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

ENVIRONMENTAL DETERMINATION NO. ED15-054 **DATE: October 22, 2015**

PROJECT/ENTITLEMENT: Obispo 400, LLC Lot Line Adjustment; SUB2013-00071/COAL14-0047

APPLICANT NAME: Obispo 400, LLC
ADDRESS: 1926 Upper Lopez Canyon Road, Arroyo Grande
CONTACT PERSON: Dennis Schmidt
Granite Ridge Engineering Group **Telephone:** 805-835-3582

PROPOSED USES/INTENT: Request by Obispo 400, LLC for a Lot Line Adjustment (COAL 14-0047) to adjust the lot lines between three parcels of 5.5, 229.3 and 129.6 acres each. The adjustment will result in three parcels of 40.0, 229.3 and 95.1 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category.

LOCATION: The property is located on Huasna Road, approximately 800 feet west of the Huasna Road/Huasna Townsite Road intersection, approximately 15 miles east of the City of Arroyo Grande. The site is in the Huasna-Lopez sub-area of the South County Area Plan.

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

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish and Wildlife

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. on Nov. 5, 2015

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.

	Stephanie Fuhs		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

Initial Study Summary – Environmental Checklist

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

(ver 5.6)Using Form

Project Title & No. Obispo 400 LLC Lot Line Adjustment SUB2013-00071 COAL14-0047

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.

Stephanie Fuhs — Stephanie Fuhs — 10/13/15
Prepared by (Print) — Signature — Date

Steve McMasters — James Caruso for — Ellen Carroll, Environmental Coordinator (for) — 10/13/15
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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Obispo 400, LLC for a Lot Line Adjustment (COAL 14-0047) to adjust the lot lines between three parcels of 5.5, 229.3 and 129.6 acres each (364.4 acres total). The adjustment will result in three parcels of 20.0, 249.3 and 95.1 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Rural Lands and Agriculture land use categories.

The property is located on Huasna Road, approximately 800 feet west of the Huasna Road/Huasna Townsite Road intersection, approximately 15 miles east of the City of Arroyo Grande. The site is in the Huasna-Lopez sub-area of the South County Area Plan.

Parcels 1 and 2 are within the Agriculture land use category. Parcel 1 is currently developed with a single family residence and could have a second primary residence of 1,200 square feet due to the existing five acre parcel size. Following the adjustment, Parcel 1 could be developed with a second primary residence of any size due to the proposed 20 acre parcel size. Parcel 2 is currently developed with a single family residence. Currently and following the adjustment, Parcel 2 could have another primary residence of any size along with uses allowed in the Agriculture and Rural Lands land use categories. Parcel 3 is currently undeveloped. It could be developed with two primary residences and accessory structures allowed in the Agriculture and Rural Lands land use categories both as the parcel currently exists and following the adjustment.

ASSESSOR PARCEL NUMBER(S): 085-231-002,085-233-003,085-101-010

Latitude: 35 degrees 6' 57" N Longitude: -120 degrees 24' 26" W **SUPERVISORIAL DISTRICT #** 4

B. EXISTING SETTING

PLAN AREA: South County **SUB**: Huasna-Lopez **COMM:** Rural

LAND USE CATEGORY: Rural Lands , Agriculture

COMB. DESIGNATION: Flood Hazard

PARCEL SIZE: 364.4 acres

TOPOGRAPHY: Gently sloping to moderately sloping

VEGETATION: Grasses,

EXISTING USES: Two single family residences, one on Existing Parcel 1, one on Existing Parcel 2

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; Grazing	*East:* Agriculture; Scattered residences, grazing
South: Rural Lands; Grazing	*West:* Agriculture; Grazing

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS *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 project site is located along Huasna Road and Huasna Townsite Road in a very rural setting. The property includes a Huasna Townsite parcel of five acres that will be increased to 20 acres with the proposed lot line adjustment. The Huasna Townsite is comprised of several agriculturally zoned parcels that have residential development on smaller (1-5 acres) parcels. The property is nearly level to gently sloping near the existing roads with moderately sloping hillsides in the center of the property and toward the western property boundary. These hillsides contain coast live oak woodland. The applicant has proposed an approximately three acre building envelope on Proposed Parcel 1 which will be accessed off of Huasna Road via an existing access road that will be located on Proposed Parcel 1. Both Existing Parcels 1 and 2 are currently developed with one single family residence on each parcel. Existing Parcel 3 is undeveloped.

Impact. The proposed lot line adjustment will restrict structural development on Proposed Parcel 1 to the approximately 3.8 acre proposed building envelope as shown on the tentative lot line adjustment map. By limiting development to this area, overall site disturbance on Parcel 1 is minimized to the more level area of the site that will not require extensive removal of existing vegetation. The potential future development of four primary dwellings and accessory structures in close proximity to Huasna Road will have an impact with regard to night lighting and the rural character of the area. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways due to existing vegetation and natural topographic features. The project is considered compatible with the surrounding uses.

Mitigation/Conclusion. Mitigation measures limiting night lighting so that it is directed down and into the development with no direct light visible from surrounding public roads, will reduce impacts to a level of insignificance.

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

Land Use Category: Rural Lands and Agriculture

State Classification: Not prime farmland

Historic/Existing Commercial Crops: None

In Agricultural Preserve? Yes, Huasna

Under Williamson Act contract? No

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

Lopez very shaly clay loam (30 - 75% slope). This steeply to very steeply sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

The property was under a Williamson Act contract until April 2015 when the non-renewal notice ended the contract.

Impact. A referral was sent to the Agricultural Commissioner's office. The response was that the proposed lot line adjustment was not "equal to or better than" the existing configuration because "the proposal would further reduce the capability of existing Parcel 2 and create a 40 acre parcel with extremely limited capability" (see attached referral response. The original proposal was for Parcel 1 to be 40 acres). While the 20 acre parcel will most likely be a rural home site with little to no agricultural use, Parcel 2 is being enlarged to 249 acres while Parcel 3 is being reduced to 95 acres from 129 acres. Parcels 2 and 3 have been used for limited grazing in the recent past and, as existing, are below the minimum parcel size of 320 acres for a grazing parcel, therefore staff considers the adjustment to be equal to the existing configuration because of the limited agricultural use of the property based on current use and future potential uses.

Mitigation/Conclusion. No significant impacts to agricultural resources are anticipated and no mitigation measures are considered necessary.

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?	☐	☐	☒	☐
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: _____	☐	☐	☐	☐

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

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

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels.

This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

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

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

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

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

Impact. As proposed, the project will not result in any disturbance as the result of the lot line adjustment between three existing legal parcels. Future development on the parcels has not been proposed at this time. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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

The project proposes to disturb soils that have been given a wind erodibility rating of 5, which is considered moderate.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) 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 & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

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

On-site Vegetation: Grassland with scattered Coast Live Oak

Name and distance from blue line creek(s): Tributary to Huasna Creek runs through project site

Habitat(s): Ruderal, Annual Brome Grassland, Purple Needlegrass Grassland, Coast Live Oak Woodland, Valley Oak Woodland, Red Willow Thicket

Site's tree canopy coverage: Approximately 30%.

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

Vegetation

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

San Luis Obispo County lupine (Lupinus ludovicianus) List 1B (RED 3-2-3)

A biological resources assessment was conducted (SWCA, Environmental Consultants, July 2015) for a 3.8 acre building area (aka "the biological study area") proposed by the applicant on Parcel 1 due to the proximity to Huasna Creek which runs through the middle of said parcel. The proposed building area is located on the west side of the parcel and is accessed off of an existing road from Huasna Road which provides access to Parcels 2 and 3 as well.

The assessment found six habitat types within the 3.8 acre building area: ruderal, annual brome grassland, purple needlegrass grassland, coast live oak woodland, valley oak woodland, and red willow thicket. Of the 18 special status plant species that have been documented to occur within a 10-mile radius of the property, two communities of special concern, valley oak woodland and purple needlegrass grassland were found on the project site within the proposed building area. Six sensitive wildlife species have the potential to occur within the proposed building area, however, none were observed during the surveys.

Impact. Proposed development of any of the parcels has not been defined as the lot line adjustment simply changes the boundaries of the existing parcels. However, the adjustment does increase the development potential on Parcel 1 by increasing the parcel size from 5.5 acres to 20 acres with the additional acreage encompassing an existing creek which could lead to a need for a creek crossing to access both portions of the 20 acre site. Work within the creek could disturb red-legged frog and two-striped garter snake habitat.

Tree removal could occur within the proposed building area as well as removal of purple needlegrass with future development of this area.

No special status plants were observed during the surveys and no impacts are anticipated.

Mitigation/Conclusion. The site contains suitable habitat for nesting birds and roosting bats, so removal of trees should occur outside nesting season. Mitigation measures have been included to avoid nesting bird season, between February 15th and September 15th.

Mitigation measures have also been included to provide surveys for red legged frog and two-striped garter snake to confirm if the species is present if work is to occur within the Huasna Creek channel. Measures regarding streambed alteration permits, riparian vegetation restoration and sedimentation and erosion control have been added to the project should development within the creek channel be proposed.

If oak trees are to be removed or impacted by future development, they will be replaced at a 4:1 ratio for trees removed and a 2:1 ratio for impacted trees. In addition, if purple needlegrass, red thicket or valley oaks will be removed with future development, measures are included for a Habitat Minimization and Mitigation Plan.

Implementation of the proposed mitigation measures with future development will reduce impacts to biological resources to a level of insignificance.

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?	☐	☐	☒	☐

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

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

Impact. A Phase I (surface) survey was conducted (SWCA, Environmental Consultants, July 2015). The survey found "an isolated prehistoric flaked-stone artifact" within the proposed building area on the ground surface. Due to limited visibility within the entire proposed building area, the potential for other resources to be present is more likely.

Mitigation/Conclusion. The survey report recommended archaeological monitoring of the initial vegetation removal. Based on the findings of the archaeological monitor, recommendations will be made whether further monitoring is necessary. Implementation of these measures will reduce potential impacts to a level of insignificance.

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: _____	☐	☐	☐	☐

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently sloping to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low

Other notable geologic features? None

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

Impact. As proposed, the project will result in the disturbance as the adjusted parcels are further developed. A drainage plan will be required for future development to ensure that drainage will not impact Huasna Road, and to protect the existing creek on Parcel 1 from sedimentation and erosion from any grading activities.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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?	☐	☐	☐	☒

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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?*	☐	☐	☒	☐
h) *Be within a 'very high' fire hazard severity zone?*	☐	☐	☒	☐
i) *Be within an area classified as a 'state responsibility' area as defined by CalFire?*	☐	☐	☒	☐
j) *Other:* _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area.

With regards to potential fire hazards, the subject project is within the Very High Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take over 20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan. The project is within the 'very high' hazard area for fire which means that additional vegetation modification will be needed in order to provide a sufficient buffer from a structure (generally a minimum of 100 feet) in order to provide additional protection in the case of a fire. In addition, sprinklering of structures over 1,000 square feet is required.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond current Land Use Ordinance and Fire Safety Code regulations.

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?*	☐	☐	☒	☐

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

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

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

9. POPULATION/HOUSING

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 In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG)

program, which provides limited financing to projects relating to affordable housing throughout the county.

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

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

10. PUBLIC SERVICES/UTILITIES

	Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a)	***Fire protection?***	☐	☒	☐	☐
b)	***Police protection (e.g., Sheriff, CHP)?***	☐	☒	☐	☐
c)	***Schools?***	☐	☒	☐	☐
d)	***Roads?***	☐	☐	☒	☐
e)	***Solid Wastes?***	☐	☐	☒	☐
f)	***Other public facilities?***	☐	☐	☒	☐
g)	***Other:*** _____	☐	☐	☐	☐

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

Police: County Sheriff Location: (Approximately 18 miles to the southwest - Oceano)

Fire: CalFire Hazard Severity: Very High Response Time: More than 20 minutes

Location: (Approximately 19 miles to the southwest - Nipomo)

School District: Lucia Mar Unified School District.

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

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

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

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

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

12. TRANSPORTATION/CIRCULATION

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?	☐	☐	☐	☒

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Other: _____	☐	☐	☐	☐

Setting. The county has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the project's access streets (Huasna Road and Huasna/Townsite Road) are operating at acceptable levels of service. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 29 trips per day, based on the Institute of Traffic Engineer's manual of 9.57 trips/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance 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. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);

- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

-***poor filtering characteristics*** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. In this case, due to the limited availability of information relating to the poor filtering soil characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location showing that there is adequate separation, or plans for an engineered wastewater system that shows how the basin plan criteria can be met.

--***shallow depth to bedrock***, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, due to limited availability of information relating to the shallow depth to bedrock characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location(s) showing that there is adequate distance to bedrock. If adequate distance cannot be shown, a County-approved plan for an engineered wastewater system showing how the basin plan criteria can be met will be required.

--***slow percolation***, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch.

- ***wetness or high groundwater***, where this soil at this location tends to frequently be in a saturated condition due to several possible factors, such as high groundwater or it is in a low lying area that is being regularly fed by a water source. The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) where the five feet of soil does not remain in a saturated condition for any length of time. Otherwise,

special engineering will be required to provide this separation. In this case, based on general knowledge of the area, and the response received from the Environmental Health Division, it is expected that there will be adequate separation for filtering of effluent before reaching any groundwater source or soils that are regularly saturated or wet.

- ***seepage in bottom layer,*** where effluent seeps quickly through (rather than be absorbed by) the soil horizon(s) to a soil layer just above bedrock that is typically in a saturated condition. The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) with possible treatment of the soil to insure effluent movement rate through the soil meets basin plan requirements. Special engineering may be required to provide this acceptable percolation rate.
- ***cemented pan,*** where there is thin in an upper soil horizon that may interfere with or intercept effluent percolation and create saturated soil conditions above the impervious layer which may be near the soil surface. When such conditions exist, one of the following is necessary to resolve the potential problem: leach lines must either penetrate or be below the cemented pan, if leach lines above the cemented pan layer, this layer must be removed or permanently modified to allow effluent to percolate through this layer.

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

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

Mitigation/Conclusion. Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

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?	☐	☒	☐	☐
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. The project proposes to use on-site wells as its water source. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping to moderately sloping. The closest creek from the proposed development runs through the middle of Parcel 1. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Tributary to Huasna Creek Distance? On Parcel 1

Soil drainage characteristics: Very poorly drained

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

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

Soil erodibility: Low

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

Impact – Water Quality/Hydrology

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

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ (if disturbance over an acre) The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

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

Total Use: 2.81 AFY

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

Based on the latest Annual Resource Summary Report, the project's water source is adequate to provide for the project's water needs. OR (when in rural area outside of known groundwater basins) Based on available water information, there are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. The proposed building area is 300-feet from the well-defined creek channel in the middle of Parcel 1 for protection of cultural resources as well as biological resources. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

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

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study. After the adjustment, Parcels 2 and 3 will have split zoning between Agriculture and Rural Lands. Given the remoteness, topography and residential and grazing uses of the properties, having the zoning split on both of these parcels will not significantly change how the properties may be developed in the future

and the appearance of development will have negligible effects on the surrounding properties.

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.98.030

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

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) 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 pre-history?	☐	☒	☐	☐
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.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Services	**Attached**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Wildlife	**None**
☒	CA Department of Forestry (Cal Fire)	**None**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☒ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ South County Area Plan/South County sub area and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

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

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

Biological Resources Assessment for Parcel 1 of Obispo 400, LLC Adjustment, SWCA Environmental Consultants, July 2015

Archaeological Survey Report for Parcel 1 of Obispo 400, LLC Adjustment, SWCA Environmental Consultants, July 2015

Exhibit B - Mitigation Summary Table

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

Aesthetics

V-1. **Prior to issuance of construction permits**, the applicant shall show on construction drawings, all night lighting directed down and into the development with no direct light visible from surrounding public roads, and shall be installed as approved prior to Final Inspection or Occupancy, whichever occurs first.

Biological Resources

BR-1. **At the time of application for construction permits**, to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFG and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

BR-2. If project improvements impact the tributary to Huasna Creek, or oak trees within the biological study area, then an environmental training session shall be provided to all construction personnel **prior to any site disturbance**. At a minimum, the training shall include a description of special status species that may occur onsite, their habitat requirements, and project workspace boundaries any associated sensitive habitat boundaries, measures that are required for avoidance of special-status species, and discussion of potential consequences if special status species or their habitat are impacted during construction.

BR-3. If project improvements impact the tributary to Huasna Creek within the biological study area, the applicant shall retain a qualified biologist to conduct capture and relocation efforts for two-striped garter snake, **prior to issuance of construction permits**.

BR-4. If project improvements impact the tributary to Huasna Creek within the biological study area, the applicant shall retain a qualified biologist to conduct a pre-construction survey to determine if California Red-Legged Frog (CRLF) occurs on the site. If the survey finds that CRLF are on-site, appropriate mitigation measures shall be developed ins consultation with CDFW and USFWS, and shall be added to the project to avoid impacting the species. These measures may include limiting the timing of construction activities on the project site. These measures shall be adhered to during the entire construction process.

BR-5. If project improvements impact the tributary to Huasna Creek within the biological study area, a qualified biological monitor shall be present at the work site **during all initial ground disturbance** within the tributary of Huasna Creek, within the root zone of oaks, and during any tree removal operations. The biological monitor shall have the authority to halt any action that may result in impacts to special status species or sensitive habitat. If work is stopped, the biological monitor shall immediately notify the County, who in turn may be required to notify CDFW or USFWS if a state or federally listed species or critical habitat is impacted.

BR-6. If project improvements impact the tributary to Huasna Creek within the biological study area, and if environmental permits from the Army Corps of Engineers or the California Department of Fish and Wildlife are required, **prior to issuance of construction permits** the applicant shall:

a. Submit a copy of all such permits to the Department of Planning and Building, OR
b. Document that the regulatory agencies have determined that said permit is not required.

BR-7. If future development includes impacts to riparian habitat within the biological study area, then all riparian vegetation removed/disturbed shall be restored on a 1:1 basis. Replacement vegetation shall be native "riparian friendly" plants. **Prior to issuance of construction permits,** a revegetation plan shall be prepared by a qualified individual familiar with riparian vegetation, showing locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation, amendments, etc.) to insure successful reestablishment. Planting according to the approved revegetation plan shall be completed **prior to final inspection**. Success criteria shall be developed for use during monitoring period. Monitoring the success criteria shall be conducted for three years after initial planting. If any success criteria are not being met, the applicant shall complete the necessary remedial action as quickly as possible. Once success criteria have been met, monitoring activities are no longer required.

BR-8. If future development impacts the tributary to Huasna Creek within the biological study area, then prior to any site disturbance, the applicant shall prepare a Hazardous Materials (HAZMAT) Response Plan for review and approval by the County, **prior to issuance of construction permits**, to allow for a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.

BR-9. If future development impacts the tributary to Huasna Creek within the biological study area, any loss of riparian trees shall be replaced at a minimum 3:1 ratio, **prior to final inspection**. Methods for riparian vegetation replacement shall be incorporated into the final Habitat Minimization and Mitigation plan (refer to BR-9).

BR-10. If future development impacts natural communities of special concern (purple needlegrass grassland, red willow thicket, and/or valley oak woodland) within the biological study area, **prior to any site disturbance**, the applicant shall prepare a comprehensive final Habitat Minimization and Mitigation Plan to mitigate impacts to vegetation and natural habitats. The final Habitat Minimization and Mitigation Plan shall include the specific mitigation sites along the vicinity of the Huasna riparian corridor, based on the specific mitigation acreage required by regulatory agencies during the permitting process. The Habitat Minimization and Mitigation Plan shall be consistent with federal and state regulatory requirements and shall be amended with any regulatory permit conditions, as required. The client shall implement the Habitat Minimization and Mitigation Plan as necessary during construction and immediately following project completion. To compensate for permanent impacts to onsite vegetative communities, habitat (which may include preservation areas within portions of the project site not impacted

by construction or mitigation lands outside of the main project site) that contains the same quality of vegetative communities impacted by the project shall be preserved and managed in perpetuity at a 1:1 mitigation ratio (one acre preserved for each acre impacted). These lands shall be located within the biological study area. Preserved or acquired mitigation land shall be monitored and maintained per the requirements set forth in the Habitat Minimization and Mitigation Plan prepared for the project. Evidence of this open space easement shall be provided to the County **prior to final inspection**. If any agricultural use is allowed (e.g., managed grazing) a qualified range scientist must determine it is compatible with the vegetative communities being preserved. No dryland grain activities shall be allowed.

BR-11. If future development includes the removal of oak trees, then at the time of application for construction permits, the applicant shall submit a tree replacement plan for review and approval by the Planning and Building Department. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as the result of the development of the project, and in addition, shall provide for the planting, in kinds at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. No more than 5 oak trees having a 5 inch diameter or larger at 4 feet from the ground shall be removed as the result of development of the project, and no more than 5 trees shall be impacted, but not removed, as the result of development of the project. Replanting shall be completed as soon as it is feasible (e.g., irrigation water is available, grading done in replant area). Replant areas shall be either native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted.

All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone protected with orange construction fencing prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-12. To minimize impacts to the sensitive oak woodland understory habitat (e.g., purple needlegrass grassland), the applicant agrees to do the following **during construction activities and for the life of the project:**

a. All native vegetation removal shall be shown on all applicable grading/construction plans and reviewed by the Planning and Building Department **prior to any site disturbance**.

b. Vegetation removal of native habitat shall be limited to what is shown on the approved plans.

c. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CalFire. Where feasible, all efforts shall be made to retain as much of this vegetation within the setback as possible.

d. All allowed uses within the native habitat area shall be passive, where the use shall have either no or minimal impact on the habitat.

BR-13. If future development includes the removal of oak trees within the biological study area, then **prior to any site disturbance**, orange fencing shall be installed at least 5 feet beyond the dripline of all oak trees within 50 feet of disturbance activities. Trenching within tree driplines shall be minimized.

BR-14. **Prior to issuance of construction permits,** the applicant shall submit a sedimentation and erosion control plan for review and approval by the County Public Works Department that minimizes project sediment from reaching the creek. Best management practices shall be used to minimize sediment from reaching the closest waterways.

BR-15. Construction activities shall be limited to the dry season (April 15th through October 15th). If construction activities cannot take place only during the dry season, a qualified biologist retained by the applicant and approved by the Department of Planning and Building, shall determine what additional erosion and sedimentation control measures are required to protect riparian resources.

Cultural Resources

CR-1. **Prior to issuance of construction permits for the area within the proposed building area on Parcel 1 (west of the tributary of Huasna Creek)**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

a. List of personnel involved in the monitoring activities;

b. Description of how the monitoring shall occur;

c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);

d. Description of what resources are expected to be encountered;

e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);

f. Description of procedures for halting work on the site and notification procedures;

g. Description of monitoring reporting procedures.

CR-2. **During initial ground disturbing construction activities,** the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. Recommendations for further work, including testing and/or data recovery will be made based on the significance of the find. The need for further monitoring will be determined based on the results of the initial monitoring effort.

DEVELOPER'S STATEMENT FOR THE
OBISPO 400, LLC, LOT LINE ADJUSTMENT (COAL 14-0047); SUB2013-00071

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

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

Aesthetics

V-1. **Prior to issuance of construction permits**, the applicant shall show on construction drawings, all night lighting directed down and into the development with no direct light visible from surrounding public roads, and shall be installed as approved prior to Final Inspection or Occupancy, whichever occurs first.

Monitoring: The Planning and Building Department shall verify compliance.

Biological Resources

BR-1. **At the time of application for construction permits,** to avoid potential impacts to nesting birds, tree removal associated with project activities shall be limited outside the bird nesting season, which is February 15th to September 15th. However, if tree removal is required during the bird nesting season, a survey for nesting birds shall be conducted within two weeks prior to ground disturbing activities by a qualified biologist, retained by the applicant, in and adjacent to the project area. If nesting birds are found to be located within or adjacent to the project area, an appropriate buffer area shall be established by a qualified biologist to ensure protection of the nesting birds. The biologist shall determine the appropriate buffer distance based on the bird species, topography, vegetation, and type of disturbance and in consultation with CDFG and/or USFWS. At a minimum, the buffer area shall be delineated with brightly colored construction fencing. No construction, grading, or equipment staging activities shall occur within the buffer area, which shall remain in place until the biologist has determined that the young have fledged from the nest.

Monitoring: The Planning and Building Department shall verify compliance.

BR-2. If project improvements impact the tributary to Huasna Creek, or oak trees within the biological study area (as shown on the attached exhibit), then an environmental training session shall be provided to all construction personnel **prior to any site disturbance**. At a minimum, the training shall include a description of special status species that may occur onsite, their habitat requirements, and project workspace boundaries any associated sensitive habitat boundaries, measures that are required for avoidance of special-status species, and discussion of potential consequences if special status

species or their habitat are impacted during construction.

Monitoring: The Planning and Building Department shall verify compliance.

BR-3. If project improvements impact the tributary to Huasna Creek within the biological study area, the applicant shall retain a qualified biologist to conduct capture and relocation efforts for two-striped garter snake, **prior to issuance of construction permits**.

Monitoring: The Planning and Building Department shall verify compliance.

BR-4. If project improvements impact the tributary to Huasna Creek within the biological study area, the applicant shall retain a qualified biologist to conduct a pre-construction survey to determine if California Red-Legged Frog (CRLF) occurs on the site. If the survey finds that CRLF are on-site, appropriate mitigation measures shall be developed in consultation with CDFW and USFWS, and shall be added to the project to avoid impacting the species. These measures may include limiting the timing of construction activities on the project site. These measures shall be adhered to during the entire construction process.

Monitoring: The Planning and Building Department shall verify compliance.

BR-5. If project improvements impact the tributary to Huasna Creek within the biological study area, a qualified biological monitor shall be present at the work site **during all initial ground disturbance** within the tributary of Huasna Creek, within the root zone of oaks, and during any tree removal operations. The biological monitor shall have the authority to halt any action that may result in impacts to special status species or sensitive habitat. If work is stopped, the biological monitor shall immediately notify the County, who in turn may be required to notify CDFW or USFWS if a state or federally listed species or critical habitat is impacted.

Monitoring: The Planning and Building Department shall verify compliance.

BR-6. If project improvements impact the tributary to Huasna Creek within the biological study area, and if environmental permits from the Army Corps of Engineers or the California Department of Fish and Wildlife are required, **prior to issuance of construction permits** the applicant shall:

a. Submit a copy of all such permits to the Department of Planning and Building, OR

b. Document that the regulatory agencies have determined that said permit is not required.

Monitoring: The Planning and Building Department shall verify compliance.

BR-7. If future development includes impacts to riparian habitat within the biological study area, then all riparian vegetation removed/disturbed shall be restored on a 1:1 basis. Replacement vegetation shall be native "riparian friendly" plants. **Prior to issuance of construction permits,** a revegetation plan shall be prepared by a qualified individual familiar with riparian vegetation, showing locations, amounts, size and types of plants to be replanted, as well as any other necessary components (e.g., temporary irrigation,

amendments, etc.) to insure successful re-establishment. Planting according to the approved revegetation plan shall be completed **prior to final inspection**. Success criteria shall be developed for use during monitoring period. Monitoring the success criteria shall be conducted for three years after initial planting. If any success criteria are not being met, the applicant shall complete the necessary remedial action as quickly as possible. Once success criteria have been met, monitoring activities are no longer required.

Monitoring: The Planning and Building Department shall verify compliance.

BR-8. If future development impacts the tributary to Huasna Creek within the biological study area, then prior to any site disturbance, the applicant shall prepare a Hazardous Materials (HAZMAT) Response Plan for review and approval by the County, **prior to issuance of construction permits**, to allow for a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.

Monitoring: The Planning and Building Department shall verify compliance.

BR-9. If future development impacts the tributary to Huasna Creek within the biological study area, any loss of riparian trees shall be replaced at a minimum 3:1 ratio, **prior to final inspection**. Methods for riparian vegetation replacement shall be incorporated into the final Habitat Minimization and Mitigation plan (refer to BR-7).

Monitoring: The Planning and Building Department shall verify compliance.

BR-10. If future development impacts natural communities of special concern (purple needlegrass grassland, red willow thicket, and/or valley oak woodland) within the biological study area, **prior to any site disturbance**, the applicant shall prepare a comprehensive final Habitat Minimization and Mitigation Plan to mitigate impacts to vegetation and natural habitats. The final Habitat Minimization and Mitigation Plan shall include the specific mitigation sites along the vicinity of the Huasna riparian corridor, based on the specific mitigation acreage required by regulatory agencies during the permitting process. The Habitat Minimization and Mitigation Plan shall be consistent with federal and state regulatory requirements and shall be amended with any regulatory permit conditions, as required. The client shall implement the Habitat Minimization and Mitigation Plan as necessary during construction and immediately following project completion. To compensate for permanent impacts to onsite vegetative communities, habitat (which may include preservation areas within portions of the project site not impacted by construction or mitigation lands outside of the main project site) that contains the same quality of vegetative communities impacted by the project shall be preserved and managed in perpetuity at a 1:1 mitigation ratio (one acre preserved for each acre impacted). These lands shall be located within the biological study area. Preserved or acquired mitigation land shall be monitored and maintained per the requirements set forth in the Habitat Minimization and Mitigation Plan prepared for the project. Evidence of this open space easement shall be provided to the County **prior to final inspection**. If any agricultural use is allowed (e.g., managed grazing) a qualified range scientist must determine it is compatible with the vegetative communities being preserved. No dryland grain activities shall be allowed.

Monitoring: The Planning and Building Department shall verify compliance.

BR-11. If future development includes the removal of oak trees, then at the time of application for construction permits, the applicant shall submit a tree replacement plan for review and approval by the Planning and Building Department. The plan shall provide for the replacement, in kind at a 4:1 ratio, all oak trees removed as the result of the development of the project, and in addition, shall provide for the planting, in kinds at a 2:1 ratio, of oak trees to mitigate for trees impacted but not removed. No more than 5 oak trees having a 5 inch diameter or larger at 4 feet from the ground shall be removed as the result of development of the project, and no more than 5 trees shall be impacted, but not removed, as the result of development of the project. Replanting shall be completed as soon as it is feasible (e.g., irrigation water is available, grading done in replant area). Replant areas shall be either native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted.

All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone protected with orange construction fencing prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

Monitoring: The Planning and Building Department shall verify compliance.

BR-12. To minimize impacts to the sensitive oak woodland understory habitat (e.g., purple needlegrass grassland), the applicant agrees to do the following **during construction activities and for the life of the project:**

a. All native vegetation removal shall be shown on all applicable grading/construction plans and reviewed by the Planning and Building Department **prior to any site disturbance**.

b. Vegetation removal of native habitat shall be limited to what is shown on the approved plans.

c. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CalFire. Where feasible, all efforts shall be made to retain as much of this vegetation within the setback as possible.

d. All allowed uses within the native habitat area shall be passive, where the use shall have either no or minimal impact on the habitat.

Monitoring: The Planning and Building Department shall verify compliance.

BR-13. If future development includes the removal of oak trees within the biological study area, then **prior to any site disturbance**, orange fencing shall be installed at least 5 feet beyond the dripline of all oak trees within 50 feet of disturbance activities. Trenching within tree driplines shall be minimized.

Monitoring: The Planning and Building Department shall verify compliance.

BR-14. **Prior to issuance of construction permits,** the applicant shall submit a sedimentation and erosion control plan for review and approval by the County Public Works Department that minimizes project sediment from reaching the creek. Best

management practices shall be used to minimize sediment from reaching the closest waterways.

Monitoring: The Planning and Building Department shall verify compliance.

BR-15. Construction activities shall be limited to the dry season (April 15th through October 15th). If construction activities are proposed outside the dry season, a supplemental sedimentation and erosion control plan shall be submitted that has been reviewed and approved by aqualified biologist retained by the applicant and approved by the Department of Planning and Building, that verifies that the proposed measures will protect riparian and aquatic resources in the event of a significant rain event or rainy season and is consistent with any permit issued by the California Department of Fish & Wildlife. (CDFW).

Monitoring: The Planning and Building Department shall verify compliance.

Cultural Resources

CR-1. **Prior to issuance of construction permits for the area within the proposed building area on Parcel 1 (west of the tributary of Huasna Creek)**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall consider the results of the Phase I (Archaeological Survey Report for the Obispo 400, LLC Proposed Adjustment of Parcel 1 Project Huasna, San Luis Obispo County, California, prepared by Chad Jackson, B.S., Cultural Resources Specialist and Heather Gibson, Ph.D., RPA, Principal Investigator of SWCA Environmental Consultants, SWCA Cultural Resources Report Database No. 2015-347, SWCA Project No. 32529 dated July 9, 2015) and include at a minimum:

a. List of personnel involved in the monitoring activities;

b. Description of how the monitoring shall occur;

c. Description of frequency of monitoring (e.g. full-time, part time, spot checking, or no further monitoring is necessary);

d. Description of what resources are expected to be encountered;

e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);

f. Description of procedures for halting work on the site and notification procedures;

g. Description of monitoring reporting procedures.

Monitoring: The Planning and Building Department shall verify compliance.

CR-2. **During initial ground disturbing construction activities,** the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of

the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. Recommendations for further work, including testing and/or data recovery will be made based on the significance of the find. Significant intact cultural resources may necessitate project revisions or design considerations to avoid resources or to reduce impacts to significant resources. The need for further monitoring will be determined based on the results of the initial monitoring effort.

Monitoring: The Planning and Building Department shall verify compliance.

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

Signature of Owner(s)

10/7/15
Date

Mark Velten
Name (Print)

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: ~~6/6~~/2014 10/20

FROM: ~~JO:~~ Doug Rion, PW

TO: ~~FROM:~~ Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00071 COAL14-0047 OBISPO 400 LLC – Proposed lot line adjustment of three parcels of 5.5 acres, 229.3 acres, and 129.6 acres, resulting in adjusted areas of 40 acres, 229.3 acres, and 95.1 acres respectively. Site location is Huasna Rd and Huasna Townsite Rd, Arroyo Grande. APNs: 085-231-002, 085-233-003, and 085-101-010

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.

ITEMS 2-5 AS SHOWN ON PREVIOUS LOT LINE ADJUSTMENT CHECKLIST HAVE NOT BEEN SATISFIED ON MAP DATED 10/15/14. REMOVE "TENTATIVE" FROM MAP TITLE.

Date	Name	Phone
10/21/14	D RION	x 5252

21.02.030 Lot Line Adjustment Check List

for project number

COAL 14-0047

Status	Item
✓	Title Report
(6) O	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
(1) O	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
/	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
(2) O	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.
(3) O	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
N/A	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
(4) O	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
(5) O	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
✓	Map information. A north arrow and scale and a vicinity map.
✓	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = *Not Applicable* O = *Requires Compliance* ✓ = *Complied*

COMMENTS:

(1) DIMENSION FOR NORTHWEST LINE OF PROPOSED PARCEL 1 NOT SHOWN. NEED TO INDICATE SOURCE OF COURSES & DISTANCES, RECORD? MEAS? CALC?

O (2) ADD COUNTY ROAD NUMBERS, HUASNA RD = #2023

O SHOW WIDTH OF HUASNA RD. HUASNA TOWNSITE RD = #1071

(3) EASEMENTS "PARCEL B", #6, #25 LISTED ON PTR # 14-400209525 NOT SHOWN. O TYPO IN BOOK/PAGE REF SHOWN IN "UNPLOTTABLE EASEMENT"

O (4) FLOOD HAZARD AREA PER FEMA MAP NOT SHOWN

O (5) PROPERTY DESCRIPTION IS INCORRECT, TITLE OF MAP IS INCORRECT REVISE TO "LOT LINE ADJUSTMENT MAP" See attached letter.

(6) CONFIGURATION OF PROPOSED PARCEL 1 DOES NOT MEET "EQUAL TO OR BETTER THAN" CRITERIA

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
(805) 781-5910 • FAX (805) 781-1035
Martin Settevendemie
Agricultural Commissioner/Sealer
www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: **February 2, 2015**

TO: **Stephanie Fuhs, Project Manager**

FROM: **Lynda L. Auchinachie, Agriculture Department**

SUBJECT: **Revised Obispo 400 Lot Line Adjustment SUB2013-00071 (1770)**

Comments

The applicant proposes to reconfigure three existing parcels of 5.5, 229.3, and 129.6 acres each to create three parcels of 20, 249.3, and 95.1 acres each. The project site is located at Huasna Road and Huasna Townsite Road, east of Arroyo Grande. The project site is developed with residences and used for limited cattle grazing. The two existing grazing parcels are naturally separated from the Huasna residential area by Huasna Creek. The lot line adjustment is requested to increase the existing 5.5 acre residential parcel to 40 acres. A portion of the property is currently under a Williamson Act contract that is in nonrenewal and set to expire soon.

The Agriculture Department considers the proposal to be **worse than** the existing parcel configuration in terms of agricultural resources as the proposal would further reduce the capability of existing Parcel 2 and create a 40 acre parcel with extremely limited capability. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

JUN - 9 2014

Environmental Health

THIS IS A NEW PROJECT REFERRAL SR 13877

DATE: 6/6/2014

TO: ENV HEALTH IN 91876

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: SUB2013-00071 COAL14-0047 OBISPO 400 LLC – Proposed lot line adjustment of three parcels of 5.5 acres, 229.3 acres, and 129.6 acres, resulting in adjusted areas of 40 acres, 229.3 acres, and 95.1 acres respectively. Site location is Huasna Rd and Huasna Townsite Rd, Arroyo Grande. APNs: 085-231-002, 085-233-003, and 085-101-010

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.

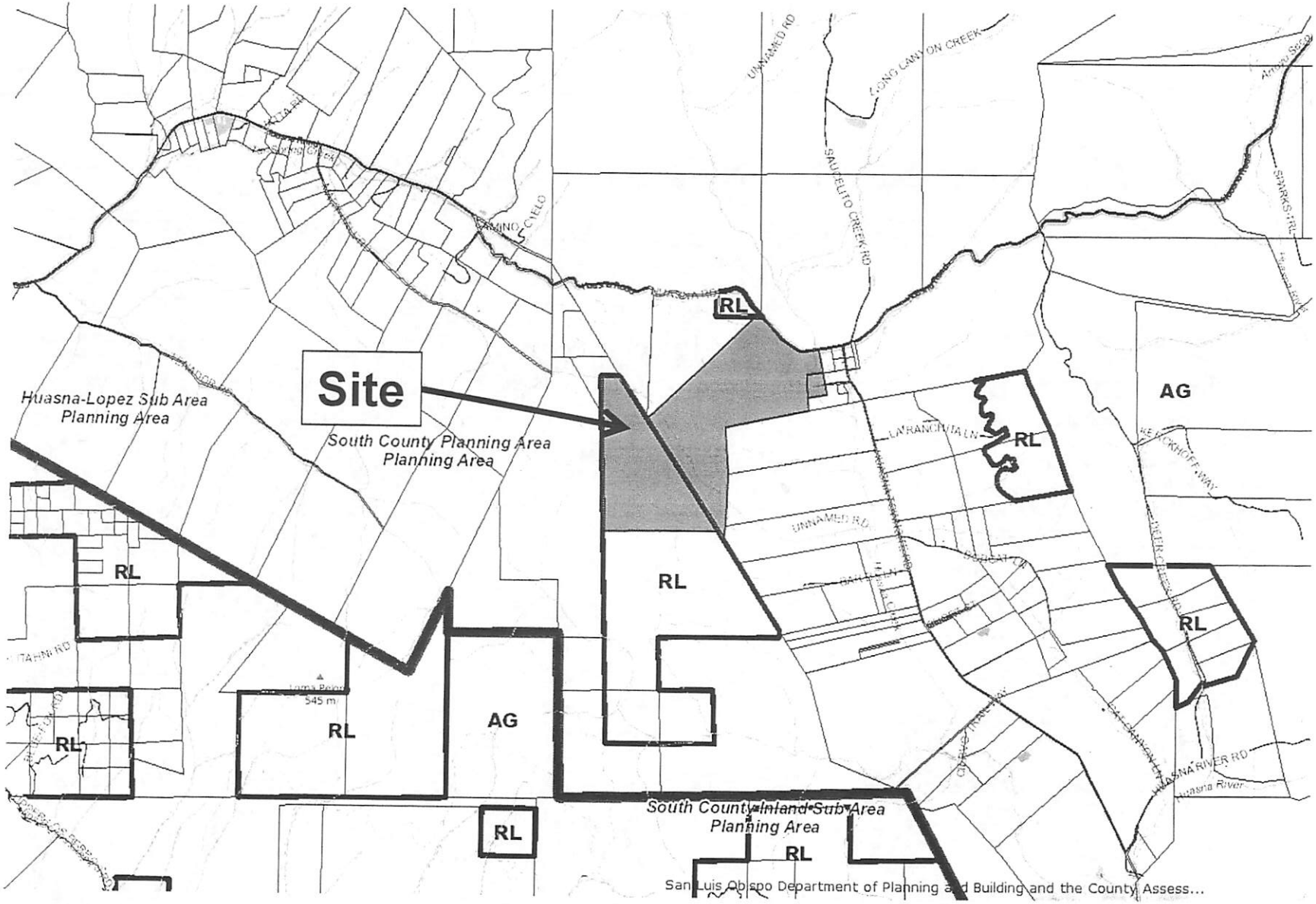
Verify existing water & wastewater systems meet approved setbacks to new property lines & are located on the parcel containing the structure served.

7/16/14 — Date

[signature] — Name

x555 — Phone

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



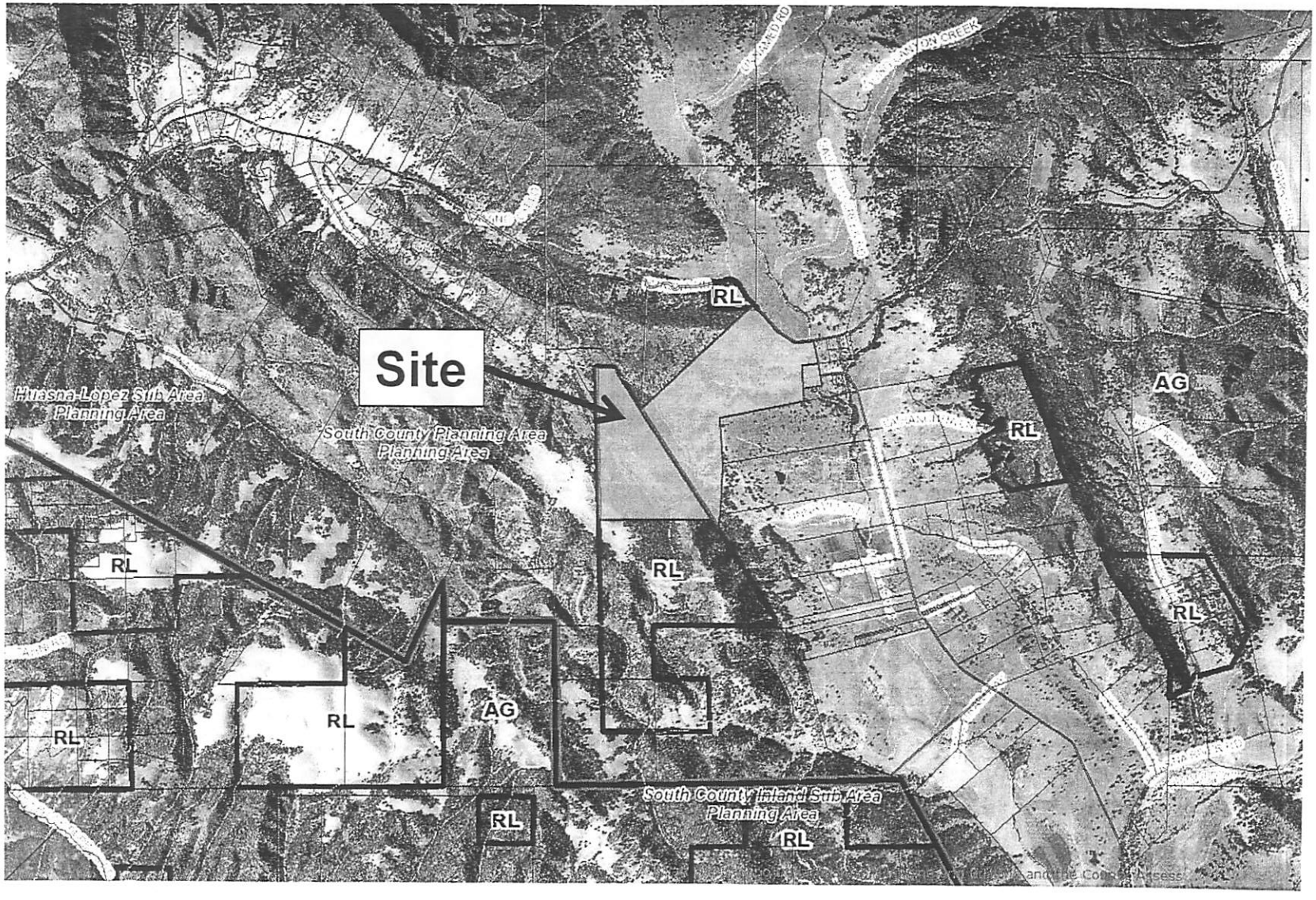
PROJECT

Lot Line Adjustment

Obispo 400, LLC - SUB2013-00071/COAL 14-0047

EXHIBIT

Vicinity- Land Use Category Map



PROJECT

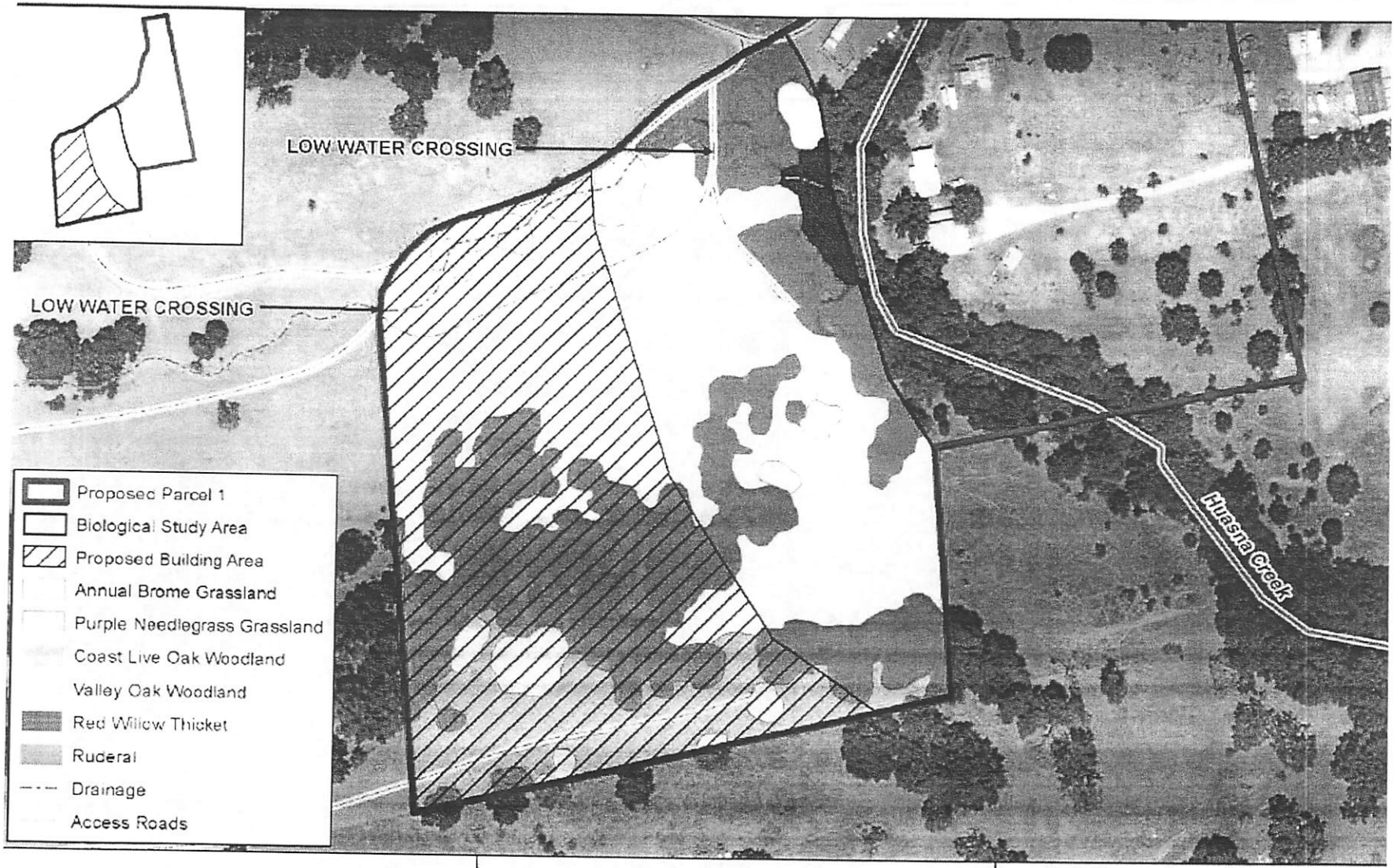
Lot Line Adjustment

Obispo 400, LLC - SUB2013-00071/COAL 14-0047

EXHIBIT

Aerial

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



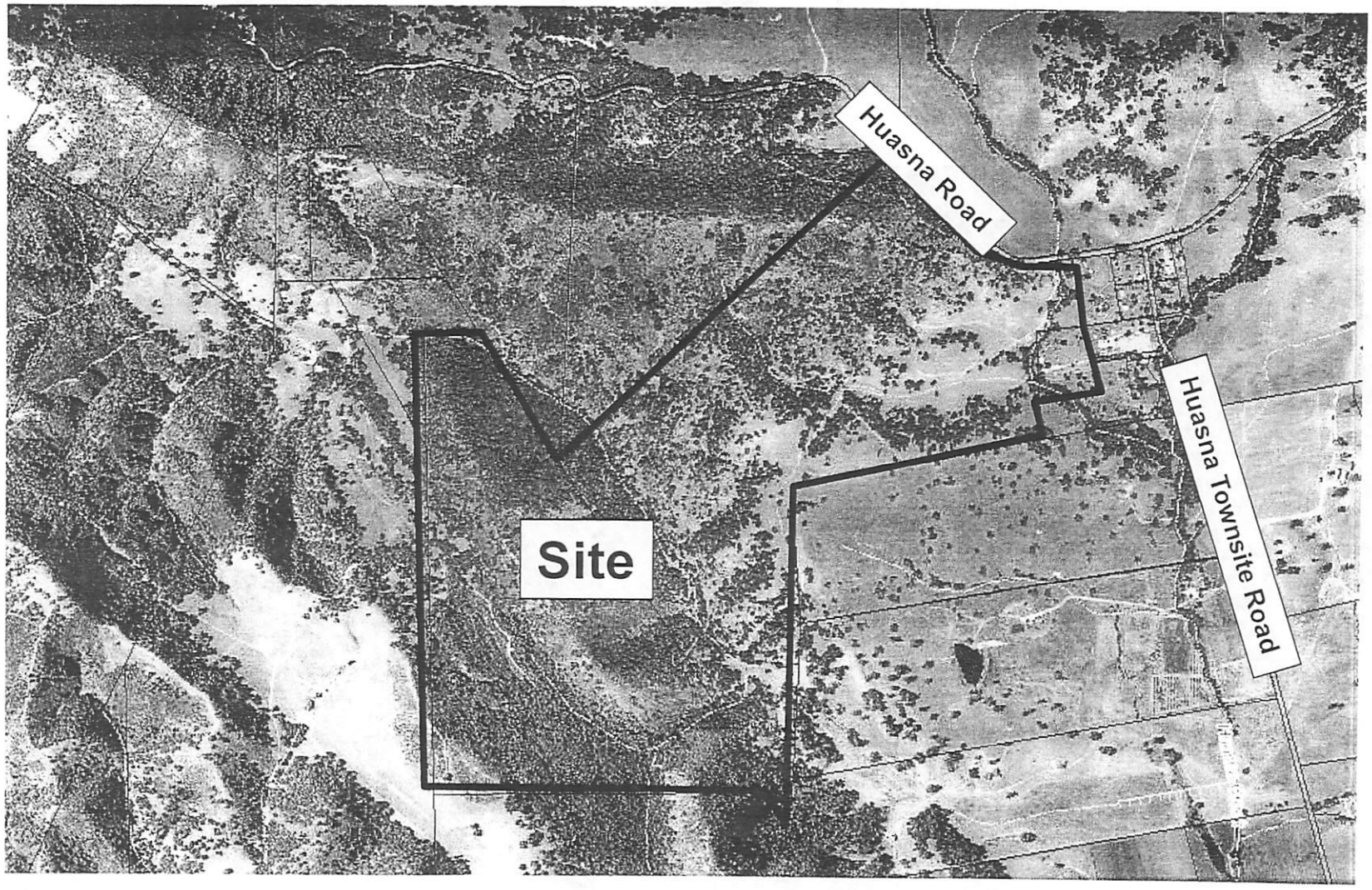
SWCA
ENVIRONMENTAL CONSULTANTS

Habitat Map
Obispo 400 Project

PROJECT
Lot Line Adjustment
Obispo 400, LLC - SUB2013-00071/COAL 14-0047

EXHIBIT
Biological Study Area and Proposed building area

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

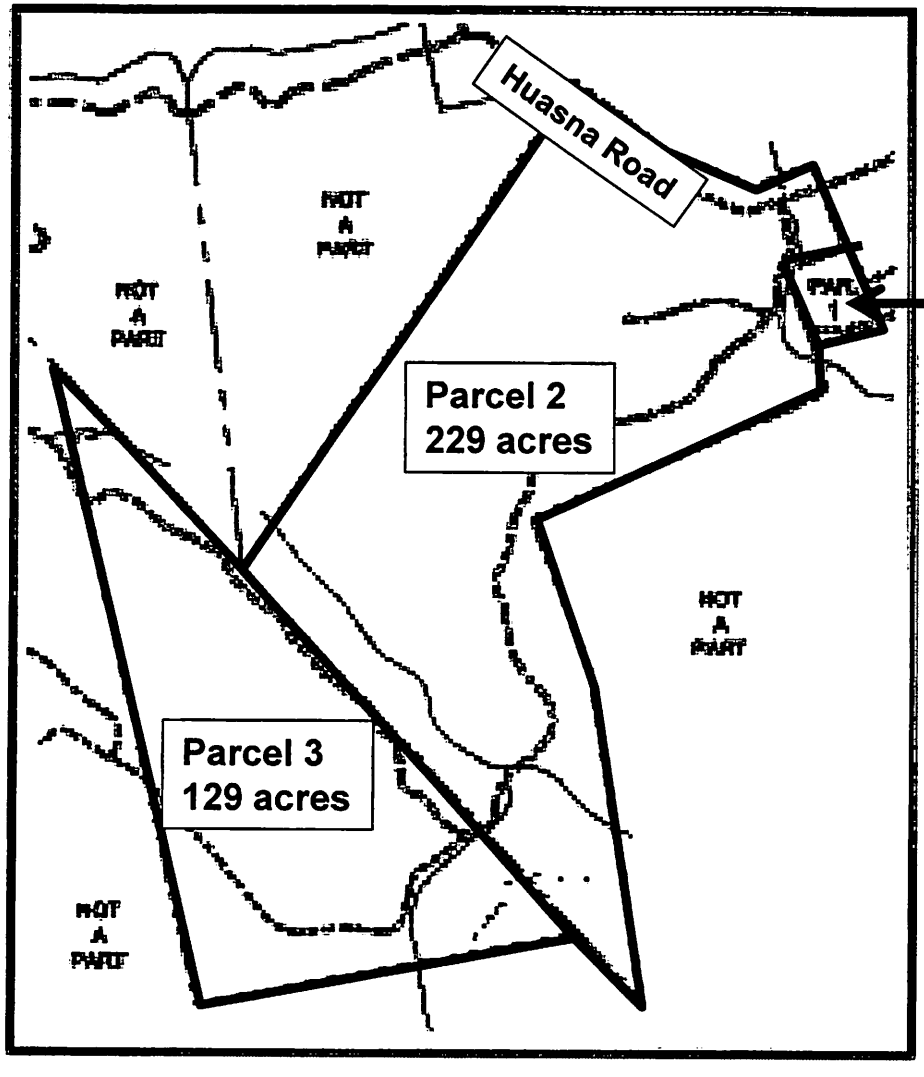
Lot Line Adjustment

Obispo 400, LLC - SUB2013-00071/COAL 14-0047

EXHIBIT

Aerial

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

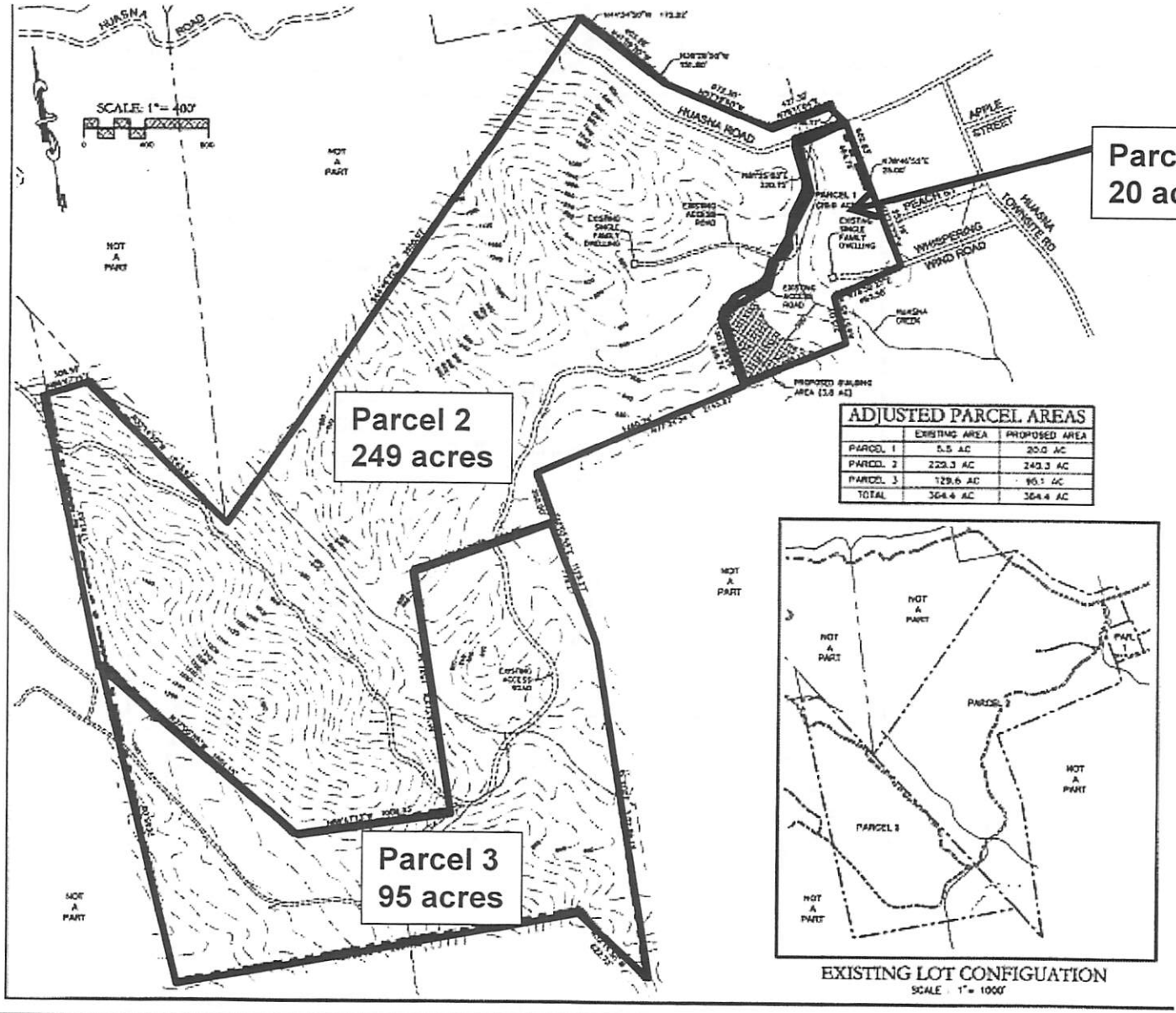
Lot Line Adjustment

Obispo 400, LLC - SUB2013-00071/COAL 14-0047

EXHIBIT

Lot Line Adjustment Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



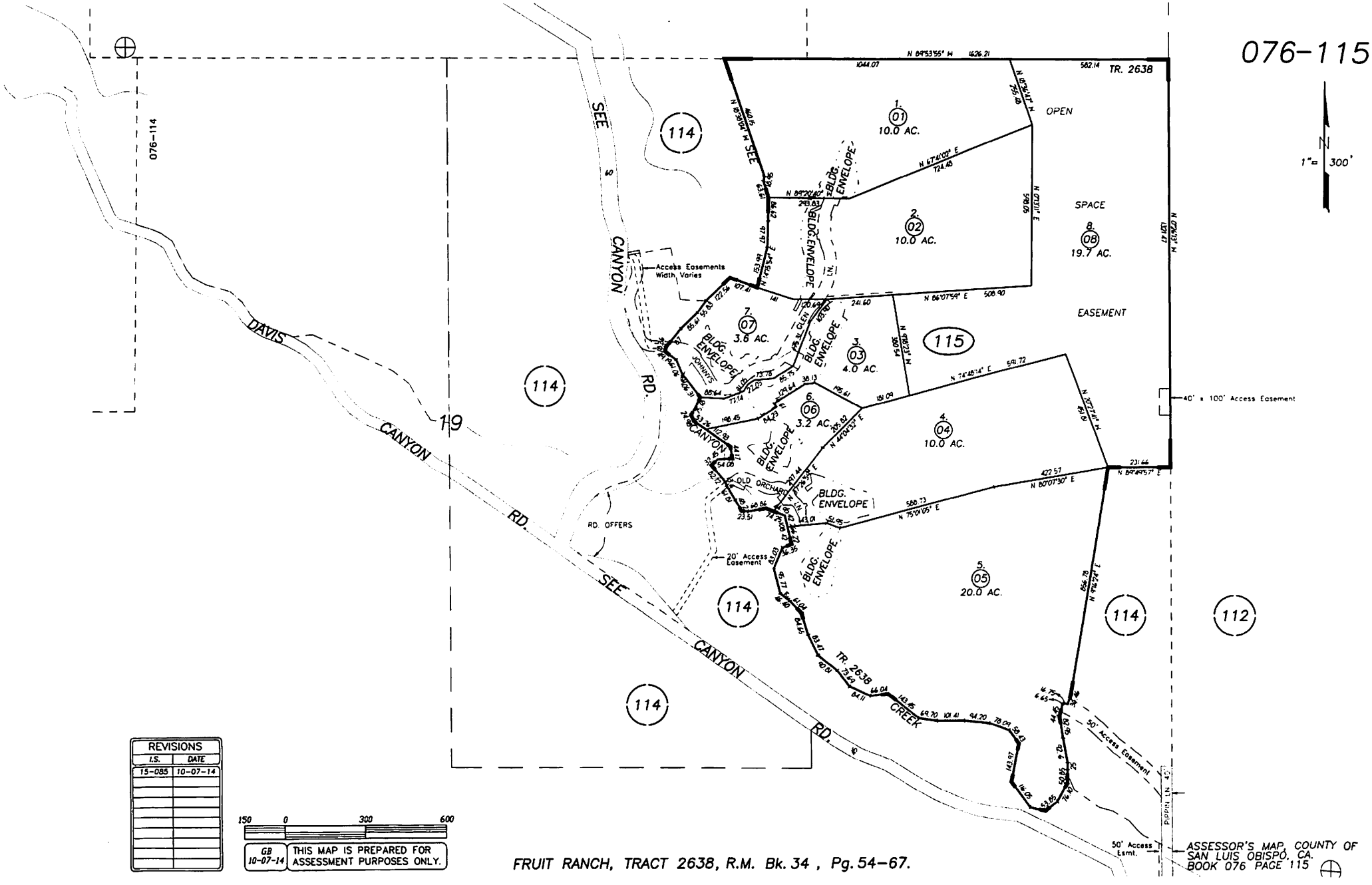
PROJECT

Lot Line Adjustment

Obispo 400, LLC - SUB2013-00071/COAL 14-0047

EXHIBIT

Lot Line Adjustment Map


076-115
1" = 300'
TR. 2638
OPEN
SPACE
EASEMENT
10.0 AC.
19.7 AC.
3.8 AC.
4.0 AC.
3.2 AC.
20.0 AC.
BLDG. ENVELOPE
Access Easements Width Varies
40' x 100' Access Easement
20' Access Easement
50' Access Easement
50' Access Esmt.
SEE CANYON RD.
DAVIS CANYON RD.
CANYON RD.
RD. OFFERS
OLD ORCHARD
TR. 2638 CREEK
076-114
114
115
112
19
REVISIONS
I.S. | DATE
15-085 | 10-07-14
150 0 300 600
GB 10-07-14
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
FRUIT RANCH, TRACT 2638, R.M. Bk. 34 , Pg. 54-67.
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
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