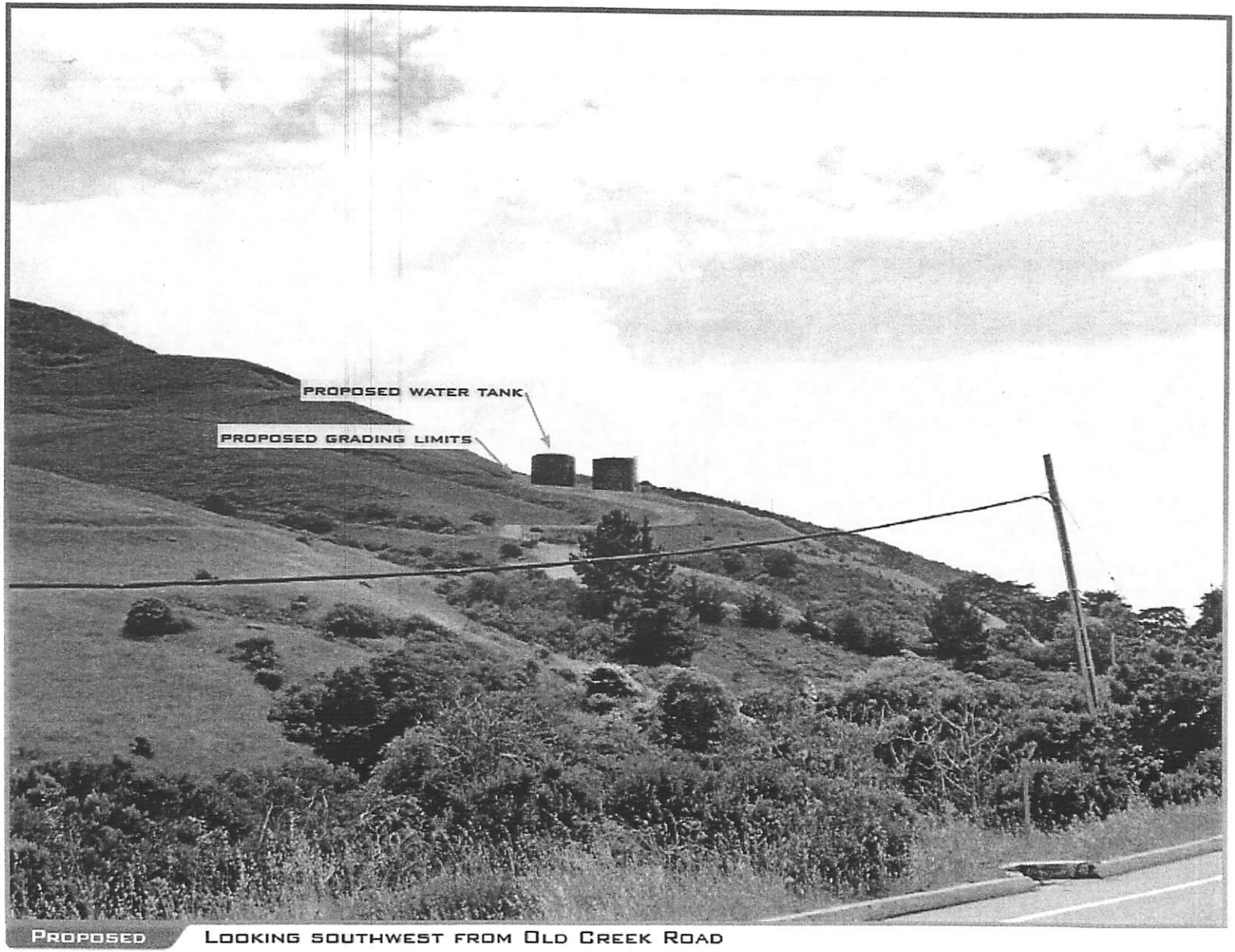
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Photo Simulation with Landscaping

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROPOSED — LOOKING SOUTHWEST FROM OLD CREEK ROAD

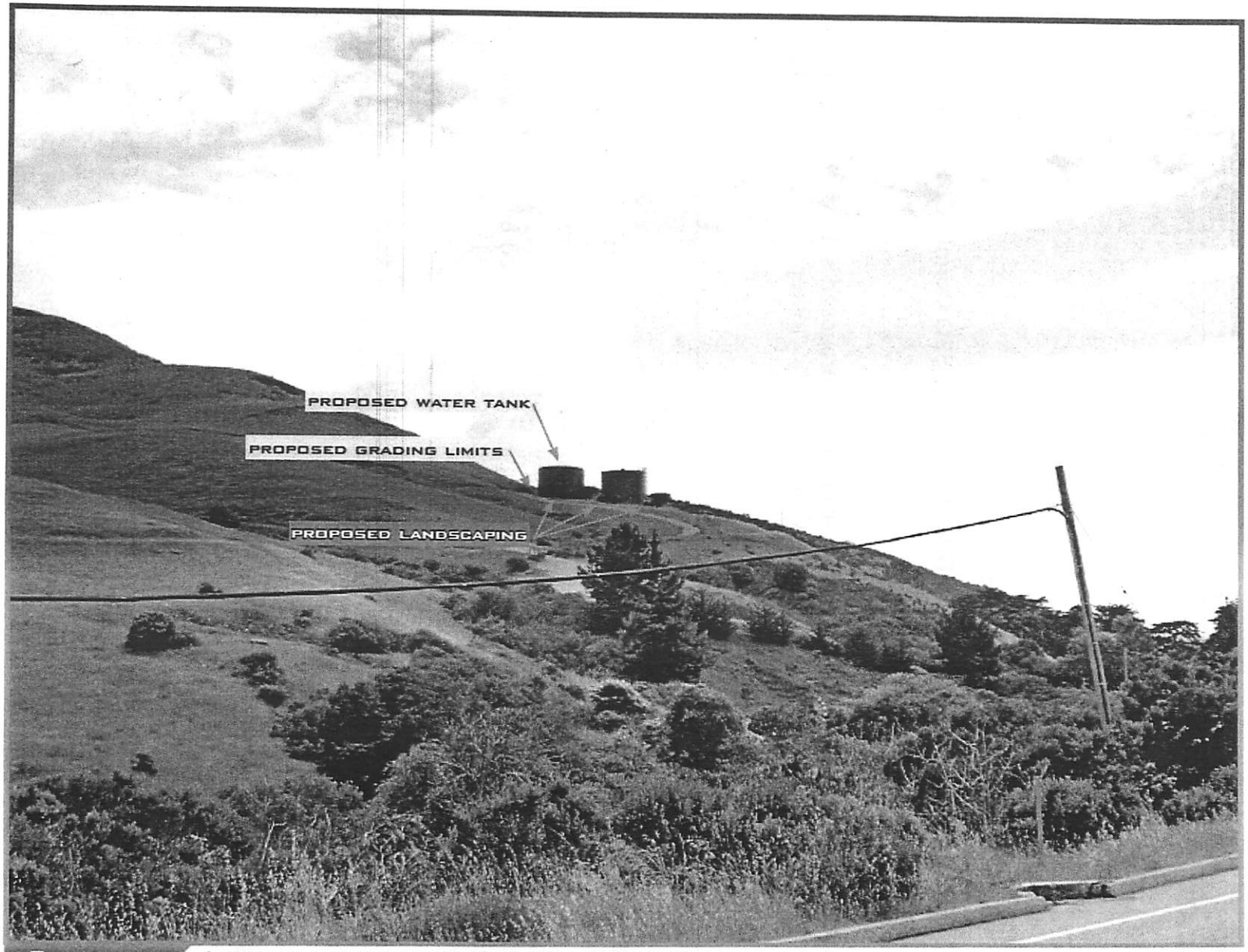
PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Photo Simulation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROPOSED — LOOKING SOUTHWEST FROM OLD CREEK ROAD

PROJECT

Development Plan / Coastal Development Permit
SLO County Dept. of Public Works DRC2013-00046

EXHIBIT

Photo Simulation with Landscaping

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: June 25, 2014

To: Jo Manson, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2013-00046, SLO County CUP, Gibert Ave, Cayucos, APN 064-332-064

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

Public Works Comments:

A. The proposed project is within a drainage review area. Portions of the proposed project access roads are located within steep areas where road failures caused by hillside erosion have occurred. A Drainage plan is required to be prepared by a registered civil engineer. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

B. The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

Recommended Project Conditions of Approval:

Drainage

1. The applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 23.05.040.

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

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/6/2013

TO: Ag Comm

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00046 SLO COUNTY – Proposed conditional use permit to add 210,000 gallon water tank, 12 ft wide access road, and tank site grading. New tank to be 36 ft diameter and 30 ft high (same size as existing tank; existing tank to remain). Site location is approximately 800 ft past the end of Hacienda Dr; 300 ft south (uphill) adjacent to existing tank. APNs: 064-332-064, 064-332-050, 064-332-011, 064-332-012, 064-332-013, 064-332-014.

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.

DURING CONSTRUCTION ACTIVITIES, THE RESPONSIBLE PARTY SHOULD WORK WITH THE CATTLE OPERATOR TO MINIMIZE DISRUPTION TO AGRICULTURAL ACTIVITIES.

1/2/14	LYDDA NOCHIDACHIE	5914
Date	Name	Phone

K Sypolt

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

THIS IS A NEW PROJECT REFERRAL

DATE: March 17, 2011

TO: County Agricultural Commissioner's Office

FROM: Kelly Sypolt, Environmental Programs Division

PROJECT DESCRIPTION: Please see attached Project Description, Vicinity Map and Project Plans

---

Location: CSA 10A Water Tank Project in the community of Cayucos

Applicant: San Luis Obispo County Public Works Department

Return this letter with your comments attached no later than: 14 days from receipt of this referral.

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

- ☒ YES (Please go on to PART II.)
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IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

4/5/11 (Date) LINDA AUCHINACHIE (Name) 5914 (Phone)

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

April 13, 2011

Kelly Sypolt
SLO County Public Works Department
County Government Center
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding the CSA 10A Water Tank Project Referral.

Dear Ms. Sypolt,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at east of Highway 1, along and just south of Chancy Avenue. The project consists of improvements to the existing water system for Community Service Area (CSA) 10A, and includes the construction of: 1) a new approximately 505,000 gallon water storage tank, 60' in diameter; 2) a 12' wide access road; 3) a 12' flat access area for tank maintenance; and 4) replacement of some of the existing waterlines. Construction impacts are expected to result in a total disturbance of approximately 0.8 acres with approximately 8,010 cubic yards of cut and approximately 560 cubic yards of fill. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE IMPACTS

Upon evaluation of this project, we have found that the length of the access road and the construction materials to be used are unclear. The duration of the construction phase of the project was also absent, however, even with the lack of information, the construction impacts of this project will likely be less than the APCD's significance threshold values of 137 lbs/day of ROG + NOx, 2.5 tons/quarter of ROG + NOx, 7 lbs/day or 0.13 tons/quarter of DPM, and 2.5 tons/quarter of fugitive dust. **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Asbestos / Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2009 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any construction**

activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at http://www.slocleanair.org/business/asbestos.php.

Demolition Activities
The project referral did not indicate whether there are existing structures on the proposed site that will be demolished.

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If structure(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

Developmental Burning
Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Dust Control Measures
The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommends the following measures be incorporated into the project to control dust:**

Even though the grading area of this project is less than 1 acre, it is within 1,000 feet sensitive receptors and shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions:

a) 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;
b) All dirt stock pile areas should be sprayed daily as needed;
c) Permanent dust control measures identified in the approved project re-vegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;

d) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
e) All disturbed soil areas not subject to re-vegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
f) 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;
g) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
h) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
i) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
j) 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;
k) All PM_{10} mitigation measures required should be shown on grading and building plans; and,

The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,

Meghan Field
Air Quality Specialist

MDF/arr

cc: Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

Attachments:
1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

3433 Roberto Court, San Luis Obispo, CA 93401
805-781-5912 – FAX: 805-781-1002

Naturally Occurring Asbestos Construction and Grading Project Form

Applicant Information/Property Owner		Project Name	
Address		Project Address and/or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Email		Email	
Phone Number	Date Submitted	Agent	Phone Number

Check Applicable	DESCRIPTION (attach applicable required information)	APCD REQUIREMENT 1	APCD REQUIREMENT 2
	Project is subject to NOA requirements but NOT disturbing NOA	Geological Evaluation	Exemption Request Form
	Project is subject to NOA requirements and project is disturbing NOA – more than one acre	Geological Evaluation	Dust Control Measure Plan
	Project is subject to NOA requirements and project is disturbing NOA – one acre or less	Geological Evaluation	Mini Dust Control Measure Plan

Please note that the applicant will be invoiced for any associated fees

REQUIRED APPLICANT SIGNATURE:

Legal Declaration/Authorized Signature _____ Date _____

APCD OFFICE USE ONLY				
Geological Evaluation	**Exemption Request Form**	**Dust Control Measure Plan**		**Monitoring, Health and Safety Plan**
Approved Yes ☐ No ☐	Approved: Yes ☐ No ☐	Approved: Yes ☐ No ☐		Approved: Yes ☐ No ☐
Comments:	Comments:	Comments:		
APCD Staff:	Intake Date:	Date Reviewed	OIS Site #	OIS Proj #
Invoice No.	Basic Fee	Additional Fees	Billable Hrs	Total Fees

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/6/2013

RECEIVED DEC - 9 2013

TO: CALFIRE

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00046 SLO COUNTY – Proposed conditional use permit to add 210,000 gallon water tank, 12 ft wide access road, and tank site grading. New tank to be 36 ft diameter and 30 ft high (same size as existing tank; existing tank to remain). Site location is approximately 800 ft past the end of Hacienda Dr; 300 ft south (uphill) adjacent to existing tank. APNs: 064-332-064, 064-332-050, 064-332-011, 064-332-012, 064-332-013, 064-332-014.

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

PROPOSED ACCESS PRESENTS NO CONCERNS
CONTRACTOR MUST PERFORM ALL WELDING, CUTTING AND GRINDING ACTIVITIES IN ACCORDANCE WITH CA. PUBLIC RESOURCES CODE AND CA. FIRE CODE.

12/17/13 — Date

J. [signature] #147 — Name

543-4244 EXT. 3425 — Phone

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/6/2013

TO: CCAC

FROM: Jo Manson (805-781-4660 or jmanson@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00046 SLO COUNTY - Proposed conditional use permit to add 210,000 gallon water tank, 12 ft wide access road, and tank site grading. New tank to be 36 ft diameter and 30 ft high (same size as existing tank; existing tank to remain). Site location is approximately 800 ft past the end of Hacienda Dr; 300 ft south (uphill) adjacent to existing tank. APNs: 064-332-064, 064-332-050, 064-332-011, 064-332-012, 064-332-013, 064-332-014.

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

LUC/CCUC recommend approval as submitted. • Please expedite – fire risk to community!

2-10-14 (Date) | LARRY FISHMAN, LUC CHAIR, CCAC (Name) | 995-0007 (Phone)