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. 15-312 **DATE:** August 29, 2016

PROJECT/ENTITLEMENT: Piccuta Minor Use Permit; DRC2015-00129

APPLICANT NAME: San Luis Obispo County Department of Public Works
Email: klmiller@co.slo.ca.us
ADDRESS: 976 Osos St., Room 206, San Luis Obispo, CA 93408
CONTACT PERSON: **Keith Miller**; klmiller@co.slo.ca.us **Telephone:** 805-781-5714

PROPOSED USES/INTENT: A request by San Luis Obispo County Department of Public Works for a Minor Use Permit/ Coastal Development Permit to allow for installation and operation of a groundwater remediation system at the former Los Osos Landfill. The project will include the installation of ten groundwater extraction wells, construction of a 380 square-foot water treatment facility building, and an above-ground air and water line system to collect and treat groundwater. The project will result in the disturbance of approximately 2,000 square feet, all within areas previously disturbed by landfill activities, on an 87 acre parcel. The proposed project is within the Agriculture land use category is in the Estero planning area.

LOCATION: The project is located on the south side of Turri Road, approximately 1.7 miles southeast of South Bay Boulevard, approximately 2 miles east of the community of Los Osos.

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. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Kate Shea (kbshea@co.slo.ca.us)		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 5.8) Using Form

Project Title & No. **Piccuta Minor Use Permit /Coastal Development Permit ED15-312 (DRC2015-00129)**

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.

Kate Shea	Kate Shea	8/29/2016
Prepared by (Print)	Signature	Date
Steve McMasters	Steve McMasters	Ellen Carroll, Environmental Coordinator (for) 8/29/16
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: A request by San Luis Obispo County Department of Public Works for a Minor Use Permit/ Coastal Development Permit to allow for installation and operation of a groundwater remediation system at the former Los Osos Landfill. The project will include the installation of ten groundwater extraction wells, construction of a 380 square-foot water treatment facility building, and an above-ground air and water line system to collect and treat groundwater. The project will result in the disturbance of approximately 2,000 square feet, all within areas previously disturbed by landfill activities, on an 87 acre parcel. The proposed project is within the Agriculture land use category and is located on the south side of Turri Road, approximately 1.7 miles southeast of South Bay Boulevard, approximately 2 miles east of the community of Los Osos. The site is in the Estero planning area.

Background

The Los Osos landfill is a closed solid waste disposal site that operated from December 1958 through November 1988, accepting approximately 838,000 tons of refuse. Post closure remediation efforts have been conducted under regulatory compliance requirements since the 1980's in coordination with the Regional Water Quality Control Board (RWQCB) focused on removing volatile organic compounds (VOCs) from the groundwater directly beneath and adjacent to the former landfill.

The County first constructed an earthen cap enhancement project to minimize infiltration of rainwater. Clay soils were imported, and the entire area of refuse was covered in a thick clay "cap" to minimize infiltration. The County then installed a landfill gas control system to remove VOC-containing landfill gas. The control system's purpose was to reduce the total mass of VOCs in the landfill and reduce the pressure in the landfill that was driving VOCs toward groundwater. The landfill gas control system began operation in September 1998 and continues to remove VOCs. Landfill gas generated by the decomposing refuse in the landfill is collected in underground pipes, and is burned off by a flare onsite. These two measures have been effective at addressing VOCs, but the current project is considered necessary to fully meet the standards of the RWQCB issued Corrective Action Order 95-66.

Environmental monitoring at the landfill includes, but is not limited to, groundwater monitoring, surface/storm water quality monitoring, surface emissions monitoring, and air quality monitoring of the flare station. Monitoring data is submitted to applicable agencies, including the Air Pollution Control District and the RWQCB at regular intervals. Because the project is intended to remove VOCs from already impacted groundwater, it is not expected to impact the volume or quality of the landfill gas collected and burned in the flare onsite.

The project will include the following components:

1. Install ten (10) extraction wells along the compliance boundary (approximately one every 100 feet). The final locations of the wells will be based on accessibility, known aquifer and impact conditions, conditions encountered during drilling and access. The wells are located near existing monitoring wells (20-50 feet), when possible, to allow the monitoring wells to be used as performance monitoring points. Once completed, the wells would be outfitted with bladder pumps. These pumps use compressed air to force water to the surface where it will be piped to the treatment facility.
2. Install an airline to provide compressed air to each bladder pump and a waterline to deliver water from the wells to the treatment facility, above-ground and in parallel.
3. Construct an approximately 380 square foot treatment facility with a granular activated charcoal (GAC) treatment system to remove VOCs from the water. The treatment facility will include ancillary electronics and a pressure equalization tank to control water in and outflow. The GAC filter, which consists of up to 1 ton of material, would need to be replaced approximately every 1-2 months.
4. Install discharge piping from the treatment system to the existing storm water basin located near the flare station.
5. Install fencing, emergency lighting, and make necessary utility connections to the adjacent flare station.

Once the components described above are constructed, the treated water would first be tested and discharged into water trucks/baker tanks and stored. Based on the results of preliminary water quality testing, the water would then be discharged to either the existing onsite detention basin, or delivered to an appropriate discharge location/landfill. Once the water has passed water quality tests, and the RWQCB has authorized the "Discharge of Treated Groundwater", water would be discharged into the onsite detention basin. The exact quantity of water that will be produced is unknown; however, the treatment system is proposed to treat approximately 20 gallons per minute. Discharged water would percolate and/or evaporate in most cases. During periods of heavy rainfall, if the storm water basin is full, water would discharge through existing overflow pipes from the basin and into the adjacent Warden Creek. During extreme rainfall events, pumping could be halted to help ensure the integrity of the basin.

The project will be located on the southern portion of the property where contaminated groundwater can be pumped, treated, and discharged onsite efficiently as shown in Figure 1 below.

Figure 1 – Project Location

ASSESSOR PARCEL NUMBER(S): 067-011-047

Latitude: 35° 19' 18.948" N Longitude: -120° 48' 10.9038" W **SUPERVISORIAL DISTRICT #** 2

B. EXISTING SETTING

PLAN AREA: Estero **SUB**: None **COMM:** Rural

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Sensitive Resource Area, Flood Hazard

PARCEL SIZE: 87.32 acres

TOPOGRAPHY: Moderately sloping

VEGETATION: Grasses Chaparral

EXISTING USES: vacant; former landfill

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; vacant	*East:* Agriculture; vacant
South: Agriculture; agricultural uses	*West:* Agriculture; vacant single-family residence(s)

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 is within a portion of the former Los Osos Landfill, which is located in the Los Osos Valley approximately ½ mile east of the Los Osos Urban Reserve Line. The former Los Osos Landfill (landfill) is located on an 87-acre moderately sloped parcel. Surrounding properties consist of agricultural crop cultivation and vacant parcels designated for agricultural uses. The project site located at the base of the parcel's hillside, adjacent to an existing access road and an existing flare station associated with the landfill's monitoring activities. The facility will include two lights, although they will only be used for staff safety in the rare instance when unexpected evening or night work may be required. The project is considered compatible with the surrounding uses which include the flare station and existing monitoring wells.

Impact. Project impacts on visual and aesthetics resources is considered less than significant because:

- The project site will not be visible from any major public roadway.
- The building will not silhouette against a ridgeline and will be screened by existing vegetation and adjacent hills.
- The building will be constructed on a previously paved area.
- The amount of excavation for well installation is minor.

Mitigation/Conclusion. The project will have a less than significant impact on aesthetic and visual resources. No mitigation measures are necessary.

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

Setting. The project parcel includes two uses, agricultural uses and the landfill. The northern 1/3 of the parcel has been previously used for agricultural use Based on aerial photos going back to 1999, this approximately 25-acre area has been left fallow, or dry-farmed/irrigated for field crops. The landfill exists on the southern one-half of the parcel. An access road/driveway, residences, and topographic changes substantially separate the two uses. The proposed project would be located on the southernmost portion of the parcel, away from agricultural uses, adjacent to other existing landfill facilities, including monitoring wells, an access road, and the flare station. The 87-acre parcel is under an active land conservation contract (Williamson Act). There are no agricultural activities located within the proposed project area or the portion of the parcel where the landfill exists.

The project is located on top of and adjacent to a highly disturbed landfill site. Soil has been imported to the site to cap the landfill with clay soils, which minimizes water infiltration. The soil types within the project area are not necessarily those indicated on soils maps for the area.

Impact. The project was referred to the County Agricultural Commissioner's Office (Lynda L. Aunchinachie, May 25, 2016). The County Agricultural Commissioner's Office determined that the project is consistent with the Agriculture Element, and no significant adverse impacts to agricultural resources associated with the project as proposed would occur (Lynda L. Aunchinachie, August 12, 2016). The project was referred to Terry Wahler, who stated "since the portion of the property associated with the project has been historically used as a landfill, the project will not impact the status of the land conservation contract. The proposed project would not impact the potential for farming other parts of the property" (August 25, 2016). Therefore, the proposed project appears to be compatible with the Williamson Act and consistent with its land conservation contract.

The project is located in a former landfill that is in the process of closing. The project is located entirely within the previously disturbed portions of the parcel where no agricultural activities occur. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

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

As required by the County's Estero Planning Area Standards for the former Los Osos Landfill Site, the proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting during both the project's construction and operational phases.

Impact. As proposed, the project will result in the disturbance of approximately 2,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving considerably less than 1,200 cubic yards/day of material and will disturb well 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 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 groundwater treatment project. 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.

Naturally-Occurring Asbestos - According to the County of San Luis Obispo APCD, the project is located in a candidate area for potentially naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities must comply with California Air Resources Board's (CARB) Asbestos Air Toxic Control Measures, administered by the County of San Luis Obispo APCD.

Mitigation/Conclusion. Prior to grading or site disturbance, the applicant has agreed to ensure that a geologic evaluation has been conducted for naturally-occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. This mitigation measure is listed in detail in Exhibit B Mitigation Summary Table. Implementation of the above measure will mitigate air quality impacts to a level of insignificance.

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 Los Osos Landfill (landfill) is located in the Los Osos Valley, approximately 2 miles east of the eastern edge of the Morro Bay Estuary. The landfill site is on an approximately 87-acre parcel that sits between Turri Road on the north and agricultural uses on the south. Two drainage features exist within the parcel. An unnamed drainage to Los Osos Creek that roughly parallels Turri Road exists within the parcel on the north, and Warden Creek runs between the landfill and agricultural uses on the southern portion of the parcel.

Existing uses and the associated vegetation communities on the parcel include the following (acreage is approximate):

Agriculture – Agricultural uses, including row crops have been grown on the northernmost 17 acres of the parcel for many years.

Riparian – Approximately 11 acres of the parcel consist of riparian corridors. Vegetation within these corridors includes willow, cottonwood, blackberry, coyote brush, coffeeberry, toyon, coast live oak, and eucalyptus. One corridor is located on the southern edge of the agricultural area, approximately 300 feet north of the landfill boundary. The second, the Warden Creek riparian corridor, is located immediately south of the landfill.

Coastal Scrub/Oak Woodland – Approximately 16 acres of a mix of coastal sagebrush scrub/oak woodland is on the parcel, primarily on the northern half of the parcel, and not within the boundaries of the landfill. Vegetation in these areas include, for example, coast live oak, coyote brush, ceanothus, coffeeberry, toyon, manzanita, California sage brush, buckwheat,

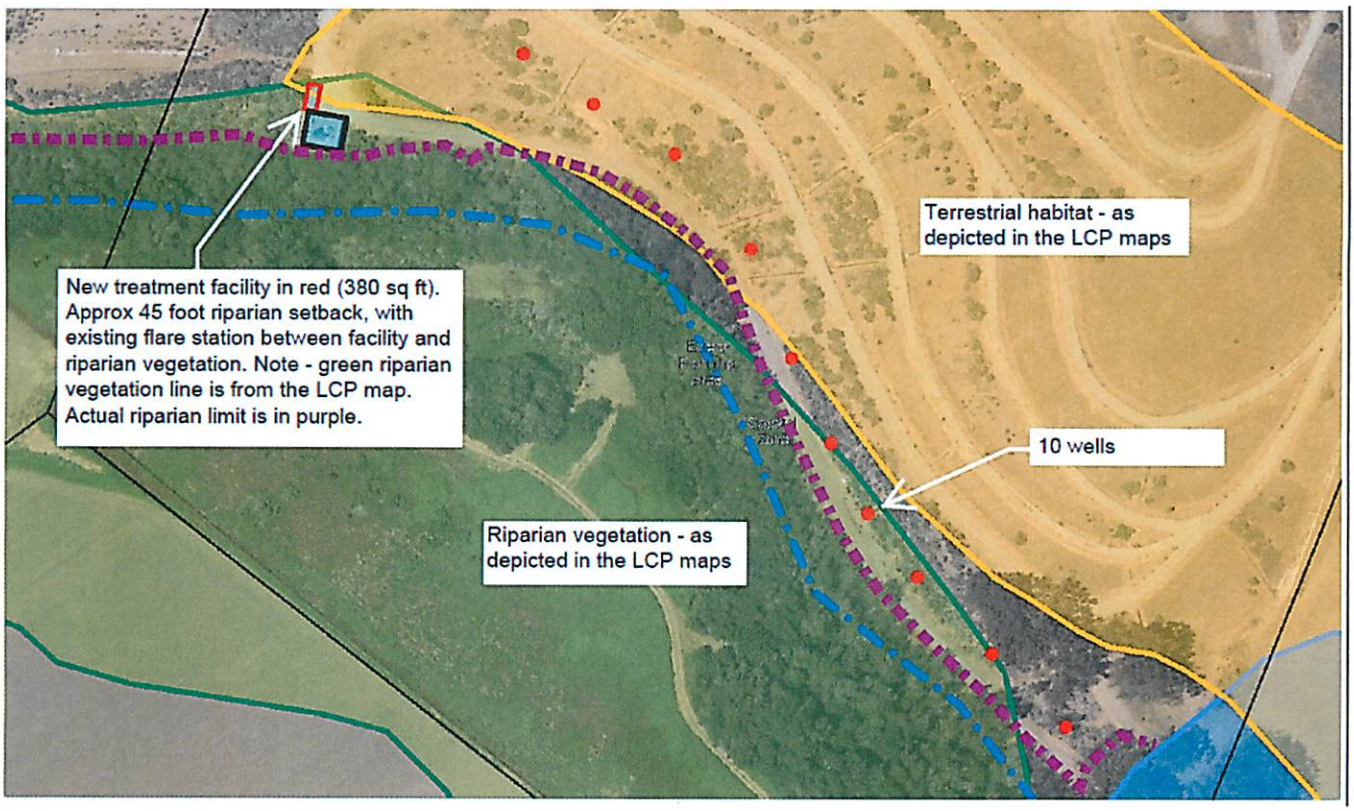
Nonnative annual grassland/Coyote Brush Scrub – This vegetation type exists on approximately 40 acres of the parcel, including the majority of the landfill area. Vegetation includes primarily nonnative grasses and coyote brush, as well as widely scattered California sagebrush. The project site is located entirely within the Nonnative Annual Grassland/Coyote Brush Scrub community within the landfill site.

The remaining acreage, approximately 3 acres, is composed of roads, small structures, and landfill infrastructure.

Based on a review of the Coastal Zone Land Use Ordinance (CZLUO) maps, the site contains Environmentally Sensitive Habitat Areas (ESHAs), specifically, Terrestrial Habitat, Riparian Vegetation and Wetland. In addition, the parcel includes two drainages considered Coastal Streams, Warden Creek and the unnamed drainage on the north end of the parcel along Turri Road.

Access to each of the ten well areas and the new water treatment facility would be from an existing access road. Temporary disturbance within the project area would be limited to approximately 2,000 square feet, all of which has been disturbed as a result of historic grading, installation of the gas collection system, monitoring wells, and more recent capping of the landfill. The proposed compressed air line and water main connecting the wells with the treatment facility would be above-ground rather than trenched. A map of the site, with the approximate edge of mapped ESHAs is shown in Figure 2 below:

Figure 2 – Mapped ESHAs



Based on a biological resources reconnaissance survey and review of the California Natural Diversity Database (CNDDB, 2016), a wide variety of special-status wildlife species have the potential to occur on the parcel. These include, but are not limited to, the following:

Migratory bird species – The federal Migratory Bird Treaty Act and the Convention for the Protection of Migratory Birds and Animals, agreements between the United States and Canada and the United States and Mexico, respectively, afford protection for migratory birds by making it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Certain game birds have been omitted from this protection. The laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey. Suitable nesting habitat is provided by the diverse vegetation communities on site and numerous bird species were observed during field surveys.

California red-legged frog (CRLF) – Typically, CRLF is found along marshes, streams, ponds, and other permanent sources of water where dense scrubby vegetation such as willows, cattails, and bulrushes dominate and water quality is suitable. Breeding is usually between late November and late April at perennial or nearly perennial pool sites allowing egg rearing and metamorphosis. This species range currently occurs from Mills Creek in Mendocino County southward along the coast and Coast Ranges to the southernmost extent in Northern Baja California. CRLF is known to exist in the Los Osos Creek watershed. The nearest CNDDB occurrence is in Warden Lake, approximately 1 mile away. The Warden Creek riparian corridor provides suitable habitat for CRLF adjacent to the project area. Drainage ponds onsite may provide suitable habitat, although cover is generally lacking in the on-site ponds.

South-central California coast steelhead - South/central California coast DPS (distinctive population segment) contain steelhead runs from the Pajaro River south to, but not including, the

Santa Maria River. Adults in San Luis Obispo County leave the ocean and enter freshwater systems from December to March in order to spawn, but timing may vary depending on specific stream conditions. Specific habitat requirements for south/central California coast steelhead vary depending on their life stages which include migrating adults, juveniles and embryos. However, in general, the crucial requirements of steelhead habitat are adequate substrate, water quality, water quantity, water temperature, water velocity, cover, food and riparian vegetation. This distinct population of steelhead tends to utilize perennial streams dominated by woody debris and relatively stable water flows with a combination of riffle and pool habitat areas. If present, this species would be limited to Warden Creek, which would not be disturbed by the project.

Morro shoulderband snail (MSS) – This species occurs around the perimeter of Morro Bay, San Luis Obispo County. Specifically, MSS range extends from Morro Bay State Beach southward to Montana de Oro State Park, and inland as far as Los Osos Creek in eastern Los Osos, primarily within the Baywood fine sands soil type. The nearest CNDDB occurrence is approximately 1.5 miles away in the Elfin Forest, although the species has been found throughout the community of Los Osos during the construction of the Los Osos Wastewater Plant. Suitable habitat within MSS range includes coastal dune scrub dominated by woody shrubs such as mock heather, coast buckwheat, and dune lupine. While soil surveys indicate the site is composed of Baywood fine sands, due to historical activities at the landfill, this soil type is generally no longer present at the surface throughout the landfill property. Nevertheless, the existence of the coyote brush scrub habitat and proximity of the site to Los Osos indicate that MSS is unlikely to be, but could be present on-site.

Southern Western pond turtle (Pacific pond turtle) - Pacific pond turtles, formally known as Southern Pacific pond turtles, occupy a wide range of habitats including wetlands, rivers, streams, lakes, and stock ponds for feeding and basking sites. Turtles require upland areas for estivation, wintering, and nesting sites. Nesting occurs along the edges of lakes or ponds but may also be placed as far as 500 meters from the water. This species starts nesting in April with a peak in May through July and typically concludes in August. Southwestern pond turtle may exist in Warden Creek, and suitable upland areas within the landfill property provide marginally suitable nesting habitat.

Monarch butterfly - Overwintering monarch butterflies are considered to be a "special animal" by CDFW. Monarch butterfly wintering sites are classified as rare and of restricted range within California. Monarch butterflies begin migrating to over-wintering sites in early November and December to warmer climates in southern California and Mexico. Wintering aggregations of monarch butterflies in California can primarily be found on Monterey pines and in eucalyptus groves. Monarch butterflies could overwinter in the eucalyptus grove on the eastern boundary of the project site.

Coast horned lizard - The coast horned lizard typically occurs in the valleys, foothills, and semiarid mountains of western and southern California from sea level to 2,438 m above mean sea level. This species inhabits grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose, sandy soil. It is frequently found near native ant hills. Coast horned lizard could be present onsite.

Silvery legless lizard - California legless lizard requires sandy or loose loamy soils within coastal dune scrub, coastal sage scrub, chaparral, woodland, riparian, or forest habitats. It requires cover such as logs, leaf litter, or rocks and will cover itself with loose soil. This species occurs from Antioch in Contra Costa County south through the Coast, Transverse, and Peninsular Ranges, along the western edge of the Sierra Nevada, and in parts of the San Joaquin Valley and Mojave Desert to El Consuelo in Baja. Legless lizard could be present onsite.

Impact. While located adjacent to riparian vegetation, considered an ESHA, and within areas that are mapped as ESHA (terrestrial habitat and riparian vegetation) in the CZLUO, the project would not directly disturb ESHA. The treatment facility would be setback approximately 45 feet from the edge of

riparian vegetation. Wells and well pads would be as close as 30 feet to riparian vegetation, which grows all the way up to the landfill access road and along the entire southern boundary of the landfill. Disturbance would occur within the nonnative annual grassland/coyote brush scrub community. This community is relatively immature and will remain so because maintenance of the landfill requires the County to minimize the amount of deep-rooted and/or mature vegetation so that the landfill cap is not compromised such that rainfall could percolate into the buried waste below (County of San Luis Obispo, 2015). A total of 1,000 square feet nonnative annual grassland/coyote brush scrub would be temporarily disturbed by the project (100 square feet at each well). Permanent impacts would total approximately 500 square feet. All impacts would occur within and adjacent to existing landfill facilities such as monitoring wells, the gas collection system, access roads, and the flare station. As proposed the treatment facility would permanently disturb approximately 500 square feet of coyote brush scrub.

Due to its proximity to riparian habitat that likely supports nesting birds, and special-status aquatic species such as the California red-legged frog, indirect impacts to those species could result during project construction from the noise and disturbance from the drilling, as well as improper containment/disposal of drilling muds. Upland species such as coast horned lizard, MSS, and legless lizard could be directly impacted by construction activities. A small grove of eucalyptus near the southwestern portion of the parcel near proposed wells #1 and #2 could support overwintering monarch butterflies.

Mitigation/Conclusion. To reduce potentially significant impacts to biological resources, the Public Works Department will implement standard pre-construction measures including pre-construction nesting bird surveys and pre-construction surveys for aquatic species that may enter the project area during wet conditions. No trimming or removal of riparian vegetation is proposed. To reduce impacts to coyote brush scrub habitat and increase its distance from the riparian corridor, the treatment facility will be located on the existing paved area in front of the flare station. The riparian setback cannot be increased without compromising the effectiveness of the wells. The wells need to be located downgradient but adjacent to the landfill line of refuse to intercept the impacted groundwater in order to be effective. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table. Implementation of the mitigation measures described above would mitigate all identified biological impacts to less than significant levels.

5. CULTURAL RESOURCES ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☐	☒
c) Disturb paleontological resources?	☐	☐	☐	☒
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☐	☒
e) 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. The project is located in an area that would be considered culturally sensitive due to its proximity to Warden Creek, Los Osos Creek and the Morro Bay Estuary; however, the project site has been substantially disturbed by the historic excavation and landfilling activities, the construction of the lower access road, the installation of the gas collection and drainage system, and the importation of fill

necessary to cap and close the landfill. Native soils are generally not present within the project area.

A field reconnaissance survey conducted by Public Works archaeologist Kate Ballantyne visited the project site and determined that the areas that would be disturbed by the project are not natural landforms, but areas that have been cut and filled by the landfill. Further, Ms. Ballantyne did not observe any cultural materials when conducting the survey. In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups has been conducted (Salinan Tribe of Monterey & San Luis Obispo Counties, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council) . Correspondence was received from Yak Tityu Tityu Northern Chumash Tribe and Xolon Salinan Tribe on June 10, 2016 and June 17, 2016 respectively. No specific resources were identified by those contacted and correspondence received acknowledged no known sensitive resources with the project area. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. Given the relatively small area of disturbance and high level of historic disturbance onsite, no significant cultural resource impacts are expected to occur. The County's Coastal Zone Land Use Ordinance (CZLUO) Section 23.05.150 has standards for archeological resources discovery during construction activities and are sufficient to mitigate potential impacts to cultural resources, in the event of a discovery. No significant cultural resource impacts are expected to occur, and no mitigation measures above what area already required by ordinance are necessary.

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: Moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Low to high

Nearby potentially active faults?: Yes Distance? 0.5 mile

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

The geology and soils of the site are well documented due to the level of grading and previous well installation that has occurred onsite. The project area has been previously disturbed during construction of the landfill, and substantial amounts of soil were imported to the site during the capping and closure of the landfill. The project includes the construction of 10 new wells, an air and water line, an approximately 300 square foot treatment facility, and a new discharge line to the existing storm water detention basin. There are no known mineral resources on the project site.

A sedimentation and erosion control plan is required for all construction and grading projects (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 2,000 square feet. The impacts are primarily temporary, although the project will result in a total of approximately 400 square feet of permanent disturbance (wells).

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?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☐	☒
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
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 State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in June, 2016 revealed no active sites in the vicinity, including the project site. However, the project is located within a hazardous waste site identified by the County. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

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

The proposed extraction wells are located outside of the historical "limits of refuse" and are therefore less likely to produce hazardous materials. A single aquifer test well was drilled to approximately 70 feet in 2013 in a similar location to the proposed extraction wells. Cuttings as well as wastewater from construction of that well were stored securely onsite, tested, confirmed to be inert by the RWQCB, and disposed of onsite. Nevertheless, there is still potential for cuttings and wastewater from this project to be contaminated and require special handling and/or disposal.

Mitigation/Conclusion. Due to the potential for well cuttings and well development wastewater to be contaminated and considered hazardous, prior to implementation of the project, the County shall develop a Well Installation Work Plan (Work Plan) that includes at minimum, the following elements:

well construction procedures; well development procedures; drill cuttings, drilling fluids, and development water handling, testing and disposal; and a schedule. The Work Plan shall also describe the specific material testing methods to be used to determine if the material can be disposed of onsite or must be hauled offsite. The wells are expected to produce approximately one gallon per minute and testing would occur soon after pumping begins, therefore large quantities of water would not be produced prior to the County determining if the water treatment was effective or not. In other words, if it is necessary to haul wastewater offsite, it would be a relatively small amount. Further, the wells could be turned off temporarily if necessary. These mitigation measures are listed in detail in Exhibit B Mitigation Summary Table. With implementation of the Work Plan measures, potential hazardous materials impacts would be reduced to a less than significant level. No additional mitigation measures are required.

8. NOISE ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☒

Setting. The project is located in an agricultural setting adjacent to the landfill; the prevailing land use in the area is agriculture. 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. The nearest sensitive receptor, a residence, is located approximately 1,000 feet to the north.

Construction Impacts. Construction activities may involve the use of heavy equipment for the delivery and movement of materials on the project site. During drilling of the new wells, there will be temporary construction noise. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. However, there are no sensitive receptors in the area. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. Following construction, the project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. Compliance with County standards for the management of construction noise will ensure impacts to the surrounding residence will be less than significant. No additional mitigation measures are recommended.

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. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. 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?	☐	☐	☒	☐

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
g) Other: _____	☐	☐	☐	☒

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

Police: County Sheriff Location: Los Osos Approximately 3 miles to the southwest

Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate Response Time: 5-10 minutes

Location: Approximately 3 miles to the southwest

School District: Not Applicable

Impact. The project will not require on-site personnel or increase the risk for onsite fire or other emergency situations. No significant project-specific impacts to utilities or public services were identified. 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. No impacts were identified and no mitigation is required.

11. RECREATION

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

Setting. The County has adopted a Trails Plan for the purpose of establishing a trail system serving the unincorporated areas of the County. The Trails Plan does not show any trails affecting the project site. 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?	☐	☐	☒	☐

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

Setting. The Los Osos Landfill is located in a rural area. Access to the landfill is from Turri Road, a rural two-lane public road. There are no existing traffic/circulation issues on the road.

Impact. The project will generate less than 5 trips per day during construction, and less than 1 trip per day during operation of the treatment system. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted transportation policies, plans or programs.

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

13. WASTEWATER *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☐	☒
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☐	☒

13. WASTEWATER

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☒

Setting. The project will not generate any additional wastewater.

Impacts/Mitigation. The project will not generate any wastewater and is not within the boundaries of any wastewater service provider. No impacts have been identified and no mitigation is required. Potential impacts related to discharge of the treated groundwater are discussed below.

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?	☐	☐	☐	☒

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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. In 1995, the Regional Water Quality Control Board (RWQCB) issued Corrective Action Order 95-66 to clean-up groundwater impacted by Volatile Organic Compounds (VOCs) from the landfill. In response the County constructed an earthen cap enhancement project to minimize infiltration of rainwater, and a landfill gas control system (lgcs) to remove VOC-containing landfill gas. The lgcs purpose was to reduce the total mass of VOCs in the landfill and reduce the pressure in the landfill that was driving VOCs toward groundwater. The lgcs began operation in September 1998 and continues to remove VOC's.

In 2015 the RWQCB informed County staff that these existing remediation measures were not resulting in satisfactory reduced contaminant levels in groundwater at the "point of compliance" at the site. In order to address RWQCB concerns the County developed the proposed project.

The proposed project is a groundwater pump and treatment project to: extract contaminated groundwater, remove VOCs in order to improve the quality of the water, and redistribute the treated groundwater on-site. No water is required to construct the project. It is estimated that the project would generate approximately 10 gallons of water per minute. Once treated, the groundwater would be discharged into an adjacent, existing storm water basin where it would be allowed to percolate back into the ground.

The topography of the subject parcel is moderately sloping, however, the project site itself is relatively flat. Warden Creek runs between the landfill and agricultural uses on the southern portion of the parcel, adjacent to the project. As described in Section 2, Agricultural Resources, the project is located on top of and adjacent to a highly distrubed ladfill. Clay soils have been imported to cap the landfill, which minimizes water filtration. Soil surface is considered to have low to moderate erodibility.

The landfill operates under an existing Storm Water Pollution Prevention Plan (SWPPP) prepared in accordance with the new Industrial General permit Order 2014-0057-DWQ, The existing SWPPP would be applicable to the proposed project as well. 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? Yes

Closest creek? Warden Distance? Approximately 50 feet

Soil drainage characteristics: Moderately drained to very poorly drained

SEDIMENTATION AND EROSION – The project would temporarily disturb approximately 100 square feet at each of the ten well locations. Approximately 500 square feet would be disturbed by the construction of the 23 feet by 17 feet treatment facility.

Soil erodibility: Negligible

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts.

Impact – Water Quality/Hydrology

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

- Approximately 2000 square feet of site disturbance is proposed and the movement of approximately 10 cubic yards of material;
- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project will be within the landfill and therefore subject to the existing SWPPP for the site;
- All hazardous materials and/or wastes will be properly stored on-site;

The project is proposed to treat groundwater, and is therefore expected to have a beneficial impact on groundwater quality.

Water Quantity

The project will not require any water. Groundwater would be pumped, treated, and then discharged back into an existing stormwater basin and allowed to percolate back into the ground. Water will not be discharged until the RWQCB has issued a permit for the discharge, most likely the Highly Treated Groundwater NPDES Permit Order No. R3-2011-0222. This permit would only be issued once the treated water has been tested and shown to meet regulatory requirements.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans, along with the mitigation measures described in the Hazardous Materials section will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or previously proposed are needed to protect water quality. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) 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 site is located within and/or adjacent to mapped Environmentally Sensitive Habitat Area (ESHA), specifically mapped as Terrestrial and Riparian Vegetation habitats. However, these ESHA designations correspond to the historic occurrence of native riparian vegetation and Baywood fine sand soils that may have been present prior to the commencement of landfill activities in 1958. The proposed project is located entirely within areas historically disturbed by landfill activities and the treatment facility will be constructed upon an area previously paved.

The project is located within the 100-foot riparian habitat setback required by CZLUO Section 23.07.174. The minimum riparian setback may be adjusted through the Minor Use Permit/Coastal Development Permit approval process subject to development standards and findings.

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

1. CZLUO Section 23.07.120 – Local Coastal program Area
2. CZLUO Section 23.07.160 – Sensitive Resource Area
3. Estero Area Plan - Former Los Osos Landfill Site Planning Area Standards

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

Mitigation/Conclusion. The project requires a reduction in the 100-foot riparian setback required in the CZLUO Section 23.07.174. Findings for that reduction will be analyzed through the Minor Use Permit/Coastal Development Permit process. No other inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary. No wetlands, riparian vegetation, or coastal streams will be directly or indirectly impacted by the project. The project is proposed in order to comply with the RWQCB issued Corrective Action Order 95-66, which has instructed the County to construct and operate a groundwater extraction and treatment facility at the landfill. The project will have a beneficial impact on groundwater quality as it will treat contaminated groundwater that is under the landfill property, and prevent the possibility of contaminated groundwater from entering the adjacent Warden Creek or watershed. Based on the proposed project and implementation of the proposed mitigation measures relating to biological impacts, potential policy inconsistencies will be reduced to less than significant levels.

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	**In File****
☒	County Environmental Health Services	**Attached**
☒	County Agricultural Commissioner's Office	**In File****
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**In File****
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	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
☒ Estero Area Plan 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 Section 21090, Title 27, California Code of Regulations

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

County of San Luis Obispo, *Los Osos Landfill Storm Water Pollution Prevention Plan and Monitoring and Reporting Program*. June 30, 2015.

SCS Engineers, *Technical Memorandum #3*. November 23, 2015.

County of San Luis Obispo, *Cultural Resources Survey Results.* July 26, 2016.

County of San Luis Obispo, *Project Alternatives to address Environmentally Sensitive Habitat Area Setbacks.* July 26, 2016.

Cortese List. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

County File Number: DRC 2015-00129
ED15-178 (320071)

SCH Number: _____

COUNTY DEPARTMENT OF PUBLIC WORKS
LOS OSOS LANDFILL GROUNDWATER TREATMENT PROJECT
COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & INITIAL STUDY

Abstract

The County of San Luis Obispo Department of Public Works (County) is proposing to develop a groundwater extraction and treatment system at the Los Osos Landfill. The project is located on the south side of Turri Road, approximately 1.7 miles southeast of South Bay Boulevard, approximately 2 miles east of the community of Los Osos, in the Estero planning area in Supervisorial District 2. The project will include the installation of the following components, including:

1. Install ten (10) extraction wells along the compliance boundary (approximately one every 100 feet).
2. Install a compressor and a granular activated charcoal (GAC) treatment system to remove VOCs from the water.
3. Install discharge piping from the treatment system to the storm water basin located near the flare station.
4. Install fencing, lighting, and make necessary utility connections to the adjacent flare station.

The project will require a Coastal Development permit from the County and a Waste Discharge Permit from the Regional Water Quality Control Board. Comments on this document should be sent to Keith Miller, County Department of Public Works Room 206, County Government Center, San Luis Obispo, CA 93408.

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

Keith Miller, Environmental Programs Division
or
Eric Laurie, Project Manager
County Department of Public Works
County Government Center, Room 206
San Luis Obispo, CA 93408
(805) 788-2758

This proposed Mitigated Negative Declaration has been issued by:

08/29/2016
Date

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

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

08-29-16
Date

~~Dave Flynn,~~ Deputy Director of Public Works
County of San Luis Obispo

Exhibit B - Mitigation Summary Table

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

Air Quality

AQ-1 **Prior to construction/ground disturbing activities,** the applicant shall ensure that a geologic evaluation has been conducted for naturally-occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

Biological Resources

BR-1 **Implement Best Management Practices (BMPs).** Biological BMPs will be implemented during all ground disturbance and construction-related activities to avoid or minimize project impacts on biological resources. These BMPs will include but are not limited to the following:

a. Prior to ground disturbance of any kind the project work areas shall be clearly delineated by stakes, flags, or other clearly identifiable system; these delineations shall be kept in good working order during construction.

b. Vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed areas to the extent practicable.

c. No vehicles or equipment shall be refueled within 100 feet of an ephemeral drainage or wetland unless it is within a pre-approved bermed and lined refueling area. Any vehicles driven and/or operated within or adjacent to drainages or wetlands shall be checked and maintained daily to prevent leaks of materials. Any leaks or spills found will be immediately cleaned up and disposed of properly.

d. All general trash, food-related trash items (e.g., wrappers, cans, bottles, food scraps, cigarettes, etc.) and other human-generated debris scheduled to be removed weekly will be stored in animal-proof containers and/or removed from the site each day. No deliberate feeding of wildlife will be allowed.

e. All vertical piping shall be temporarily capped during construction and then permanently capped during operations. Prior to capping or taping the pipe/ culvert shall be inspected for the presence of wildlife. If encountered the wildlife shall be allowed to escape unimpeded.

f. To prevent harassment or mortality of listed, special-status species and common wildlife, or destruction of their habitats no domesticated animals of any kind shall be permitted in any project area.

g. Use of chemicals, fuels, lubricants, or biocides will be in compliance with all local, state and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation,

h. Avoiding and minimizing vegetation removal outside of active construction areas. This could include flagging of sensitive vegetative communities or plants, as applicable.

BR-2 Biological Resources Protection. Within 24 hours prior to initial ground disturbance, including any clearing, grubbing, and grading, and daily thereafter during activities that disturb vegetation, a qualified biologist shall survey the limits of disturbance for special-status wildlife. If discovered, special-status resources are observed during monitoring, all construction activities that could impact the species shall be halted immediately until the species moves out of harm's way of its own volition, or until the appropriate agencies have provided guidance on how to proceed.

BR-3 Nesting Bird Protection. To protect sensitive bird species and those species protected by the MBTA, the County should avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 to September 1). If avoiding construction during this season is not feasible, a qualified biologist shall survey the area within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species, and all activity will remain outside of that buffer until the qualified biologist has determined that the young have fledged. Buffer reductions and/or work within non-disturbance buffer areas can be completed at the discretion of the qualified biologist based upon existing site conditions and determination that work is unlikely to adversely impact the active nest(s) or disrupt breeding behavior. All work within reduced buffer areas shall be completed under the observation of a designated nest monitor. If an active nest of a sensitive bird species is identified on site, no work will begin until an appropriate buffer is established that avoids disturbance and/or nest failure (i.e., take) in coordination with the appropriate resource agencies.

BR-4 Riparian Corridor Protection. In order to minimize indirect impacts to the adjacent Warden Creek riparian corridor and the species it supports, any clearing, grubbing, and grading required will be scheduled during the non-rainy season (typically April 15 to October 15), to the extent feasible.

BR-5 Monarch Butterfly Protection. To avoid indirect impacts to monarch butterflies, construction of wells1 through 4 should be avoided as feasible during the monarch butterfly wintering period (November to February). However, if work is scheduled to occur during this time, sufficient dust control measures shall be implemented to minimize dust emissions and associated impacts to any eucalyptus groves within or directly adjacent to project-related ground disturbance.

Hazards and Hazardous Materials

HAZ-1 Well Installation Work Plan. Prior to initiation of construction the County shall develop a Well Installation Work Plan (Work Plan) that includes at minimum, the following elements:

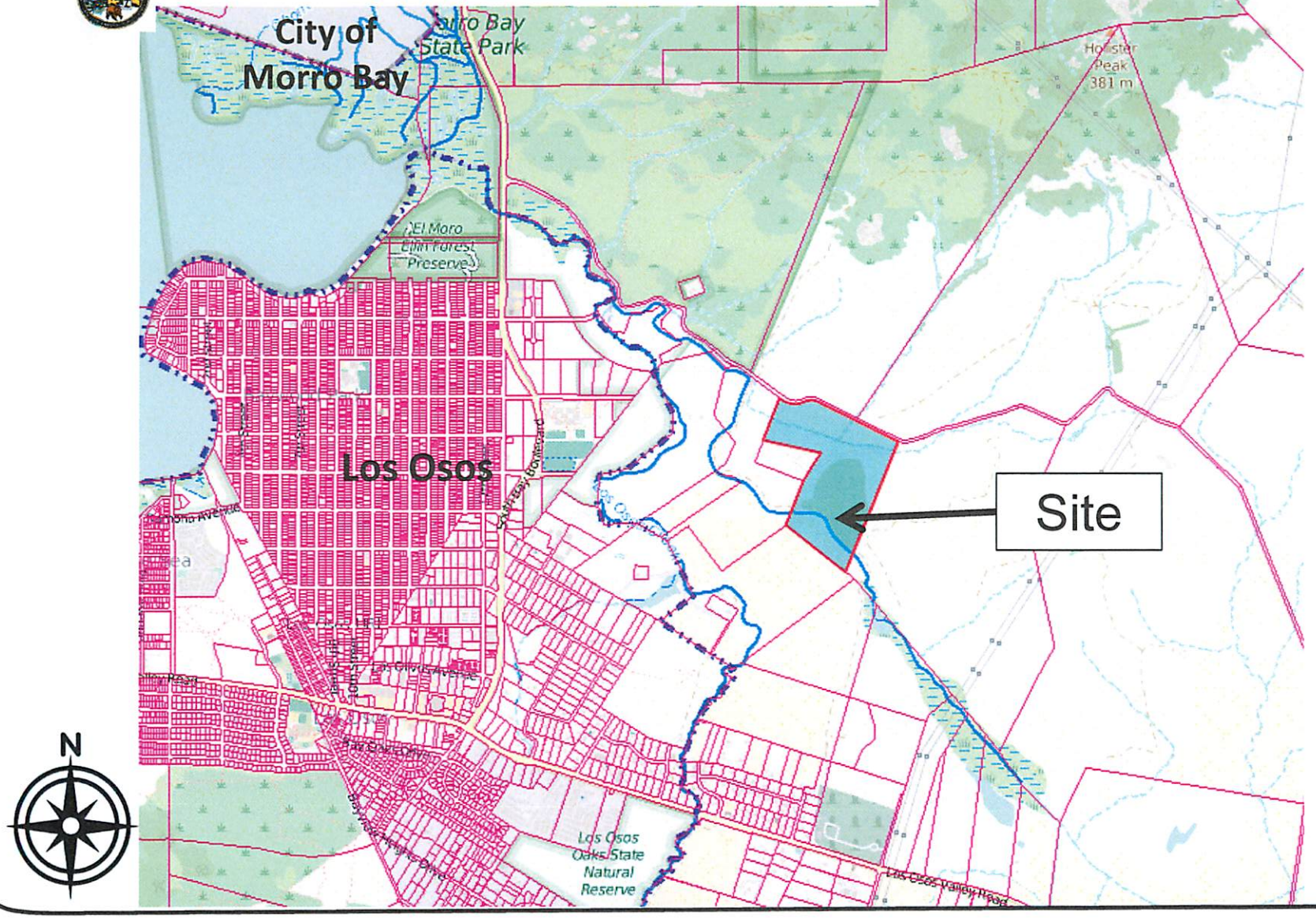
- a description of the well drilling permits required;
- well construction measures;
- well development measures;
- drill cuttings, drilling fluids, and well development water handling, testing and disposal methods;
- testing methods (e.g. EPA Method 6000) to be used to determine if the materials can be disposed of onsite or must be hauled offsite;
- description of the temporary disposal basins (e.g. CalTrans Storm Water Quality Handbooks, WM-8 BMPs); and

- approximate schedule.

HAZ-2 No cuttings, drilling fluids, or well development water, shall be disposed of onsite unless the RWQCB has approved of the disposal method and location.

HAZ-3 Treated groundwater will be stored in trucks or baker tanks and hauled to an appropriate disposal facility until it is shown, to the satisfaction of the RWQCB, that the water can be discharged into the onsite stormwater basin.

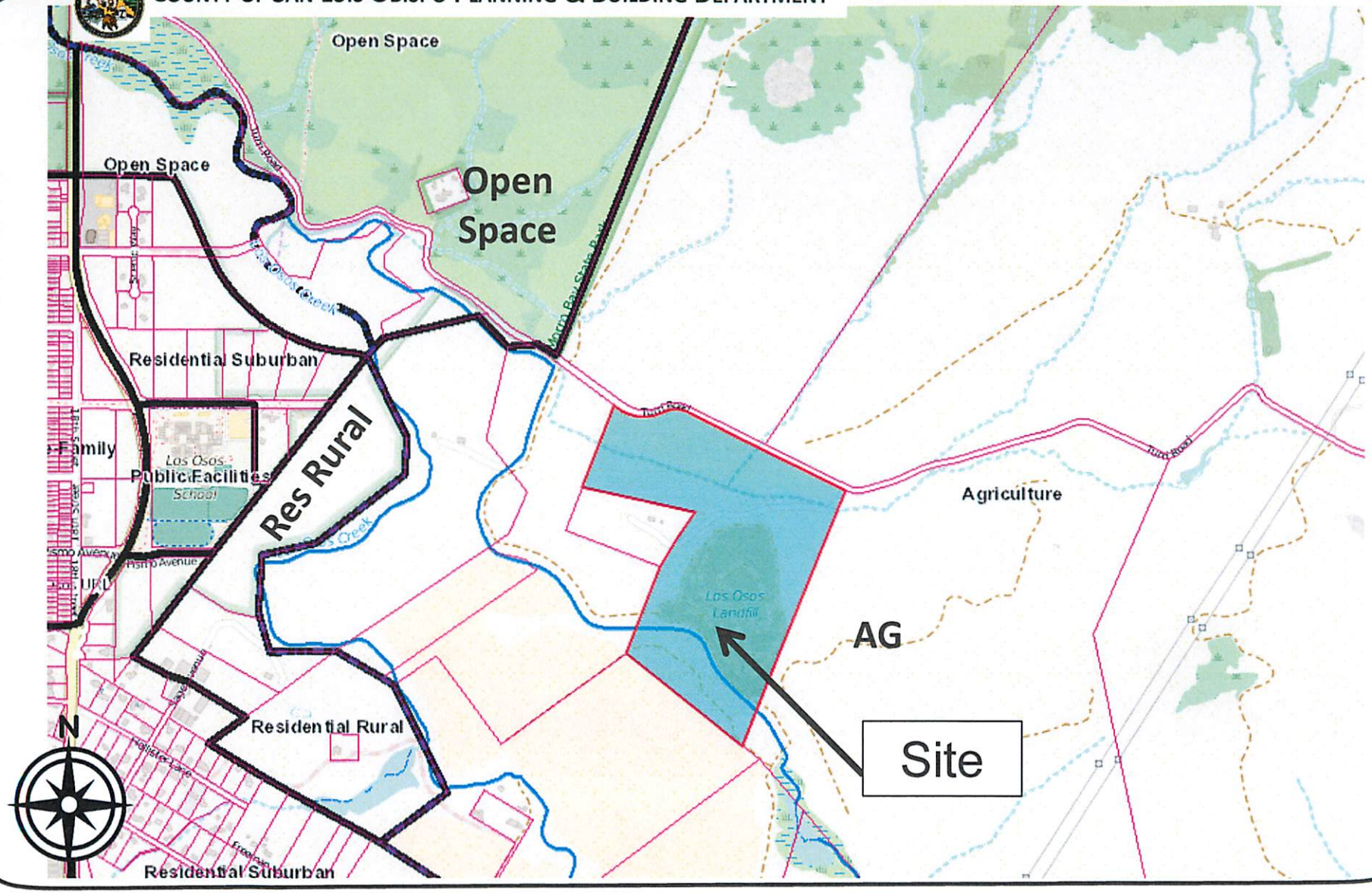
COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT



Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Vicinity Map

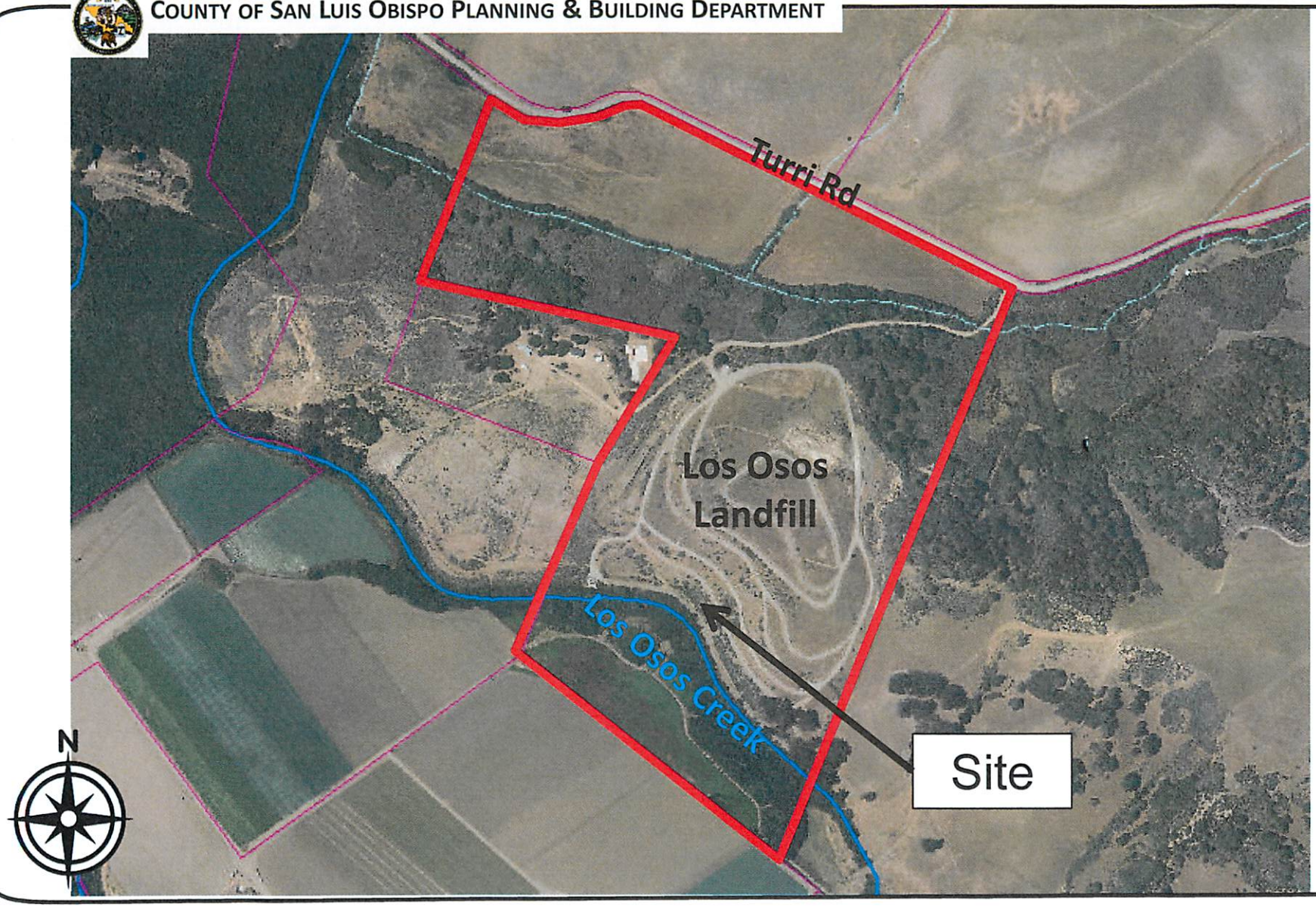
COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT



Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Land Use Category Map

COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT

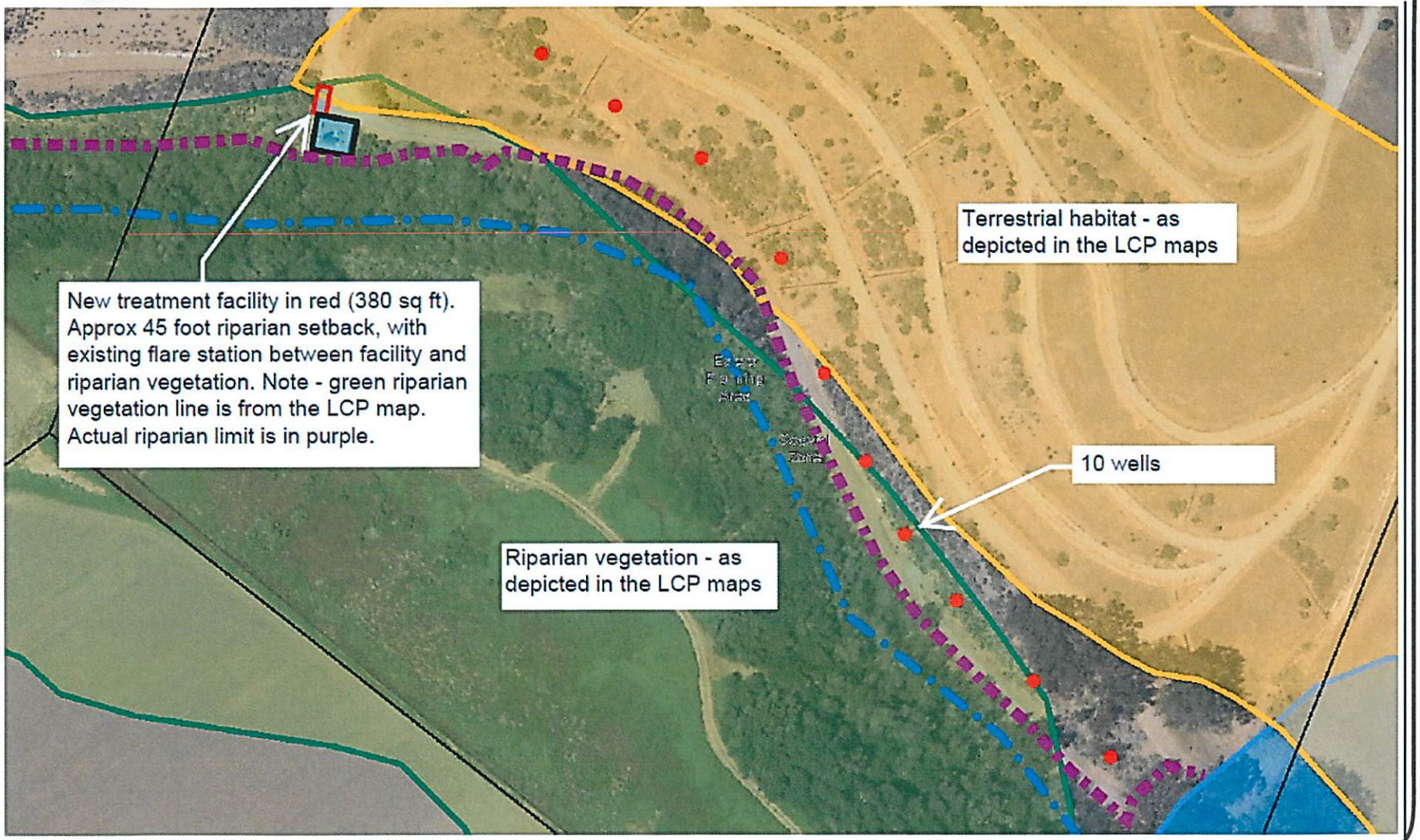


Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Aerial Photograph

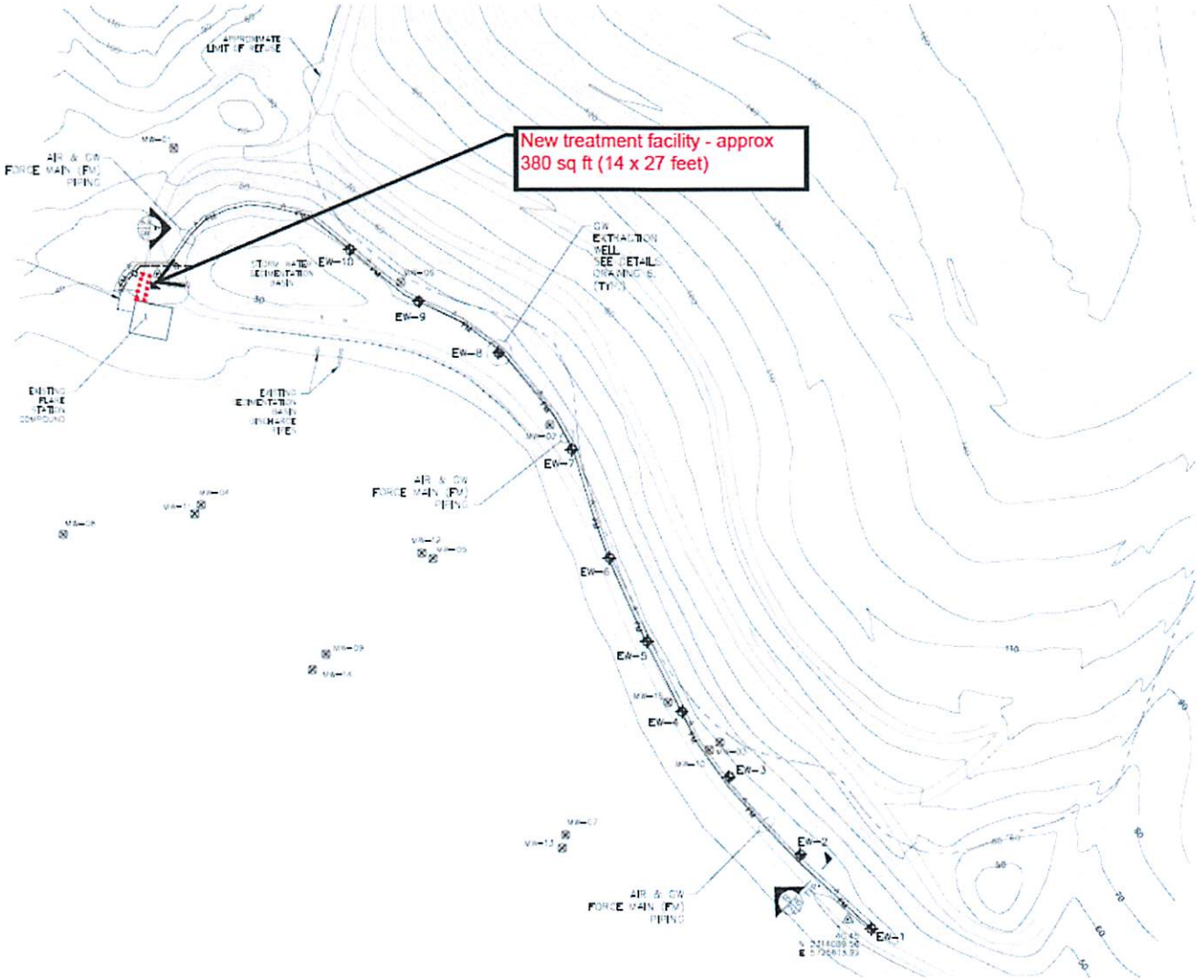
Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Site Map



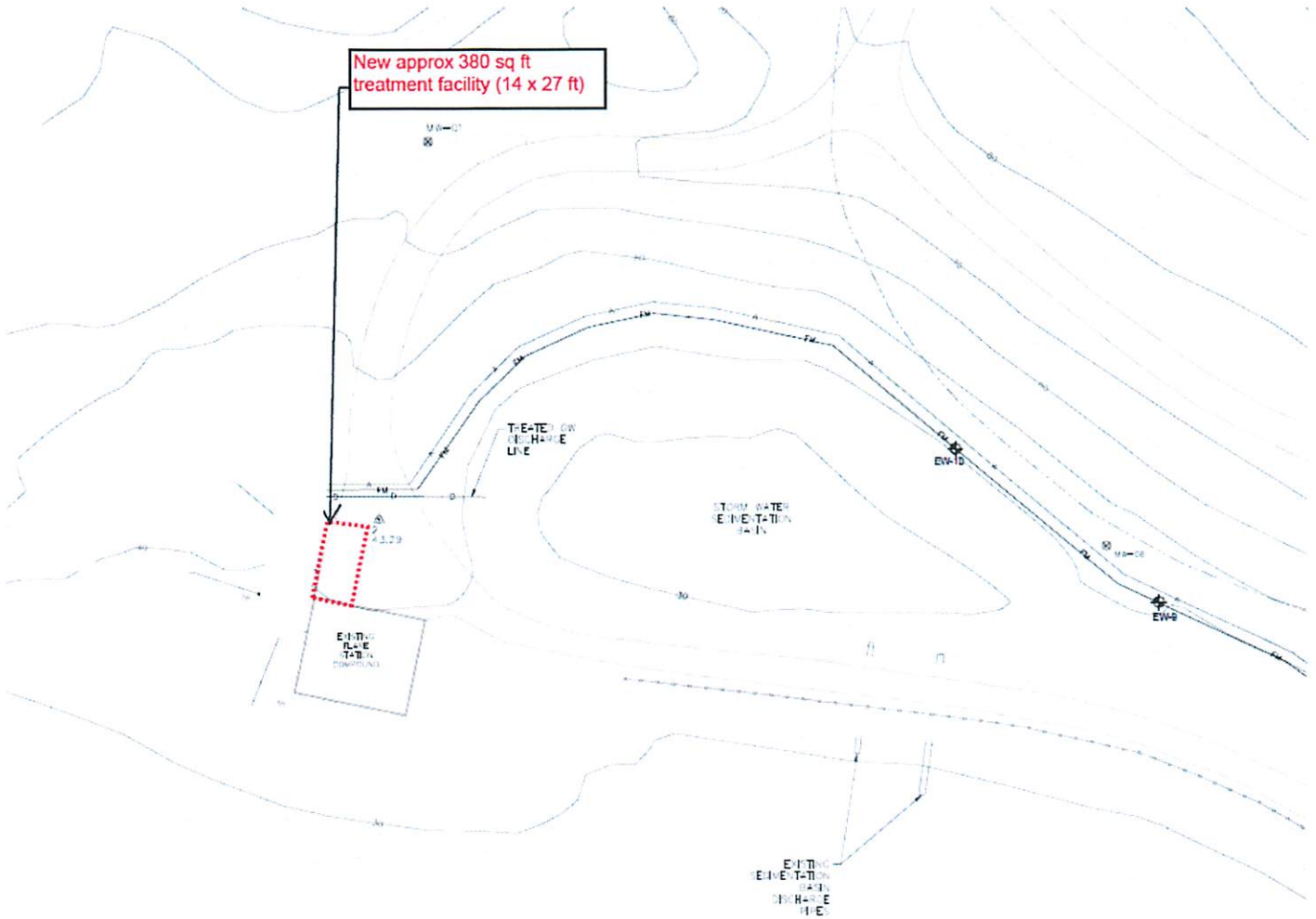
Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Sensitive Resource Area Map



Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Groundwater Extraction
System Detail



Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Groundwater Treatment
Facility Location

Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Looking south from the access road towards the existing flare station. New treatment facility proposed for the area in red.

Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Looking southeast down the access road with riparian vegetation on right and the landfill slopes on the left.

Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Looking northwest at typical well area. Vegetation is a mix of coyote brush scrub and nonnative annual grassland. Slope on the right is the landfill, composed of non-native material.

Minor Use Permit/ Coastal Development Permit
Ground Water Wells / DRC2015-00129

Looking northwest at the detention basin.
Approximate discharge location in blue.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

RECEIVED

MAY 26 2016

Environmental Hea

DATE: 5/25/2016

TO: ENV. HEALTH

FROM: Kate Shea (805-781-4163 or kshea@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00129 PICCUTA – Proposed minor use permit to install 10 new groundwater extraction wells and approximately 300 SF treatment facility. Project location is 2275 Turri Road, Los Osos. APN: 067-011-047

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.

Obtain proper permits from this office for the drilling of the extraction wells. Should the new treatment facility utilize or produce hazmat above threshold qty. - contact this office.

Date	Name	Phone
7/1/16	[illegible]	781-5544

100% Post Consumer Recycled Paper

SLO COUNTY apcd | Air Pollution Control District
San Luis Obispo County

July 28, 2016

Ms. Kate Shea
San Luis Obispo County Department of Planning and Building
County Government Center
San Luis Obispo ca 93401

SUBJECT: APCD comments regarding the groundwater extraction and treatment facility - Turri Road, Los Osos (DRC2015-00129)

Dear Ms. Shea,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 2275 Turri Road in Los Osos. The project includes a proposed minor use permit to install 10 new groundwater extraction wells and an approximately 300 sq. ft treatment facility.

The following are APCD comments that are pertinent to this project:

GENERAL COMMENTS

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

Construction Phase Impacts

The APCD evaluated the construction phase impacts of this project and found that they will likely be less than the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook (available at the APCD web site: slocleanair.org). **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Naturally Occurring Asbestos

If any grading will occur, then requirements related to naturally occurring asbestos may be applicable. Naturally occurring asbestos (NOA) has been identified by the California Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the county where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4).

If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at slocleanair.org/business/asbestos.php.

Operation Phase Impacts

Operational Permit Requirements
The groundwater treatment facility may require an APCD permit. Other equipment that could also require a permit include the following:

- Portable generators and equipment with engines that are 50 hp or greater; and
- Standby generator.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do an additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at (805) 781-5912 for specific information regarding permitting requirements.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at (805) 781-4667.

Sincerely,

Melissa Guise
Air Quality Specialist

MAG/ihs

cc: Keith Miller, San Luis Obispo County Public Works Department
Tim Fuhs, Enforcement Division, APCD
Dora Drexler, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD

Attachments:

1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form
2. Construction & Grading Project Form

SLO COUNTY apcd | Air Pollution Control District
San Luis Obispo County

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

Naturally Occurring Asbestos
Construction & Grading Project Exemption Request Form

Applicant Information/ Property Owner		**Project Name**	
Address		**Project Address**	
City, State, Zip		**City, State, Zip**	
Email Address		**Project Site Latitude, Longitude**	**Assessors Parcel Number**
Phone Number	**Date Submitted**	**Agent**	**Phone Number**

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout **"ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements." See the APCD Website map: slocleanair.org/rules-regulations/asbestos/noa.php**

NOTE: A basic exemption evaluation fee of $187.50 will be charged.

APPLICANT MUST SIGN BELOW:

I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.

Legal Declaration/Authorized Signature

Date:

OFFICE USE ONLY - APCD Required Element – Geological Evaluation			
Date Received:	Date Reviewed:	OIS Site #:	OIS Project #:
	APCD Staff:	Approved	Not Approved
Comments:			

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

REVD 5/28/16

DATE: 5/25/2016

TO: CDL FIRE

FROM: Kate Shea (805-781-4163 or kshea@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00129 PICCUTA – Proposed minor use permit to install 10 new groundwater extraction wells and approximately 300 SF treatment facility. Project location is 2275 Turri Road, Los Osos. APN: 067-011-047

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.)

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PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

See Attached

6/2/16	Tony Gomes	543-4244
Date	Name	Phone

CAL FIRE
San Luis Obispo
County Fire Department

Steve Reeder, Acting Fire Chief

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org

June 2, 2016

County Building &Planning

Subject: Fire review for, (DRC2015-00129)

On June 2, 2016, CAL FIRE/County Fire staff conducted a review for the proposed Ground water extraction wells and treatment in Los Osos, CA.
The recent review was accomplished in accordance with standards referenced within the California Public Resources Code and the California Fire Code.

Address Requirements

1 New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of Commercial 8 inches high with a minimum stroke width of 0.5 inch (12.7mm).

Commercial and Residential Road Grades

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.

All roads shall:

- Be able to support Fire Apparatus.
- Provide a vertical clearance of 13'6"
- Provide a 10 foot fuel modification zone on both sides.

Structural Access Requirements

1 All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Gate Access Requirements

1 Gate must be setback a minimum of 75 feet from the SLO County maintained road.
2 Gate must automatically open with no special knowledge.
3 Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
4 Gate shall have an approved means of emergency operation at all times. CFC 503.6
5 Gate must be 2 feet wider than the road on each side.
6 Gates must have a turnaround located at each gate.

Hazardous Materials

1 Prior to final, a Hazardous Materials Management Plan (HMMP) must be provided. Chemical storage/treatment and hazardous gases will require a Hazardous Materials Management Plan HMMP in accordance with California Fire Code Chapter 50/Title 19 Division 2, Chapter 4/Health and Safety Code Chapter 6.95.
2 CAL FIRE requires a written plan addressing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials. Additionally, the written plan shall include safeguards to minimize the consequences of an unsafe condition involving hazardous materials during normal operations and in the event of an abnormal condition.
3 Precautions for the safe storage, handling, or care of hazardous materials shall be in accordance with California Fire Code chapter 50 and shall include a Fire Department liaison to aid the Fire Department in pre-planning for all aspects of emergency responses.
4 Rooms, buildings or areas used for the storage of liquid or solid hazardous materials shall be provided with spill control and secondary containment, California Fire Code Chapter 50.

Portable Fire Extinguishers

1 Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

If I may be of additional assistance, please do not hesitate to contact me at (805)543-4244, ext. 3429.

Thank you,

Tony Gomes
Fire Captain /Inspector