NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
Pursuant to the California Environmental Quality Act (CEQA)

Who: County of San Luis Obispo Department of Public Works

What: A Mitigated Negative Declaration has been prepared and issued for the County of San Luis Obispo Department of Public Works, Sheriff Nipomo Substation Project. The purpose of this project is to reduce response times for emergency service calls and provide improved access to law enforcement services to the community. The proposed project is for the construction of a building ranging from 7,000 up to 8,000 square feet. The project will also include a fenced, secured parking lot for Sheriff vehicles and a public parking lot. The project will include a tower located adjacent to the substation building with a maximum height of 40 feet for Land Mobile Radio antennae to support the operations of the essential services facility. Construction activities would occur over a period of 12 months and are anticipated to begin in January of 2027. Avoidance, minimization, and mitigation measures will be implemented to ensure project impacts are less than significant. The project is located within the South County Inland Subarea of the South County Planning Area, Supervisorial District 4, approximately 7 miles south of the City of Arroyo Grande in the town of Nipomo, an unincorporated area of the county.

Where: Copies of the proposed Mitigated Negative Declaration and all the associated documents referenced in the Mitigated Negative Declaration are available for review at on the County's website at https://www.slocounty.ca.gov/departments/public-works/forms-documents/environmental-determinations, as well as at the County of San Luis Obispo Department of Public Works, 976 Osos Street, County Government Center Room 206, San Luis Obispo, CA 93408.

Comments: The 30-day review and comment period for the proposed Mitigated Negative Declaration begins on March 15, 2026 and ends on April 14, 2026. Written comments must be received by 5:00 p.m. on the last day of the review period and should be addressed to: William Fox, Environmental Specialist, wafox@co.slo.ca.us, County Government Center, Room 206, San Luis Obispo, CA 93408.

Public Hearing: The County of San Luis Obispo Board of Supervisors will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is tentatively scheduled sometime in 2026. Interested persons can access the Board of Supervisor's agenda at http://www.slocounty.ca.gov/bos/BOSagenda.htm to locate the date of the public hearing for this project.

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

Initial Study – Environmental Checklist

PLN-2039
04/2019

Project Title & No. Sheriff Nipomo Substation Project, Nipomo (320215 / ED24-150)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for 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	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture & Forestry Resources	☒ Hazards & Hazardous Materials	☐ Recreation
☒ Air Quality	☒ Hydrology & Water Quality	☐ Transportation
☒ Biological Resources	☐ Land Use & Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities & Service Systems
☐ Energy	☐ Noise	☐ Wildfire
☒ Geology & Soils	☐ Population & Housing	☒ Mandatory Findings of Significance

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.

William Fox	[signature]	Environmental Specialist	3/9/2026
Prepared by (Print)	Signature		Date
Kate Shea	Kate Shea	Division Manager	3/9/2026
Reviewed by (Print)	Signature		Date

Initial Study – Environmental Checklist

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 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 Public Works Department, 976 Osos Street, Rm. 206, San Luis Obispo, CA, 93408-2040 or call (805) 781-5252.

A. Project

DESCRIPTION: The proposed project is for the construction of a new Sheriff Substation essential services facility in the unincorporated town of Nipomo, San Luis Obispo County. With the continual growth of both residential and commercial areas in the general vicinity and surrounding areas, the County is proposing to construct a new essential services Sheriff Substation building in the unincorporated town of Nipomo, San Luis Obispo County with the goal of reducing response times for emergency service calls and provide improved access to law enforcement services to the community. The proposed project is for the construction of a building ranging from 7,000 up to 8,000 square feet. The project will also include a fenced, secured parking lot for Sheriff vehicles and a public parking lot. The project will include a tower located adjacent to the substation building with a maximum height of 40 feet for Land Mobile Radio antennae to support the operations of the essential services facility. The project also includes landscaping elements, stormwater improvements, and security features to be located adjacent to and surrounding the facility.

There are two adjacent parcels for the development of this project. APN 090-141-006 is approximately 1.03 acres and is owned by the County of San Luis Obispo. The parcel is located at the northeast corner of Tefft Street and Carillo Street in Nipomo has a land use designation of Public Facilities and is currently vacant. APN 090-141-007 is approximately 0.49 and is also owned by the County of San Luis Obispo. The parcel is located to the West of APN 090-141-006 and has a land designation use of Public Facilities. Access will occur via Carrillo Street.

Initial Study – Environmental Checklist

ASSESSOR PARCEL NUMBER(S): 090-141-007 and 090-141-006

Latitude: 35.040114 **Longitude:** -120.480696 **SUPERVISORIAL DISTRICT #** 4

B. Existing Setting

Plan Area: South County **Sub:** South County Inland **Comm:** Nipomo

Land Use Category: Public Facilities

Combining Designation: Flood Hazard

Parcel Size: 1.03 acres

Topography: Nearly level to gently sloping

Vegetation: Urban-built up Ruderal Ornamental landscaping

Existing Uses: Public Facilities

Surrounding Land Use Categories and Uses:

North: Agricultural uses;

East: Commercial Service; retail commercial residential

South: Public Facilities; residential

West: Commercial Service; US Highway 101

C. Environmental Analysis

The Initial Study Checklist provides detailed information about the environmental impacts of the proposed project and mitigation measures to lessen the impacts.

Figure 1. Project Location

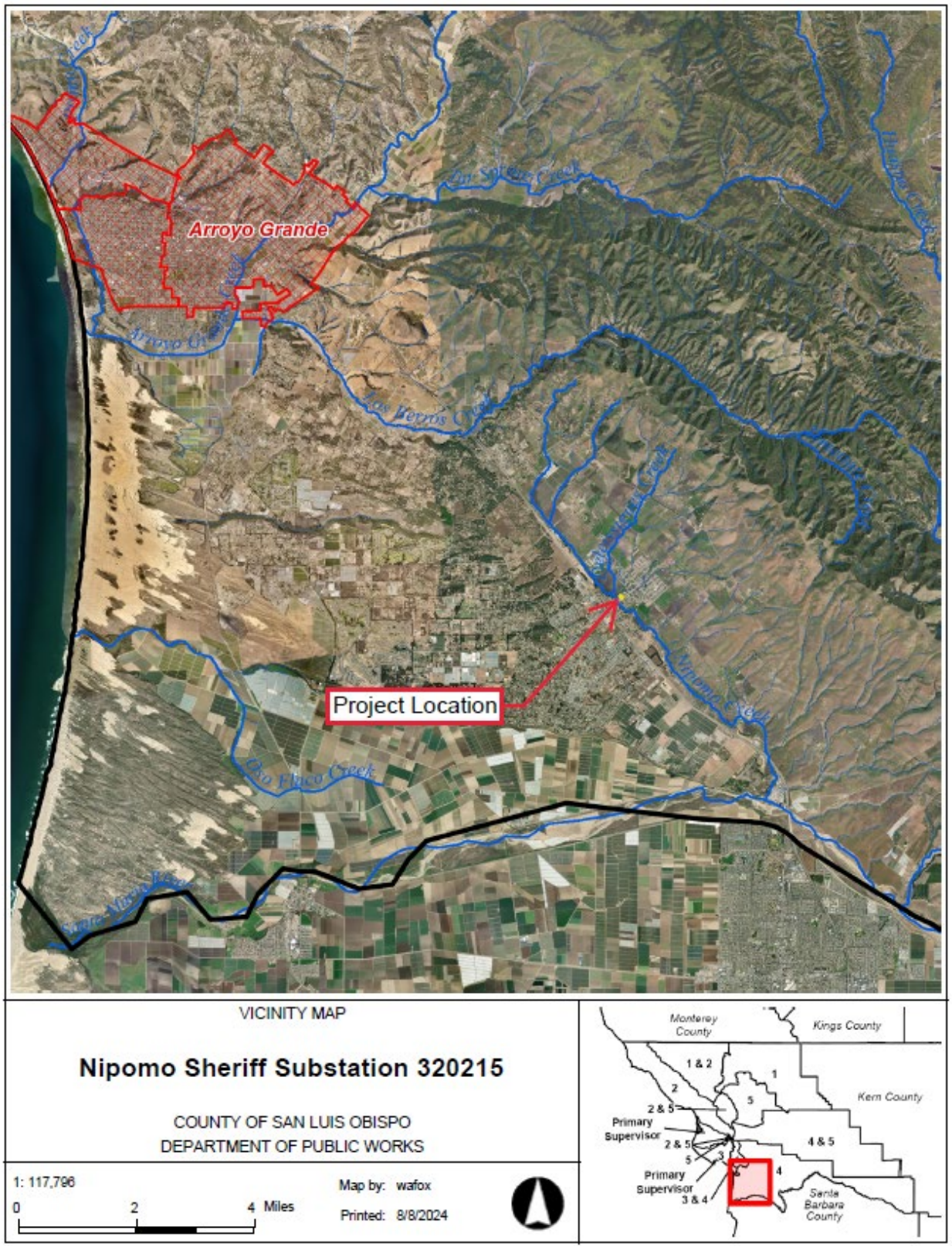


Figure 2: Project Site Plan

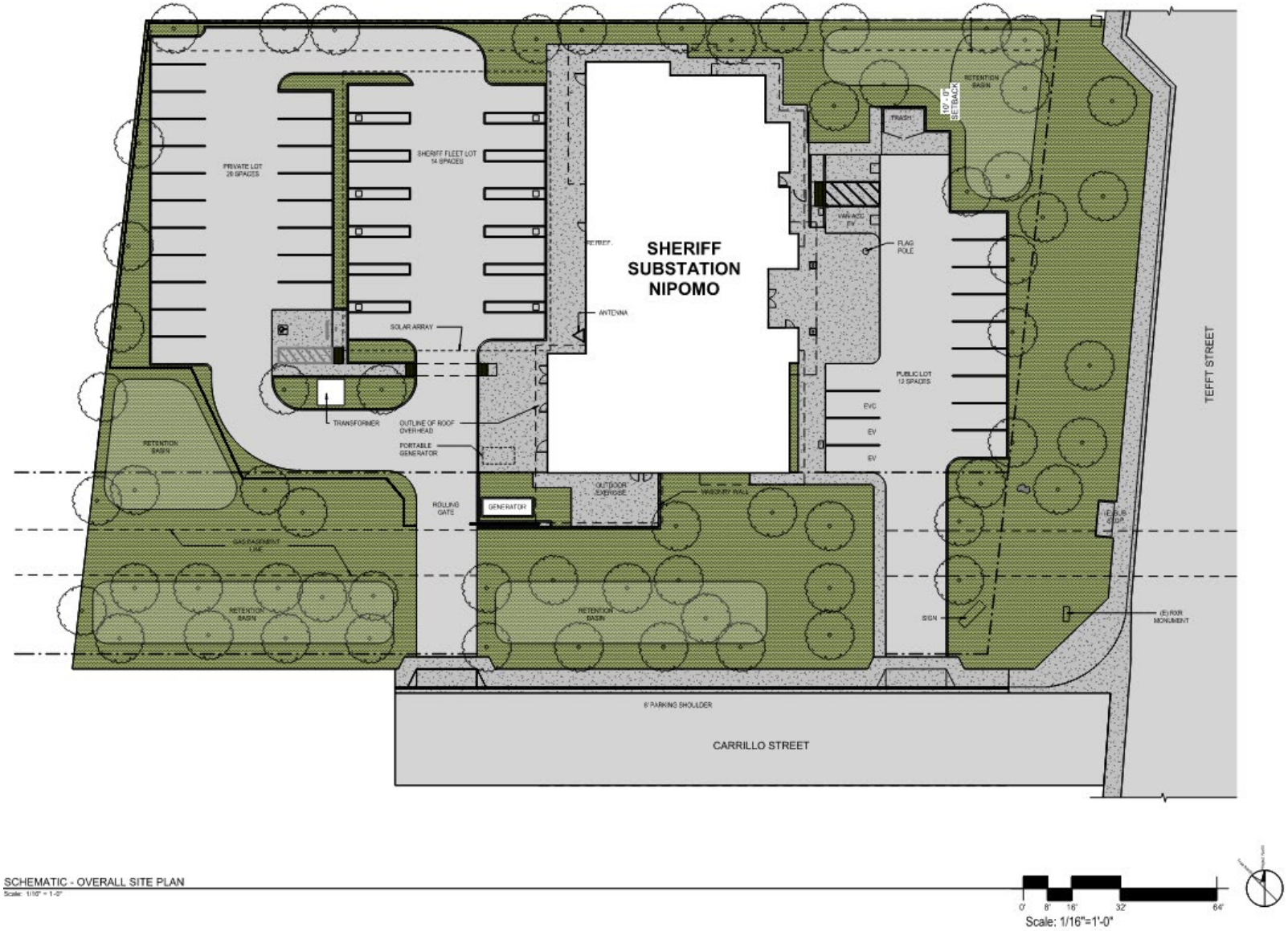
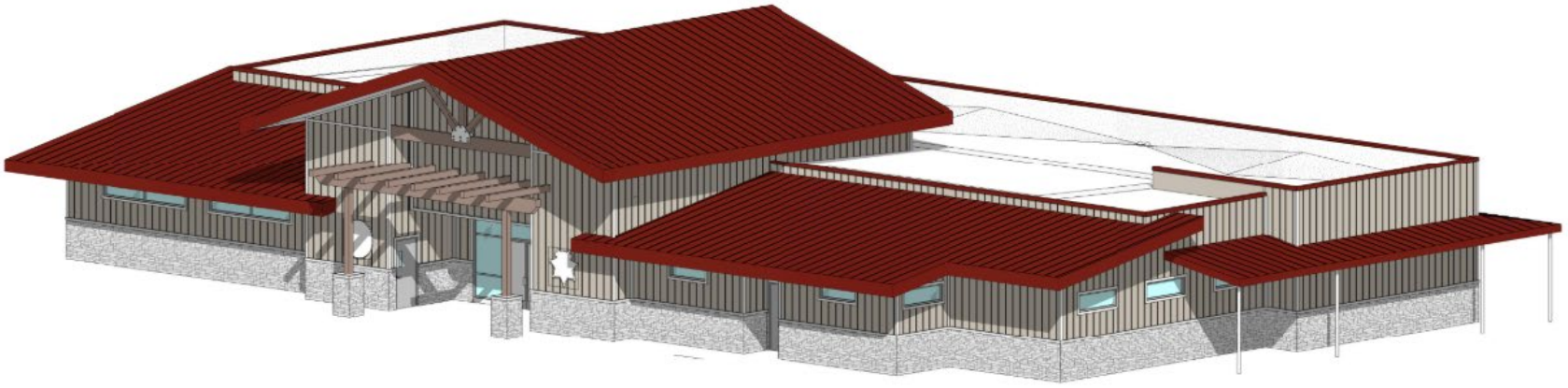


Figure 3: Project 3D Conceptual Views

VIEW FROM SOUTH-WEST



VIEW FROM SOUTH-EAST

I. AESTHETICS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:					
(a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
(c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting

The project site is located on a parcel accessed via West Tefft Street at the intersection of Carrillo Street in the unincorporated town of Nipomo. The project site is approximately 0.3 miles east of Highway 101, Tefft Street / Hwy 101 exit ramp. The proposed development is not visible from Highway 101. There are many commercial properties running along West Tefft Street from Highway 101 to the proposed development and continuing east, past the proposed development towards Thompson Road.

Highway 101 is not listed as a designated or eligible scenic highway in the State Scenic Highway Program managed by the California Department of Transportation (Caltrans).

The public facility zoned project site is located within the Central Business District (CBD) of Nipomo. The proposed facility design is consistent with the Nipomo Community Plan (2014) and the Olde Towne Nipomo Design and Circulation Plan for this area. The Nipomo Community Plan does not designate or describe scenic resources.

The project is not located in a designated critical viewshed, scenic corridor, or sensitive resource area.

The project will create a new source of light or glare affecting the day or nighttime views in the area, but substantial lighting of other commercial facilities already exist adjacent to the project site. The project will include lighting for building entries, exterior parking and storage areas resulting in new illumination of the

site. The proposed light improvements for this essential services building would likely consist of bright LED fixtures to provide visibility throughout the perimeter, incorporate features like motion sensors, high-intensity floodlights, and overlapping light patterns to maximize surveillance capabilities.

Discussion

(a) Have a substantial adverse effect on a scenic vista?

The Nipomo Community Plan does not designate or describe scenic resources. The proposed development is consistent with other development in the surrounding area and would not be considered a substantial change to the landscape. West Tefft Street is not considered a scenic byway and there are no scenic vistas in the vicinity.

The lot is currently vacant, but there is commercial development on either side of the project site. The properties to the west of the project site are single-story and the parcels to the east are two-story. The proposed development is single-story with the addition of a 40-foot Land Mobile Radio antennae to support the operations of the essential services facility. The 40-foot tower would be similar height to the surrounding two-story developments and other utility towers in the project vicinity. Therefore, the proposed tower would not form a dominant or new element in the landscape. Therefore, the project would not have a substantial adverse effect on a scenic vista, and no impacts would occur.

(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Highway 101 is not a designated State scenic highway, nor is it visible from the project site. Project construction would impact an undeveloped parcel, and would not impact rock outcroppings, historic buildings, or other scenic resources. No tree removals are anticipated and none exist within the interior of the parcel. There are trees towards the north of the parcel, outside of the project area, which create a riparian corridor for a unnamed tributary to Nipomo Creek. The existing vegetation that will be impacted by the proposed project are largely ruderal grasses and invasive species. Therefore, the project would not substantially damage scenic resources, and no impacts would occur.

(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The project site is within the community of Nipomo between surrounding commercial developments. The proposed development is consistent with the existing visual character of the area and would not significantly degrade the quality of public views of the site and its surroundings.

The project would upgrade and expand upon public and commercial facility structures that already exist adjacent to the site. Improvements include a new building, fences, public and secured staff parking areas, various storage facilities, and a radio tower.

An approximately 8-foot tall secure razor-wire protection perimeter fence would be constructed around the rear staff parking lot. Fencing is not proposed along the property frontage of Tefft Street where the visitor

parking and building will be located. The proposed development would be similar in character to existing development along West Tefft Street and consistent with the visual character of the area.

The proposed 40-foot-high tower would be similar height to the surrounding and/or nearby structures. Such a structure would not be out of character with the existing views from surrounding public viewpoints, and would not be a highly noticeable or obtrusive component of the view as seen from surrounding public roads. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings or conflict with applicable zoning and other regulations governing scenic quality and thus impacts would be less than significant.

(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The project will create a new source of light or glare affecting the day or nighttime views in the area, but substantial lighting of other commercial facilities already exist adjacent to the project site. The project will include lighting for building entries, exterior parking and storage areas resulting in new illumination of the site. The proposed light improvements for this essential services building would likely consist of bright LED fixtures to provide visibility throughout the perimeter, incorporate features like motion sensors, high-intensity floodlights, and overlapping light patterns to maximize surveillance capabilities. Therefore, the project lighting would not be considered substantial and impacts would be less than significant.

Conclusion/Mitigation

The proposed buildings and parking areas and associated features (e.g., storage areas, fences) are consistent with other types of existing development that are visible along West Tefft Street and in the general vicinity (Nipomo Community). The project would expand upon the existing facilities near the site, and the proposed buildings would include a similar architectural style.

The proposed facilities, including those proposed for full build-out of the site and tower, would not have a significant aesthetic impact. Therefore, potential impacts related to aesthetic resources would be less than significant, and no mitigation measures are required.

II. AGRICULTURE AND FORESTRY RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Setting

The project is located on a parcel with a Public Facilities land use category with no existing commercial or agricultural uses. The adjoining parcels east and west of the site are designated Commercial Retail; they consist of developed commercial properties. The adjoining parcels to the north, on the other side of the unnamed tributary to Nipomo Creek have a land use category of Agriculture. These parcels are not currently

in Williamson Act contracts. The adjoining parcel to the south also has a land use category of Public Facilities and is the site of Jim O. Miller Memorial Park.

The closest parcels within Williamson Act contracts are located approximately 1,000 feet to the south, off of West Price Street.

The soil type on the property is Marimel silty clay loam. The Marimel Complex is not considered Prime Farmland soil unless irrigated and drained.

The project site is not within an agricultural preserve area and is not in or adjacent to any land under a Williamson Act contract. The further development of public facilities on this property is not anticipated to impair the use of surrounding properties, would not be in conflict with the existing agricultural activities on those properties, and would not result in adverse effects to agricultural land uses. Therefore, no significant impacts to agricultural resources are anticipated.

There are no areas the general vicinity of the project that would be considered forestland or timberland subject to Public Resources Code Sections 12220(g) or 4526. There is a forested riparian area to the north of the project site that contains oaks and other trees which will not be impacted by the project. The site is predominantly vegetated with ruderal invasive vegetation and no trees occur within the project site.

Discussion

(a) (Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

(d) Result in the loss of forest land or conversion of forest land to non-forest use?

(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

In regard to (a) through (e), the project would be located at a currently undeveloped site that is not used for agricultural purposes. The project would not interfere with access to or agricultural use of adjoining agricultural lands. There will be no impacts to or conversion of farmland, forest land or timberland. No forest land or timberland meeting the definitions in (c) occurs at or near, or will be affected by, the project.

While the project site has mapped farmland soils, the U.S. Department of Agriculture guidance (USDA 1999) states that consideration of agricultural impacts is not warranted in developed rights-of-way and lands already in or committed to urban development.

The project is not within, and will not affect forestland or timberland.

Therefore, in regard to (a) through (e), project impacts are less than significant.

Conclusion/Mitigation

Due to the scope of the proposed project, the location in existing County-owned property and previously disturbed areas, and the lack of agricultural and forest resources within the project site and vicinity, less than

significant impacts to agricultural and forest resources are anticipated and no mitigation measures are required.

III. AIR QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
(b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
(c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
(d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Setting

San Luis Obispo County is in non-attainment status for ozone and particulate matter 10 micrometers in size and smaller (PM_{10}) under the California standards. This means that the state air quality standards for ozone and PM_{10} are not being met. The County's Clean Air Plan describes strategies to reduce emissions of these pollutants with the goal of improving air quality to meet the state standards by the earliest possible date.

The Air Pollution Control District's (APCD) Clean Air Plan (CAP) provides guidance for long-term emissions, cumulative effects, and countywide programs developed with the goal of reaching acceptable air quality levels. The CAP states that consistency analysis is generally required for large residential and commercial projects or industrial developments. Air quality improvement strategies in the Clean Air Plan that may potentially be applicable to Public Works projects are those aimed at reducing the use of fossil fuels and reducing vehicle travel.

For project-specific emissions analyses, the current guidance is the County APCD CEQA Air Quality Handbook (2012). The Handbook provides daily and quarterly air pollutant significance thresholds that apply to project operations and construction and specifies mitigation measures to address threshold exceedances. These include control measures for any grading activities that would generate airborne dust (a source of PM_{10}) or disturb naturally occurring asbestos, and control measures for disturbance of hydrocarbon-contaminated soils, demolition of asbestos-containing buildings and structures, and demolition of structures coated with lead-based paint. Diesel idling restrictions for on-road and off-road construction vehicles and equipment have been codified into state law to reduce emissions of ozone precursors.

The project is not in the APCD's Naturally Occurring Asbestos buffer area.

A referral was submitted to the APCD and the County received a response on October 9, 2024. APCD's recommendations are incorporated below.

Currently, the dispatch and emergency response functions out of the Oceano Sheriff Substation approximately 10 miles Northwest of the project site to service South San Luis Obispo County. Therefore, with the construction of the new essential services facility in South County, the 10 mile commute will no longer be necessary. The project will alter the commute miles of personnel. Individual commute miles may increase or decrease depending on employee's residences. Operational emissions will potentially see a reduction in impact because the vehicles will be stationed in closer proximity to the area of service rather than traveling from Oceano.

Discussion

(a) Conflict with or obstruct implementation of the applicable air quality plan?

Due to the small scale of construction related air quality impacts and potential of reduction of operational air quality impacts it was determined that a project-specific air quality assessment would not be required because project emissions would likely be less than the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook (2012).

Specific construction or operational equipment may require an APCD permit, such as portable generators greater than 50 hp, electric generation plants or standby generators, public utility facilities, or internal combustion engines.

Therefore, implementation of the proposed project would be consistent with the air quality goals and objectives included in the County's CAP, and impacts related to consistency with applicable air quality plans would be less than significant.

(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

The project construction and operational emissions would fall below the thresholds warranting project-specific assessment. Therefore, it is not anticipated that the project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, and therefore impacts would be less than significant.

(c) Expose sensitive receptors to substantial pollutant concentrations?

The project is anticipated to result in emissions common to all construction-related activities such as dust and short-term vehicle emissions. The site is within 1,000 feet of potentially sensitive receptors, including a recreational park and residences near the project site. The APCD recommended standard dust control measures be implemented to avoid adverse impacts to sensitive receptors during construction.

The project site is not in an area where Naturally Occurring Asbestos (NOA) has been mapped or would be expected to occur based on the geology; therefore, the potential for disturbing NOA in soils from construction activities is not expected.

Based on close proximity of construction areas to sensitive receptors, in addition to the state-required diesel idling requirements, the County will implement APCD-recommended mitigation measures (Exhibit B, AQ-1 through AQ-3) to minimize impacts to nearby sensitive receptors to the extent feasible. These include locating staging and queuing areas for construction vehicles at least 150 feet away from nearby residences/other

receptors to the extent feasible, and using alternatively fueled equipment to the maximum extent practicable. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant with mitigation.

(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The project is anticipated to result in emissions common to all construction-related activities such as dust and short-term vehicle emissions. The project is not expected to result in other emissions or odors that would have an adverse effect on surrounding areas.

From the perspective of facility operations, the use of a propane backup generator and possibly other types of equipment may require APCD permits.

Therefore, potential impacts are less than significant.

Conclusion/Mitigation

The County APCD recommended mitigation measures for fugitive dust emissions applicable to projects within 1,000 feet of sensitive receptors. The measures are listed in Exhibit B and include minimizing the extent and duration of exposed soils, and using water for dust control, tarps, and other appropriate measures to control construction-generated dust. The APCD measures also indicate the types of operational facilities that may require an APCD permit. Implementation of the APCD-recommended measures (Exhibit B, measures AQ-1 through AQ-3) would ensure potential air quality effects from construction and operation of the project are reduced to a less than significant level.

IV. BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Setting

The project site is in previously disturbed land north of Tefft Street in the unincorporated community of Nipomo. The U.S. Geological Survey *Nipomo* topographic quadrangle shows several intermittent drainages in the vicinity. One unnamed tributary to Nipomo Creek, is less than 150 feet to the north of the project site. Nipomo Creek is approximately 300 feet from the project site. Nipomo Creek is a tributary to the Santa Maria River, approximately 4 miles south of the project site.

Habitat Types

Vegetation is mapped as urban/built environment at the project site. The adjoining parcel to the north is farmed. The parcels to the east and west are commercially developed and contain only landscaped vegetation. Narrow bands of forested land within the riparian area to the north of the project site.

Site visits to assess habitat conditions were conducted on March 14, 2024, and April 15, 2024, during the appropriately timed blooming season. Vegetation in the existing undeveloped portions of the project parcel consists of ruderal species, dominated by non-native grasses.

The portions of the site to be impacted by the project are isolated and highly disturbed due to adjacent and past development. Therefore, the site does not provide appropriate habitat for special-status vegetation and wildlife.

Special-Status Flora and Fauna

The potential for federally protected and state special-status species to occur in the project vicinity was evaluated with the California Natural Diversity Database (CNDDB) (nine-quadrangle search area), California Native Plant Society (CNPS) plant list (nine-quadrangle search area), the U.S. Fish and Wildlife Service Information, Planning, and Consulting System (IPaC), and the National Marine Fisheries Service search tool. The resulting species lists were reviewed and compared to site conditions and known species ranges and/or occurrences.

Most species were determined to have low likelihood to occur at the project site due to lack of suitable habitat, the isolated and disturbed nature of the site, and/or the site being outside the known range of the species. No special-status species have the potential to occur at the site based on lack of suitable habitat and no documented occurrence within a mile of the proposed project.

Jurisdictional Areas and Permits

Based on database review and field surveys, there are no jurisdictional areas, including surface waters, wetlands, vernal pools, or riparian banks within the project site.

Discussion

(a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

The project parcel has been disturbed in the and is adjacent to existing developed areas, subject to human disturbance from the existing facilities. Unnamed tributaries to Nipomo Creek directly to the north of the project site provide ephemeral surface waters and natural communities that would attract wildlife and nesting birds. Special status species surveys were conducted on March 14, 2024 and April 15, 2024. No special status species were documented onsite and conditions are not favorable for potential special status species to occur. Therefore, occurrence of special-status plant and wildlife species is considered highly unlikely. No significant impacts to any species identified as a candidate, sensitive or special status species would result from construction of this project, and therefore impacts are less than significant.

(b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

There is no riparian habitat or other sensitive natural community identified on the project site. There is riparian habitat directly north of the project site, but this area will not be impacted directly by the project. Indirect impacts to this adjacent area will be mitigated with measures BR-1 through BR-8 which will reduce impacts to a less than significant level.

(c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No wetlands exist on or adjacent to the site, and therefore there will be no impacts related to wetlands.

(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Based on existing development on the site and close proximity to surrounding developed lands, the project site is not expected to serve as a wildlife corridor or nursery site. There is potential for migratory nesting birds to be present during the nesting season (generally February 1 through September 1). Mitigation measure BR-4 will reduce potential impacts to a less than significant level.

(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project design would be consistent with local policies or ordinances protecting biological resources. There are no trees proposed for removal as part of the project and therefore no impacts will occur.

(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No habitat conservation plans exist that are relevant for the project site and therefore no impacts will occur.

Conclusion/Mitigation

The project site does not support any sensitive native vegetation, significant wildlife habitats, or special-status species. There are no permanent or ephemeral hydrologic features onsite. The County's standard mitigation measure regarding pre-construction surveys for nesting birds (Exhibit B, BR-4) for construction scheduled during the nesting season (generally February 1 through September 1) would ensure no significant adverse effects to migratory and native nesting birds. Typical mitigation measures would be implemented to ensure no adverse effects to wildlife during construction. Such measures would include conducting pre-construction surveys and implementing protective measures in the event any special-status species, including nesting birds, are identified onsite (Exhibit B, BR-1 through BR-8). Therefore, impacts to biological resources would be less than significant with mitigation.

V. CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Setting

Regional Conditions

The project site is located within the ethnographic territory of the Chumash, who inhabited the Coast Ranges between San Simeon and Malibu. The Chumash have been divided into several geographic groups, each associated with a distinct language dialect. The Chumash living in San Luis Obispo County formed the northern or Obispeño dialect group of the Chumash language family. This group was named for their association with the Spanish mission of San Luis Obispo de Tolosa, founded in 1772 (Padre, 2024).

As defined by CEQA, a historical resource includes:

> 1. A resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR).
>
> 2. Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant. The architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural records of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence.

Existing Conditions

An archival review of the project area was conducted to determine if any previously identified cultural resources exist the project area, including the County's cultural resource database, California Historical Landmarks, California Points of Historical Interest, U.S. Geological Service (USGS) Historical Topographic Map Explorer, Phase I Archaeological Study, and the National Register of Historic Places.

The records search identified one previously recorded cultural resource, within the southwest corner of the project site and five previously recorded cultural resources within a 0.25-mile search radius. The cultural resource has been evaluated and determined eligible for listing on the National Register of Historic Places (NRHP), which means that the resource is also eligible for listing on the California Register of Historical Resources (CRHR). However, the resource conditions observed during the current survey do not match the resource conditions observed when the resource was recorded in 2001. This suggests that cultural resource does not retain potential to yield important archaeological data; thus, there is little to no chance that the proposed project will have an impact on the resource (Padre, 2024).

Archaeological surface surveys of the site were conducted on February 27, 2024. Methods consisted of walking the project area and inspecting all areas of bare ground, gopher/rodent hole kickouts, and topography contours to assess the potential for cultural resources to exist in the project area. Surveys did not yield any discernible features or indications of features, and the Project site appears to have been graded and leveled within the last 20 years. Outreach to Native American groups and/or individuals who may have knowledge of cultural resources in the project area was conducted (March 17, 2025) under Assembly Bill 52 pursuant to the

California Environmental Quality Act (CEQA). Results of that outreach are discussed further in the Tribal Cultural Resources section of this document.

Discussion

(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

The cultural resource has been evaluated and determined eligible for listing on the National Register of Historic Places (NRHP), which means that the resource is also eligible for listing on the California Register of Historical Resources (CRHR). However, the resource conditions observed during the current survey do not match the resource conditions observed when the resource was recorded in 2001. This suggests that cultural resource does not retain potential to yield important archaeological data; thus, there is little to no chance that the proposed project will have an impact on the resource (Padre, 2024). Therefore, impacts would be considered less than significant.

(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

There are no known archaeological resources and the project is not expected to cause an adverse change in the significance of an archaeological resource. However, there is some potential for inadvertent discovery of unknown cultural resources if present within the work area during construction. Mitigation measures (Exhibit B, CR-1 through CR-4) will be implemented to address initial ground disturbance and inadvertent discovery of previously unknown cultural resources and require that in the event an unknown cultural resource site is encountered, all work within the vicinity of the find must be halted until a qualified archaeologist evaluates the nature, integrity, and significance of the find. Based on implementation of mitigation measures (Exhibit B, CR-1 through CR-4), construction activities would not result in adverse impacts to known or unknown resources and impacts would be less than significant with mitigation.

(c) Disturb any human remains, including those interred outside of dedicated cemeteries?

There are no known or previously discovered evidence of human remains within the project area. Further, the project would be required to comply with California Health and Safety Code Section 7050.5, which outlines the protocol for inadvertent discovery of human remains. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the California NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the project site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Based on implementation of Mitigation Measures CR-3 and CR-4, impacts related to disturbance of human remains would be less than significant with mitigation.

Conclusion/Mitigation

The project is unlikely to adversely affect cultural resources. Mitigation measures regarding procedures to be followed in the event previously unidentified cultural resources or human burials are discovered during construction would be implemented to ensure no adverse impacts to previously unidentified cultural

resources (Exhibit B, CR-3 and CR-4). Due to the previously recorded resource on the project site, all project-related ground disturbance shall be monitored by a qualified historical archaeologist and remnants of former buildings and other industrial features should be mapped and described. Any features, including (but not limited to) foundations, trash dumps, and privies, shall be preserved in place. If preservation is not feasible, then work in the immediate vicinity of the find shall be halted temporarily until a qualified historical archaeologist can evaluate the age, content, and integrity of the feature and offer recommendations for subsequent treatment, if necessary. As requested by the Northern Chumash Tribal Council, initial ground disturbing activities would be monitored by an archaeologist and a tribal representative (see Tribal Cultural Resources). With the inclusion of Mitigation Measures (Exhibit B, CR-1 through CR-4), potential adverse impacts to cultural resources would be reduced to a less than significant level.

VI. ENERGY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
(b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Setting

Energy considerations under CEQA are intended to evaluate projects with respect to the goals of decreasing energy consumption and reliance on fossil fuels, and increasing reliance on renewable energy sources (CEQA Guidelines Appendix F). Relevant factors for consideration can include energy consumption required for the project, compliance with energy standards, and effects of the project on local and regional energy supplies, electricity demand, and transportation energy requirements.

Local Energy Plans and Policies

The County COSE establishes goals and policies that aim to reduce VMT, conserve water, increase energy efficiency and the use of renewable energy, and reduce associated GHG emissions. The County COSE provides the basis and direction for the development of the County of San Luis Obispo EnergyWise Plan (County EWP), which outlines in greater detail the County's strategy to reduce government and community-wide GHG emissions through a number of goals, measures, and actions, including energy efficiency and development and use of renewable energy resources.

The County LUO includes a Renewable Energy Overlay combining designation to encourage and support the development of local renewable energy resources, conserving energy resources and decreasing reliance on environmentally costly energy sources. The project area is within a broadly defined County renewable energy combining designation.

Construction and operation of the project will require energy consumption. The Sheriff Substation will result in energy use, but the building will be designed to LEED Silver Standards and there are no unusually associated energy consumption features that would in significant energy usage.

Discussion

(a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project does not anticipate wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The project would consolidate multiple facilities that currently exist throughout the county into a single facility, potentially resulting in a more efficient use of shared resources. New construction at the facility would be designed in accordance with sustainability criteria defined in the Leadership in Energy and Environmental Design (LEED) Silver Standards for energy efficiency. LEED rankings include basic, silver, gold, and platinum rankings; as currently proposed, the building would meet the silver standards. The project would include a propane generator that would only be used on an emergency basis.

Construction vehicle emissions have been evaluated for the project as described in the Air Quality section, and would be managed to avoid wasteful or unnecessary consumption of fuel that would contribute to air emissions.

Therefore, the project is not expected to contribute to wasteful, inefficient, or unnecessary consumption of fossil fuels, and thus impacts would be less than significant.

(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The County General Plan Conservation and Open Space Element (2010) outlines measures to achieve the County's energy efficiency goals. They pertain to sustainable energy supply, building efficiency and conservation practices, waste reduction, and increased use of renewable energy resources. The building will be designed with the incorporation of these conservation practices and therefore impacts would be considered less than significant.

Conclusion/Mitigation

Neither construction nor operation of the project would result in significant energy impacts. No conflicts with state or local plans for renewable energy or energy efficiency have been identified. The mitigation measures pertaining to air quality and implementation of state law regarding diesel equipment and vehicle use during construction are intended to limit harmful air emissions, but would also help reduce energy consumption. Therefore, potential impacts related to energy would be less than significant, and no mitigation measures are necessary.

VII. GEOLOGY AND SOILS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
	(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
	(ii) Strong seismic ground shaking?	☐	☐	☒	☐
	(iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	(iv) Landslides?	☐	☐	☐	☒
(b)	Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Setting

Regionally, the subject site is located within the Coast Ranges geomorphic province of California, which are northwest trending mountain ranges that reach a maximum elevation of about 6,000 feet and are generally parallel to the San Andreas fault (CGS 2002). The Coast Ranges are geologically complex with rocks that span from middle Mesozoic to late Quaternary in age (GSA 2018). The Nipomo Mesa is primarily an area of late Pleistocene sand dunes that are generally inactive and stabilized by vegetation and locally dissected by ephemeral and seasonal streams, map symbol Qoe. Locally, the site is underlain by an alluvial prism that has weathered from Temettate Ridge to the northeast forming a northwest trending band of alluvium that parallels Nipomo Creek, map symbols Qya, Qa, and Qoa (Delattre and Wiegers 2014). The mapped geology is consistent with the soils observed in the borings.

The entire county is mapped as seismically active, which indicates the potential for severe and destructive ground shaking. The site is within a seismically active region and the project will experience seismic shaking during its design life. Known faults and fault systems within the region that potentially could generate earthquakes affecting the site include the San Luis Range, Oceanic-West Huasna, Los Osos, Hosgri-San Simeon, Rinconada, and San Andreas faults (USGS 2013). The closest mapped fault to the site is the Wilmar Avenue fault of the San Luis Range fault system, mapped approximately 0.1 miles southwest of the site. The San Luis Range fault system is considered capable of a magnitude 7.49 earthquake (BSSC 2014). The United States Geological Survey (USGS) reports that there is a 10-percent chance that an earthquake of magnitude 6.8 or larger will occur in the region within the next 50 years. Such an earthquake is anticipated to produce a peak ground acceleration (PGA) of 0.29 g at the site (USGS 2024).

The site is not located in any State or County mapped Earthquake Fault Zones CGS 2024, SLO Co. 2024). The closest mapped active fault to the site is the Wilmar Avenue fault, located approximately 0.1 miles southwest of the site, more or less coincident with Nipomo Creek. The Wilmar Avenue Fault lacks obvious Holocene offset and is therefore not included in an Alquist-Priolo Special Studies Zone, but it is still considered active.

On a preliminary basis, and due to the fine grained, cohesive soils encountered in our borings, the potential for liquefaction to occur is considered to be low. Due to the subsurface conditions, on a preliminary basis, the potential for seismically induced settlement to occur at the site is considered to be low. The site is mapped by the County of San Luis Obispo (SLO Co, 2024) as being in an area of low liquefaction potential. Based on the clays and clayey sand encountered in our borings, which are not considered susceptible to liquefaction or dry sand settlement, as well as our experience in the area, we concur with the mapping by the County as the site being in an area of low liquefaction potential.

The near-surface soils were tested for expansion index (EI) at the site and yielded an EI of 100. Per Section 1803.5.3 of the 2022 CBC, the soils are considered to be non-expansive for EI values of 20 or less and expansive for EI values higher than 20. Using the terminology typically associated with the ASTM test method for expansion, the soils at the site are considered to have high expansion potential. Based on the results of the EI tests, we anticipate expansive soils will be exposed during site grading depending on final grading

elevations. Where expansive soils are exposed at the slab elevations, we anticipate the use of imported, non-expansive materials in conjunction with moisture conditioning and recompacting the exposed soils could provide protection for improvements. For this site, it is probable that a layer of non-expansive material between 18 and 36 inches thick could be recommended where improvements overly expansive materials. Alternately, structural remedies could be utilized to reduce the impact of the expansive soils on site improvements. These could include deepening foundation embedment, increased reinforcement, thickening slabs and flatwork, and likely a combination of these.

The parcel and surrounding region are mapped as having low landslide risk.

The site overlays young alluvial deposits, undivided (Holocene to late Pleistocene, Qya), which contain unconsolidated sand, silt, and clay-bearing alluvium deposited at the mouths of steep drainages. This geology is not considered to bear a unique paleontological resource or site or unique geologic feature (Delattre and Wiegers 2014).

Discussion

(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

(a-i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

(a-ii) Strong seismic ground shaking?

(a-iii) Seismic-related ground failure, including liquefaction?

(a-iv) Landslides?

In regard to (a-i) through (a-iv), the project site is in a region of high seismic activity, with the potential for large seismic events that could generate strong ground shaking.

The site is not located in any State or County mapped Earthquake Fault Zones CGS 2024, SLO Co. 2024). The Wilmar Avenue Fault lacks obvious Holocene offset and is therefore not included in an Alquist-Priolo Special Studies Zone, but it is still considered active.

A seismic analysis should be undertaken during the design-level geotechnical investigation to provide seismic acceleration design parameters for design per ASCE 7-16 and supplements. Seismic acceleration parameters should be utilized in the design of the structures so that potential damage is reduced during a seismic event. Therefore, the project is not expected to have a risk of loss, injury, death or other adverse effects related to seismic hazards and impacts are expected to be less than significant.

(b) Result in substantial soil erosion or the loss of topsoil?

The project would result in temporary ground disturbance and if in excess of an acre would be required to obtain coverage under the Construction General Permit, which requires preparation of a water pollution control plan (WPCP) or Storm Water Pollution Prevention Plan (SWPPP). The plan would describe how sedimentation and erosion controls would be used during construction to prevent adverse effects to adjacent resource areas. Based on the extent of proposed ground disturbance and excavation activities, there is potential for project construction activities to temporarily increase erosion and sedimentation on-site.

Standard construction best management practices, including use of appropriate erosion control devices, would be utilized during construction of the project to prevent erosion and loss of topsoil. All previously undisturbed areas within the project development site would be reseeded with native species following construction. There are no other unique conditions or constraints that would require non-standard approaches to sedimentation and erosion controls. With incorporation of Mitigation Measure BR-1 and BR-7 the project would not result in substantial soil erosion or loss of topsoil; therefore, impacts would be less than significant with mitigation.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The project setting would not be considered unstable and there is a low liquefaction risk. The project area has relatively flat topography and is not in an identified landslide risk zone. Any risks from soil instability pertaining to the proposed facilities would be addressed in the engineering design of the project, therefore impacts would be less than significant.

(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Expansive soils will be exposed during site grading depending on final grading elevations. Where expansive soils are exposed at the slab elevations, we anticipate the use of imported, non-expansive materials in conjunction with moisture conditioning and recompacting the exposed soils could provide protection for improvements. Any instabilities related to soil type would be addressed in the engineering design of the project so as not to pose any substantial direct or indirect risks to life or property. Therefore, the project would not create substantial direct or indirect risks to life or property as a result of development on expansive soils and impacts would be less than significant.

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The parcel is in the Nipomo Community Services District service area and on-site wastewater disposal is not proposed. The Nipomo Community Services District has confirmed that they will be able to serve the proposed project site. Therefore, no impacts will occur.

(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Based on the relatively small and shallow area of proposed disturbance, lack of unique geology, as well as past disturbance of the site, disturbance of paleontological resources from the project is unlikely, and no impacts will occur.

Conclusion/Mitigation

The project would support essential services and all components of the project would be designed with strict adherence to current building codes and engineering recommendations to address project-specific seismic and soil conditions that could affect safety. The site does not pose any unique risks for soil erosion; standard construction measures would be used to ensure no adverse impacts from erosion (Exhibit B, BR-1 and BR-7). Construction of the project has a low likelihood of disturbing paleontological resources. Therefore, potential impacts related to geology and soils would be less than significant with mitigation.

VIII. GREENHOUSE GAS EMISSIONS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
(b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Setting

Greenhouse Gas (GHG) Emissions are broadly recognized as contributing to an increase in the earth's average surface temperature and long-term changes in climate. Potential GHG emissions associated with the project would be limited to burning fossil fuels from construction vehicles and equipment.

State Regulatory Setting

Assembly Bill (AB) 1279 (the California Climate Crisis Act) was signed into law in September 2022. This law established the revised GHG reduction goals, including the following:

- Achieve net zero GHG emissions as soon as possible, but no later than 2045;
- Maintain net negative GHG emissions thereafter (following 2045); and
- Reduce statewide anthropogenic GHG to at least 85% below 1990 levels by 2045.

The 2008 Scoping Plan was first approved by the CARB on December 11, 2008, and is updated every 5 years. The most recent update released by the CARB is the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan), which was finalized and adopted in December 2022. The 2022 Scoping Plan lays out the strategies for achieving carbon neutrality and reducing anthropogenic (i.e., human caused) GHG emissions by 85% below 1990 levels no later than 2045, as directed by AB 1279 (CARB 2022).

The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the GHG reduction goal for the State of California into law. The law codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020. This is to be accomplished by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions.

Regional Regulatory Setting

In January 2021, the SLOAPCD released interim Greenhouse Gas Guidance. The interim guidance replaces previous thresholds of significance for GHG emissions that were based on a 2020 planning horizon. Current recommended options for CEQA consideration of GHG emissions include: (a) consistency with a qualified

climate action plan; (b) no net increase; and (c) lead-agency-adopted defensible CEQA GHG emissions thresholds. Generally, these approaches pertain to new commercial and residential development and vehicle miles traveled (VMT), which are not relevant for the project.

Discussion

(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. Construction will result in short- and long-term air emissions. Construction emissions would be temporary; compliance with State diesel idling laws (described in the Air Quality section) would help reduce construction vehicle emissions. From an operational standpoint, the building design would incorporate LEED Silver Standards (described in the Energy section) for energy efficiency that would reduce potential operational emissions of greenhouse gases. Therefore, the project's greenhouse gas emissions are expected to have a less than significant direct or indirect impact on the environment.

(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The project is not in conflict with any plans, policies or regulations pertaining to greenhouse gas emissions reduction. Therefore, impacts would be considered less than significant.

Conclusion/Mitigation

Under CEQA, an individual project's GHG emissions would generally not result in direct significant impacts. This is because climate change is global in nature. However, an individual project could be found to contribute to a potentially cumulative impact. Based on the relatively small size of the proposed facility, the fact that operational aspects will be consolidated/relocated from other existing facilities, and that energy efficiency standards will be incorporated into the design, the project impacts related to greenhouse gas emissions are expected to be less than significant and no further analyses or mitigation measures are necessary.

IX. HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Initial Study – Environmental Checklist

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Create a significant 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 one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☒	☐	☐
(e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Setting

Documented areas of recognized environmental concerns (RECs) for the Site include a hydrocarbon soil plume on an adjacent property to the west and historic high lead concentrations detected in onsite soil samples in the western portion of the site. In addition to the RECs, the backfill material on the pad area at the Site was identified as a potential environmental condition to note due to its origin. For the proposed project, Haro Environmental conducted soil and soil vapor sampling investigation to evaluate the Site for the presence of petroleum products or hazardous chemicals at concentrations that could require mitigation or impact the future development at the Site. The soil boring, near-surface soil, and soil vapor samples analytical

results were evaluated by comparing the data to published regulatory agency screening levels. The screening levels used for this assessment included the Environmental Screening Levels for Direct Exposure Human Health Risk Levels for Commercial/Industrial and Commercial Settings (ESLc) promulgated by the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB, 2019). The soil and soil vapor analytical data were compared to regulatory screening levels and the results indicate that although several chemicals were detected above their respective laboratory reporting limits, none of the detected compounds exceeded their respective ESLc values. In addition, the near-surface soil analytical results indicate that concentrations of total lead are below the thresholds requiring soluble lead testing (Haro Environmental, 2023b). A Health and Safety Plan (HASP) and Soil Management Plan (SMP) has been prepared to provide the framework for identifying and handling hydrocarbon-impacted soil, if encountered, during grading and construction activities at the project site (Haro Environmental 2023, 2024).

The Sheriff substation would not be used for storage of potentially hazardous materials. Propane fuel storage for an emergency generator would be permitted in accordance with a Spill Prevention Control and Countermeasure Plan that complies with storage system design, construction, and code requirements.

The closest school is Nipomo Elementary School, approximately 0.5 miles to the east of the project parcel boundary.

The project is not within the Airport Review area; the closest airport review area is in Oceano and is over eight miles northwest of the project site.

The project is not in a mapped fire hazard severity zone and is the responsibility of local fire responders.

Discussion

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The project does not propose the routine use, transport or disposal of hazardous materials. The facility would not include vehicle refueling or maintenance areas; these activities would be conducted offsite. The project would require storage of a propane generator and propane fuel, which would be contained in an appropriate facility to prevent hazards from any spills or releases. Therefore, impacts associated with the routine transport, use, or disposal of hazardous materials would be less than significant.

(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The project does not propose the use of hazardous materials. Propane fuel for a backup generator will be stored on site in an appropriately contained, secure storage facility. The potential for hazardous materials spills or releases during construction would be minimized with an appropriate construction spill prevention and response plan. The potential upset of known RECs onsite will be mitigated with the implementation of HASP (HZ-1) and SMP (HZ-2) and therefore impacts will be less than significant with mitigation.

(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The project site is not within one-quarter mile of an existing or proposed school.

(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 is mapped in GeoTracker and the project site is adjacent to a known hazardous materials site. As such, a HASP (HZ-1) and SMP (HZ-2) has been prepared to provide the framework for identifying and handling hydrocarbon-impacted soil, if encountered, during grading and construction activities at the project site. Therefore, the project will have a less than significant impact with mitigation.

(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

The project is not located within an airport land use or within two miles of a public airport or evacuation plan. The project will not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, no impacts will occur.

(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project would expand an existing emergency response facility accessed from an existing access drive off a Tefft Street, and is not expected to conflict with any regional emergency response or evacuation plans. Therefore, no impacts will occur.

(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The project would expand an existing public facility development and does not present a significant wildland fire safety risk. Construction fire hazards would be minimized by restricting equipment staging and vehicle use/parking over areas with dry vegetation (Exhibit B, HZ-3 and HZ-4). Therefore, the project will have a less than significant impact with mitigation.

Conclusion/Mitigation

No significant impacts because of hazards or hazardous materials are anticipated from construction or operation of the project. There are known hazards existing adjacent to the project site, but the implementation of the SMP and HASP would lower potential impacts to a less than significant level. While not in direct proximity to surface waters, the potential for accidental spills or releases of fuels during construction would be addressed with mitigation measures (Exhibit B, BR-3 and BR-6) to reduce any potential for groundwater contamination. Standard construction measures requiring the County of its contractor to prepare and implement a spill prevention and response plan would ensure no significant adverse effects from construction equipment and vehicles (Exhibit B, BR-3 and BR-6). Construction fire hazard would be reduced with a standard construction measure prohibiting activities in areas with dry vegetation (Exhibit B, HZ-3). With the implementation of mitigation measures (Exhibit B, BR-3, BR-6, and HZ-1 through HZ-4), project impacts to hazards and hazardous materials would be reduced to a less than significant level with mitigation.

X. HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
(b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☒	☐	☐
	(i) Result in substantial erosion or siltation on- or off-site;	☐	☒	☐	☐
	(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☒	☐	☐
	(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☒	☐	☐
	(iv) Impede or redirect flood flows?	☐	☐	☐	☒
(d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
(e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Setting

Surface Waters.

The project site does not contain surface waters, but there is an unnamed tributary to Nipomo Creek in close proximity to the project site. The site topography is fairly level and the soils are well drained. There will be stormwater features incorporated into the project design to capture runoff from the site.

Flood Hazard Zones.

The project is mapped by FEMA as within a Zone AE Special Flood Hazard Area subject to 1% annual chance flooding. FEMA has determined a 1% annual chance flood elevation (Base Flood Elevation) for the site of approximately 314 feet NAVD88. A significant portion of the project location already lies above the Base Flood Elevation.

Groundwater.

The regional groundwater underlying the project parcel is the Santa Maria Basin, defined by the California Department of Water Resources (DWR) as established in 2016 by the Basin Boundary Emergency Regulation adopted on October 21, 2015, with minor edits through 7/7/2017. In 2015, the State legislature approved an important new groundwater management law known as the Sustainable Groundwater Management Act (SGMA). DWR designated Santa Maria Basin as a high priority basin. SGMA requires that high and medium priority basins comply with the new law, with certain exceptions for certain adjudicated basins such as the Santa Maria Basin. Although most of the Santa Maria Valley Groundwater Basin is exempt from the SGMA, there are non-adjudicated portions (i.e., "fringe areas") that lie outside of the adjudicated portion of the basin that are subject to SGMA (GSI, 2018a and 2018b; SLO, 2019b). These fringe areas include an area of about 6,200 acres east of Nipomo Creek and the Nipomo Mesa Management Area (NMMA), known as the Nipomo Valley fringe area. The project site is situated in the Nipomo Valley fringe area. Based on DWR's decisions in February 2019 on the final 2019 basin boundary modification processes, three of the Santa Maria River Valley Basin fringe areas, including the Nipomo Valley, were removed from the basin. As a result, groundwater in the Nipomo Valley will not be subject to the SGMA process.

Regulatory Setting.

California's Porter-Cologne Water Quality Control Act (1969), established the primary responsibility for the coordination and control of water quality. The Central Coast Water Quality Control Plan (Basin Plan) has established standards for protecting water quality in the basin. The Central Coast Regional (Region 3) Water Quality Control Board (RWQCB), implements the Basin Plan by issuing and enforcing waste discharge requirements to individuals, communities, or businesses whose waste discharges can affect water quality. These impacts to water quality can either be direct, point-source, such as construction activities and other discharges to Waters of the State (WOTS), or indirectly through nonpoint sources such as the runoff of stormwater. The requirements to protect water quality can be either State Waste Discharge Requirements (WDRs) for discharges to land, or federally delegated National Pollutant Discharge Elimination System (NPDES) permits for discharges to surface water. Water quality controls in the Basin Plan are applicable to the project for construction activities and management of stormwater.

The RWQCB have adopted NPDES permits to regulate storm water for municipalities. The project site falls within the Phase II Municipal Permit Area (the County's Stormwater Management Area) and must comply with the Central Coast Post-Construction Requirements. The County focuses on pollutant source control through implementation of the Municipal Separate Storm and Sewer System Program (MS4 Program), which consists of education and outreach, public involvement and participation, illicit discharge detection and elimination, construction site runoff control, post-construction runoff controls, and pollution prevention / good

housekeeping programs. The County's Stormwater Management Program seeks to coordinate stormwater runoff pollution prevention efforts throughout the MS4 jurisdiction by implementing effective BMPs, improving underperforming BMPs, and discontinuing ineffective BMPs to achieve the objectives of the County's permit (RWQCB, 2024).

Construction projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is performed in the rainy season, the County installs all required temporary erosion and sedimentation measures.

The Basin Plan also establishes pollutant loads per waterbodies within the region. The project site is located within the Santa Maria River Watershed for which Total Maximum Daily Loads (TMDLs) have been established for fecal coliform, E. coli, nitrate as nitrogen and un-ionized ammonia Waste Load Allocations (WLAs) for the County in Nipomo Creek, within the Santa Maria River Watershed.

Water and Wastewater.

Water and wastewater for the facility would be provided by the Nipomo Community Services District (CSD). The CSD provides drinking water for the community via a blend of surface water and groundwater. Along with its 5 operational wells, the CSD is purchasing water from the City of Santa Maria through the Nipomo Supplemental Water Project. There is an existing gravity sewer line off Tefft Street which the proposed facility would connect to and feed wastewater to the Southland Wastewater Treatment Facility (WWTF). The Southland WWTF utilizes secondary treatment and treated water is disposed of in percolation ponds on-site.

Discussion

(a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

No waste would be authorized for discharge from the site, and potential impacts to water quality stemming from runoff or erosion would be controlled by best management practices to be incorporated into the stormwater design. The project design would comply with the County's stormwater requirements, and construction activities would comply with the stormwater general permit, including implementation of a WPCP or SWPPP (Exhibit B, BR-1).

In regard to the other regional water quality issues of concern, the project would not generate sources of organic waste or use fertilizers that would impact nutrient and bacterial concentrations in the adjacent surface waters.

The construction stormwater plan would include spill response procedures for hazardous materials spills, and conditions regarding equipment and vehicle fueling and maintenance to prevent inadvertent releases that could adversely impact surface waters and groundwater. As such, the project is not expected to degrade groundwater quality. With the implementation of Mitigation measures (Exhibit B, BR-1, BR-3, and BR-6), project impacts will be reduced to a less than significant level with mitigation.

(b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project would receive water supply and wastewater services from the Nipomo CSD, which is responsible for managing its water and wastewater services using sustainable groundwater management practices. Therefore, impacts would be considered less than significant.

(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

(c-i) Result in substantial erosion or siltation on- or off-site?

The project does not propose alteration of a waterway. Minor grading is anticipated, the most substantial of which is the possible regrading of a spoil pile left onsite from previous construction activities. Soil would be reused onsite or disposed offsite in an appropriate manor. Construction impacts would be minimized with installation of appropriate sedimentation and erosion control measures (Exhibit B, BR-7). Long-term erosion and siltation concerns from the proposed development would be addressed in the proposed low-impact development stormwater design (Exhibit B, BR-1). With the incorporation of these mitigation measures, impacts would be reduced to a less than significant level with mitigation.

(c-ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The project will increase impervious surfaces at the site. The project's low-impact stormwater design would address surface runoff concerns to ensure that the project would not substantially increase the amount or rate of stormwater runoff from the site. The primary stormwater features would be stormwater detention basin, which would allow runoff from pervious areas of the site to percolate into the regional groundwater. The project design would comply with the County's stormwater requirements, and construction activities would comply with the stormwater general permit, including implementation of a WPCP or SWPPP (Exhibit B, BR-1). With the incorporation of these mitigation measures, impacts would be reduced to a less than significant level with mitigation.

(c-iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The proposed low-impact development stormwater design for the project would ensure that stormwater runoff would not exceed the capacity of the system. The site is not expected to generate substantial sources of pollution. Stormwater controls would be used to treat runoff from paved areas and to protect in the unlikely event of an accidental spill or release. The project design would comply with the County's stormwater requirements, and construction activities would comply with the stormwater general permit, including implementation of a WPCP or SWPPP (Exhibit B, BR-1). With the incorporation of these mitigation measures, impacts would be reduced to a less than significant level with mitigation.

(c-iv) Impede or redirect flood flows?

The project would not directly or indirectly affect the mapped floodplain to the south or any surface waters and would not impede any flood flows. Therefore, no impacts would occur.

(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project will comply with local floodplain management standards (see County Code 22.14.060). In accordance with 22.14.060.F.1.b-c, additional hydrologic and hydraulic analyses have been prepared that analyze the complex flooding patterns in the vicinity of the site. Project elements will generally be elevated to at least one foot above the Base Flood Elevation. Refer to County Code 22.14.060.F for complete construction standards. Additional hydrologic and hydraulic analyses will demonstrate that onsite development does not unduly impact to broader floodplain. This is expected to avoid the risk of inundation of any pollutants that happen to exist onsite at a given time. Per 22.14.060.F.5, the storage or processing of

any significant amount of materials that in the time of flooding are buoyant, flammable, or explosive or that could be injurious to human, animal, or plant life are not permitted. Therefore, project impacts would be less than significant.

(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project site is not located within an area subject to SGMA or for which a sustainable groundwater management plan would be applicable. The project would not result in a significant new source of polluted runoff, substantially deplete groundwater resources, or otherwise conflict with or obstruct the implementation of a water quality control plan. The project falls within the Phase II Municipal Permit Area (the County's Stormwater Management Area) and must comply with the Central Coast Post-Construction Requirements. The project will not contribute pollutants to waterbodies for which TMDLs have been established. Therefore, project impacts would be less than significant.

Conclusion/Mitigation

As described in previous sections, new construction at the facility would be designed in accordance with LEED standards and with low-impact development design for energy efficiency, water efficiency, and stormwater management to minimize water use and uncontrolled runoff. These would include standard measures to prevent the potential for adverse water quality effects from stormwater runoff to surface waters or infiltration to groundwater.

Based on the amount of water required and coordination with the Nipomo CSD confirming sufficient capacity to provide services for the project, no significant impacts from water use are anticipated. With the implementation of mitigation measures (Exhibit B, BR-1, BR-3, and BR-6), project impact to hydrology and water quality will be reduced to a less than significant level with mitigation.

XI. LAND USE AND PLANNING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Physically divide an established community?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Setting

Surrounding land uses are commercial to the east and west, residential to the south and agricultural to the north. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land uses (e.g. County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., County Fire for Fire Code, APCD for Clean Air Plan, etc.).

The proposed project is in the South County Planning Area – South County Inland Subarea Planning Area. The project is consistent with the Community Design Guidelines and Standards set forth in the Olde Towne Nipomo Design and Circulation Plan. Mitigation measures to ensure avoidance and minimization of impacts have been included in the project design to comply with the standards in the County General Plan and other applicable plans (e.g., the County Stormwater Management Program described in the Hydrology and Water Quality section). The project is not in the coastal zone and therefore would not require approval from the California Coastal Commission and/or the Local Coastal Program.

Discussion

(a) Physically divide an established community?

The project would expand existing development on an adjacent single parcel and would not physically divide an established community or alter existing transportation routes between communities, therefore no impacts will occur.

(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

As described in the Aesthetics section, the project's architectural design would be chosen to be compatible with the historic character of the community, consistent with the Nipomo Community Plan. There are no other land use plans or policies applicable to the project. Therefore, no impacts will occur.

Conclusion/Mitigation

The project would not conflict with the Nipomo Community Plan or County policies and there are no other land use plans or policies applicable to the project. The project is consistent with the parcel zoned land use of "Public Facilities" and meets the needs identified in the Nipomo Community Plan to expanded police services. Therefore, no impacts to land use and planning will occur and no mitigation is necessary.

XII. MINERAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
(b)	Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Setting

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Geologist classify land into mineral resource zones (MRZ) according to the known or inferred mineral potential of the land (Public Resources Code Sections 2710–2796).

The three MRZs used in the SMARA classification-designation process in the San Luis Obispo-Santa Barbara Production-Consumption Region are defined below (California Geological Survey 2011):

- **MRZ-1:** Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources.
- **MRZ-2:** Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic-geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.
- **MRZ-3:** Areas containing known or inferred aggregate resources of undetermined significance. Based on the Mineral Land Classification Map prepared for the project area, the project site is located within the MRZ-3 designation (Miller 1989; CDOC 2015).

The project site is not located near any surface mines or energy/extractive areas. The closest such areas are sand and gravel mining areas associated with the Santa Maria River, over 3.5 miles south of the project site.

Discussion

(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Based on the Mineral Land Classification Map prepared for the project area, the project site is located within an area within the MRZ-3 designation (Miller 1989; CDOC 2015), indicating that minerals within the project area have an undetermined significance. The project site is located within an urban community that would

not likely be designated or developed for mineral extraction. There are no known valuable mineral resources in the project area, therefore no impacts will occur.

(b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The project is not located within or near any mineral resource recovery sites, therefore no impacts will occur.

Conclusion/Mitigation

The project is not expected to impact mineral resources and no further analyses or mitigation measures are necessary.

XIII. NOISE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
(a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
(b)	Generation of excessive groundborne vibration or ground-borne noise levels?	☐	☐	☒	☐
(c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting

Noise sources at or near the project site are primarily traffic-related off Tefft Street. Sensitive receptors (residences) are located within 1,000 feet of the project site. The project site is not a mapped roadway/SPRR or stationary source dB area/road in the County's noise contour maps. The project is not located within the vicinity of a private airstrip or an airport land use plan. The project is not within two miles of a public airport or public use airport.

Discussion

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The project will generate temporary construction noise for the duration of construction. Construction noise will be temporary and will be confined to daylight and non-weekend/non-holiday hours. Operational activities would not generate any unusual or excessive noise. The typical noise impact from a Sheriff's substation depends on its activities and surrounding environment. Common noise sources include vehicle operations, sirens, and general activity. Noise levels may range from 50-65 dBA, comparable to light traffic or a busy office, but sirens can momentarily exceed 110 dBA, causing significant disruptions if frequent. Noise standards for residential areas often limit nighttime levels to around 55-62 dBA. The facility would serve as a Sheriff substation and would not require or include unusual outdoor activities that would generate excessive noise. Therefore, impacts are considered less than significant.

(b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Construction equipment would generate some ground-borne noise and vibration, which are not expected to be excessive as no blasting or pile driving would be required. Construction activities would be limited in duration and consistent with typical construction activities. Therefore, impacts would be less than significant.

(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located in the vicinity of a private or public airstrip therefore, no impacts will occur.

Conclusion/Mitigation

Operational noise levels would not be unusual or excessive. Construction-generated noise will be temporary and would be consistent with typical construction activities. Construction would occur during daylight hours and is not expected to require extended nighttime, weekend, or holiday hours that could potentially affect nearby residences. Therefore, project impacts related to noise would be less than significant and no mitigation is necessary.

XIV. POPULATION AND HOUSING

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
(b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Setting

The project site is on an undeveloped lot zoned for "Public Facilities". The development of the project, a Sheriff substation, will not induce unplanned growth and meets the need of expanded police services identified in the Nipomo Community Plan. The project does not propose new homes, businesses, or roads. The project will not displace any people or housing which necessitates the construction of replacement housing.

Discussion

(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The project will not house emergency personnel. It is anticipated that the initial staffing will consist of existing personnel that are reassigned from our station in Oceano. The project would not create new permanent housing. Therefore, the project would not have a direct impact on regional population growth.

The project would expand the developed area on a single parcel serviced by a dead-end access drive; the project would not alter existing transportation networks. Therefore, no impacts will occur.

(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project would use currently vacant undeveloped parcels and would not displace any housing. Therefore, no impacts will occur.

Conclusion/Mitigation

The project would not result in substantial or unplanned population growth and would not displace existing housing or necessitate the construction of replacement housing elsewhere. The project would have no impacts on population and housing and no mitigation measures are necessary.

XV. PUBLIC SERVICES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
	Fire protection?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other public facilities?	☐	☐	☒	☐

Setting

Law Enforcement Services

The project would relocate some of the existing dispatch facilities located elsewhere in the County to a single new location at the project site in Nipomo without triggering the need for additional new facilities located elsewhere.

Fire Protection Services

Fire protection services in unincorporated San Luis Obispo County are provided by the California Department of Forestry and Fire Protection (CAL FIRE), which has been under contract with the County to provide full-service fire protection since 1930. Approximately 180 full-time state employees operate the County Fire Department, supplemented by as many as 100 state seasonal fire fighters, 300 County paid on-call and reserve fire fighters, and 120 state inmate fire fighters. CAL FIRE responds to emergencies and other requests for assistance, plans for and takes action to prevent emergencies and to reduce their impact, coordinates regional emergency response efforts, and provides public education and training in local communities. CAL FIRE has 24 fire stations located throughout the county. The project site is located within close proximity to a CAL FIRE station, Nipomo Station 20, located at 450 Pioneer Street, Nipomo approximately 0.3 miles west of the project site.

Public Schools

San Luis Obispo County has a total of 12 school districts that currently enroll approximately 34,000 students in over 75 schools (County of San Luis Obispo Office of Education 2022). The project site is located within the Lucia Mar School District. The closest school is Nipomo Elementary School, approximately 0.5 miles from the project site.

Public Parks and Recreation Facilities

The closest recreational facilities in the vicinity are passive recreational uses at Jim Miller Memorial Park, less than 100ft south of the project site. This park provides open space for dog walking, ball games, and other recreational amenities.

Discussion

(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, or other public facilities.

The project would not displace any facilities that currently provide public services, or interfere with the provision of fire protection, law enforcement, schools, parks, or other public facilities at or near the site and throughout the County. The project would have beneficial impacts for law enforcement and emergency response. This is expected to provide more efficient and effective operations for these functions. Therefore, impacts are considered less than significant.

Conclusion/Mitigation

The project would have beneficial impacts for police protection and emergency response. This is expected to provide more efficient and effective operations for these functions. Therefore, impacts to public services are considered less than significant and no mitigation measures are necessary.

XVI. RECREATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Setting

The project is not located in a location that would affect any trail, park, recreational resource, coastal access and/or Natural Area. The project site is across from Jim Miller Memorial Park. It is anticipated that there would be no change in use as a result of the project and the project does not include or expand upon recreational facilities.

Discussion

(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The project is not expected to increase the use of existing neighborhood and regional parks or other recreational facilities; therefore, no impacts would occur.

(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project does not include construction or expansion of recreational facilities; therefore, no impacts would occur.

Conclusion/Mitigation

The project would have no impacts to recreation. No further analyses or mitigation measures are necessary.

XVII. TRANSPORTATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	Would the project:				
(a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
(c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
(d)	Result in inadequate emergency access?	☐	☐	☐	☒

Setting

Senate Bill 743 and Vehicle Miles Traveled

Senate Bill 743, which was codified into the Public Resources Code section 21099, requires communities to achieve a 15% reduction in vehicle miles traveled. This resulted in a change in the CEQA Guidelines regarding the analysis of transportation impacts. As described in the December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, vehicle miles traveled (VMT) is considered the most appropriate metric to evaluate a project's transportation impacts under CEQA, replacing level of service and other similar metrics for consideration of significant environmental effects.

Regional Transportation Planning

SLOCOG holds several key roles in transportation planning within the county. As the Regional Transportation Planning Agency (RTPA), SLOCOG is responsible for conducting a comprehensive, coordinated transportation program, preparing an RTP/SCS, allocating state funds for transportation projects, and administering and allocating transportation development act funds required by state statutes. The RTP, adopted June 7, 2023, is a long-term blueprint of San Luis Obispo County's transportation system that identifies and analyzes the transportation needs of the region and creates a framework for project priorities. The project site has not been identified for planned multimodal roadway improvements in the 2023 RTP.

Local Transportation Planning

The County's Framework for Planning (Inland), Part I of the County LUCE, establishes goals and strategies to meet pedestrian circulation needs by providing usable and attractive sidewalks, pathways, and trails to establish maximum access and connectivity between land use designations. The LUCE sets forth policies and programs to address transportation impacts.

Existing Conditions

The proposed facility will be placed on an existing empty lot. The parcel is accessed from an existing access drive off Tefft Street. The proposed dispatch facility would relocate several full-time personnel from Oceano to Nipomo and not substantially change the total number to average vehicle daily trips. Average trip length will decrease, as the new facility will allow for more rapid response times due to decreased commute lengths.

The project will provide emergency access and will be designed to avoid hazards caused by geometric design features.

Discussion

(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The project would not expand or alter existing transportation networks or bicycle and pedestrian facilities. The project would expand development on an existing parcel served by an existing access road and would not alter circulation patterns or interfere with existing and proposed bikeways and pedestrian paths in the vicinity. Therefore, no impacts will occur.

(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Section 15064.3(b) establishes the criteria for evaluating transportation impacts with respect to vehicle miles traveled (VMT). The project site is within 0.5 mile of an established public transit spot. The project would alter the commute miles of personnel currently fulfilling dispatch facility and emergency response functions at other locations in the County that would be relocated to the proposed project site. Individuals' commute miles may increase or decrease depending on where employees live and where their current work location is located.

The California Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA (2018) states that development projects that generate less than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact. The estimated average daily trips to the site for normal (110) and emergency (150) operations would be offset on a County-wide basis by a corresponding decrease in daily trips from the locations currently serving the same functions; therefore, a quantitative analysis of VMT is not necessary and the project will have less than significant impacts on transportation from the perspective of VMT.

(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project would not impact any existing intersections or introduce new road features or alignments. The project would result in an incremental increase in local traffic on Tefft Street and adjoining thoroughfares, but would not introduce any uses that would be incompatible with existing road use. Therefore, impacts would be less than significant.

(d) Result in inadequate emergency access?

The project would not affect emergency access to the facility or elsewhere, therefore no impacts will occur.

Conclusion/Mitigation

The project does not conflict with any program plans, ordinances, or policies addressing transportation facilities. The project would alter the commute miles of personnel currently fulfilling dispatch facility and emergency response functions at other locations in the County that would be relocated to the proposed project site. Individuals' commute miles may increase or decrease depending on where employees live and where their current work location is located. Average trip length will decrease, as the new facility will allow for more rapid response times due to decreased commute lengths. The project will provide emergency access and will be designed to avoid hazards caused by geometric design features. Therefore, impacts related to transportation would be less than significant, and no mitigation measures are necessary.

XVIII. TRIBAL CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
	(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☒	☐

Setting

Approved in 2014, AB 52 added tribal cultural resources to the categories of resources that must be evaluated under CEQA. Tribal cultural resources are defined as either of the following:

1. Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

   a. Included or determined to be eligible for inclusion in the CRHR; or

   b. Included in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Public Resources Code Section 5024.1.

The Cultural Resources section describes the cultural resources setting for the project site. A records search identified one previously recorded cultural resource, within the southwest corner of the project site and five previously recorded cultural resources within a 0.25-mile search radius. The cultural resource has been evaluated and determined eligible for listing on the National Register of Historic Places (NRHP), which means that the resource is also eligible for listing on the California Register of Historical Resources (CRHR). However, the resource conditions observed during the current survey do not match the resource conditions observed when the resource was recorded in 2001. This suggests that the cultural resource does not retain potential to yield important archaeological data; thus, there is little to no chance that the proposed project will have an impact on the resource (Padre, 2024).

During County-coordinated Tribal consultation pursuant to Assembly Bill 52, Northern Chumash Tribal Council recommended that ground disturbing activities be monitored by a representative from their tribe.

Discussion

(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

(a-i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

(a-ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Pursuant to AB 52, the County provided notice to local California native tribes with geographic and/or cultural ties to the project region. Tribal consultation resulted in information being conveyed to the County about the archaeological sensitivity of the region and the recommendation that excavation activities be monitored by a representative from the Northern Chumash Tribal Council. The recommendation for presence of an onsite archaeological monitor and tribal monitoring during initial ground disturbance have been incorporated into Mitigation Measure CR-1 and CR-2.

Although a records search identified one previously recorded cultural resource which has been evaluated and determined eligible for listing on the NRHP and CRHR, was additional analysis determined that cultural resource does not retain potential to yield important archaeological data; thus, there is little to no chance that the proposed project will have an impact on the resource (Padre, 2024).

Conclusion/Mitigation

As described in the Cultural Resources Section, standard mitigation measures would be implemented that specify the procedures in the event of any unanticipated finds (Exhibit B, CR-1 and CR-2). These mitigation measures would reduce potential project impacts to cultural resources to a less than significant level with mitigation.

XIX. UTILITIES AND SERVICE SYSTEMS

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
(a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
(b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
(c)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
(d)	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
(e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting

Water/Wastewater Facilities

The Nipomo Community Services District (NCSD) has a service area of approximately 7 square miles in southern San Luis Obispo County and relies on groundwater and imported water from the City of Santa Maria to serve its customers. Golden State Water Company (GSWC) and Woodlands Mutual Water Company (WMWC) are partner purveyors and provide water to customers in the Nipomo Mesa outside the NCSD service areas.

The NCSD currently operates two wastewater treatment facilities to serve its service area—the Southland Wastewater Treatment Facility (WWTF) and the Blacklake Water Reclamation Facility (WRF). The Southland

WWTF currently serves approximately 2,500 connections within the community of Nipomo and other proximate unincorporated county areas. The project site is located in the service area of Southland WWTF.

The NCSD provides water, wastewater, and solid waste services for the parcel. The County coordinated informally with the NCSD District Director via email on October 21, 2024. Existing and proposed water and sewer service usage for the parcel indicate that there is adequate capacity to accommodate the project and planned future build out. The NCSD would provide a will-serve letter to the County after submission of plans and specifications for the project.

Stormwater

Per the County's Stormwater Program, the County Public Works Department is responsible for ensuring that new construction sites implement BMPs during construction, and that site plans incorporate appropriate post-construction stormwater runoff controls. Construction sites that disturb 1 acre or more must obtain coverage under the SWRCB's Construction General Permit.

Underground and Overhead Utilities

There are underground and overhead utilities in the project area. The County will coordinate with existing utility providers before digging or relocation. The project site will also require an electrical utility line connection.

Solid Waste Facilities

There are three landfills in San Luis Obispo County: Cold Canyon Landfill, located south of the City of San Luis Obispo; Chicago Grade Landfill, located near the community of Templeton; and Paso Robles Landfill, located east of the City of Paso Robles. The community of Nipomo is served by South County Sanitary for trash and recycling pick up and disposal services.

Discussion

(a) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The project would not result in construction of a new water or wastewater facility or the expansion of existing facilities. The NCSD confirmed that the County's estimates of water and wastewater needs for the project are within NCSD's allocations for the parcel. The project would be designed for energy and water efficiency and would meet all relevant standards and regulations pertaining to water and wastewater management. Therefore, impacts would be less than significant.

(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The NCSD confirmed that the County's estimates of water needs for the project are within NCSD's allocations for the parcel. The project would be designed for energy and water efficiency and would meet all relevant standards and regulations water management. Therefore, impacts would be less than significant.

(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The NCSD confirmed that the County's estimates of water and wastewater needs for the project are within NCSD's allocations for the parcel. The project would be designed for energy and water efficiency and would meet all relevant standards and regulations pertaining to water and wastewater management. Therefore, impacts would be less than significant.

(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. There will be less than significant solid waste generation associated with the construction of the Sheriff substation and operation of the Sheriffs substation.

(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Construction-related waste (i.e., excavated soils) would be disposed of according to federal and state regulations. The project would be designed for energy and water efficiency and would meet all relevant standards and regulations pertaining to solid waste management. South County Sanitary would receive any solid waste generated by operation of the Sherriff's Nipomo Substation and would be required to comply with applicable federal, state and local regulations. Therefore, impacts would be less than significant.

Conclusion/Mitigation

The project would have less than significant effects on utilities and service systems and no further analyses or mitigation measures are required.

XX. WILDFIRE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
(a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
(b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
(d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Setting

The project is not in a zone with an assigned fire severity risk and is within an area classified as a 'local fire responsibility.' The project site is located within close proximity to a CAL FIRE station, Nipomo Station 20, located at 450 Pioneer Street, Nipomo approximately 0.3 miles west of the project site. The project would be designed in compliance with applicable codes and there is a fire hydrant within 50 feet of the project site.

Discussion

(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Construction and operation of the project would not interfere with any regional emergency response or evaluation plans. Construction access and operational use of the facility would use existing roads, but the project location is at an off-road location. Project-related traffic along Tefft Street, Nipomo, would not block or interfere with use of the roads for emergency or evacuation purposes. Therefore, the project would not interfere with an adopted emergency response plan or emergency evacuation plan, and no impacts would occur.

(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The project would be located between the developed portion of Tefft Street and would not increase existing wildfire risks in the vicinity. As described in the Hazards and Hazardous Materials section, a mitigation measure prohibiting construction vehicles from working in dry vegetation off-road locations would reduce the risk of vehicle-sparked wildfires. The project would improve emergency response times, creating a benefit for the community. The project would not exacerbate wildfire risks; therefore, impacts would be less than significant.

(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The project would not require the installation of infrastructure that could exacerbate fire risk in the vicinity. A hydrant is located less than 50 feet from the project site and will support onsite fire response, but would not increase the nature of the project's temporary and permanent physical impacts to the environment. Any required utility lines would be installed to avoid the risk of wildfire and would not result in temporary or ongoing impacts. Therefore, impacts would be less than significant.

(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The project is not in a location where post-fire slope instability or drainage changes would be a concern. The site is relatively flat, surrounded by generally level lands with low landslide risk, and there are no existing drainages on or immediately adjacent to the site. The proposed project design is being informed by site-specific geotechnical data and a detailed engineering design that ensures conformance with state and federal design standards. The proposed project would be constructed in accordance with applicable engineering standards to reduce risk associated with post-fire ground-failure events and therefore impacts would be less than significant.

Conclusion/Mitigation

The project would result in a new and more effective Sheriff substation, improving communications regarding wildfires throughout the County. No significant impacts to wildfire were identified. The Hazards and Hazardous Materials section includes a mitigation measure prohibiting construction vehicles from operating or parking in dry grasslands at the site to minimize fire risk. The proposed project and associated activities would not result in significant adverse impacts related to wildfire, and no mitigation measures are necessary.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Does the project 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)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion

(a) *Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The project does not have the potential to substantially degrade the quality of the environment. Incorporation of mitigation measures (Exhibit B,) related to Air Quality (AQ-1 through AQ-3), Biological Resources (BR-1 through BR-8), Cultural Resources (CR-1 and CR-2), and Hazards and Hazardous Materials (HZ-1 through HZ-4) included in Exhibit B would ensure that the project would not substantially adversely affect air or water quality, reduce the number of fish and 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 rare or endangered plant or animal species, and/or eliminate important examples of the major periods of California history or pre-history. Therefore, the anticipated project-related impacts are less than significant with mitigation.

(b) *Does the project 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)?*

The project does not have impacts that are individually limited, but cumulatively considerable. The proposed facilities are consistent with the character of existing and likely future developments along the Tefft Stret corridor and in the Nipomo region. The evaluations in this Initial Study confirm that the project would not have substantial impacts due to the disturbed nature of the site and lack of conflicting uses or resources at or adjacent to the site. Therefore, the incremental impacts of the project would not be considered as contributing to significant cumulative impacts when considering past, current, and probable future development in the area. Therefore, all project-related impacts would be less than significant.

(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The anticipated effects of the project would not conflict with any adjacent land uses. Potential exposure to hazardous materials is described in the Hazards and Hazardous Materials Section, and the mitigation measures (Exhibit B, *AQ-1 through AQ-3 and HZ-1 through HZ-4)* would ensure no adverse effects to *air quality, water quality*, construction workers and sensitive receptors in the vicinity during construction. From an operational perspective, the project would not have any direct or direct adverse impacts on human beings and is expected to have a beneficial effect on safety through a modern and efficient emergency response facility. Therefore, the anticipated project-related impacts are less than significant with mitigation.

Conclusion

With the implementation of the project-specific mitigation measures (Exhibit B), related to Air Quality (AQ-1 through AQ-3), Biological Resources (BR-1 through BR-8), Cultural Resources (CR-1 through CR-2),and Hazards and Hazardous Materials (HZ-1 through HZ-4) included in Exhibit B, the project would have a less than significant impact on the environment with mitigation.

Exhibit A - Initial Study References and Agency Contacts

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

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

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

☒ Project File for the Subject Application

County Documents

☐ Coastal Plan Policies
☐ Framework for Planning (Coastal/Inland)
☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
- ☐ Agriculture Element
- ☐ Conservation & Open Space Element
- ☐ Economic Element
- ☐ Housing Element
- ☐ Noise Element
- ☐ Parks & Recreation Element/Project List
- ☐ Safety Element

☒ Land Use Ordinance (Inland/Coastal)
☐ Building and Construction Ordinance
☐ Public Facilities Fee Ordinance
☐ Real Property Division Ordinance
☐ Affordable Housing Fund
☐ Airport Land Use Plan
☐ Energy Wise Plan
☒ South County Area Plan/South County sub area
☒ Design Plan
☐ Specific Plan
☐ Annual Resource Summary Report
☐ Circulation Study

Other Documents

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

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

Avila and Associates Consulting Engineers, Inc. 2025. Nipomo Sheriff Substation, Tefft Road – Existing Condition Hydrology and Hydraulic Analysis, San Luis Obispo County, California. June 7, 2025

BSSC (Building Seismic Safety Council), 2014. NEHRP Recommended Seismic Provisions for New Buildings and Other Structures, Volume 1: Part 1 Provisions, Part 2 Commentary, FEMA P-1050-1, Washington, D.C., 555 pp.

California Air Resources Board (CARB). 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. December 2022. Available at: https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf.

California Department of Conservation (CDOC). 2015. Fault Activity Map of California. Available at: https://maps.conservation.ca.gov/cgs/fam/.

CGS (California Geological Survey), 2002. California Geomorphic Provinces. Note 36.

Delattre, Marc, and Mark O. Wiegers, 2014, Preliminary Geologic Map of the Nipomo 7.5' Quadrangle, San Luis Obispo County, California: A Digital Database, scale 1:24,000

GSA (Geological Society of America), 2018, GSA Geologic Time Scale, v. 5.0

California Geological Survey. 2011. Update of Mineral Land Classification: Concrete Aggregate in the San Luis Obispo – Santa Barbara Production-Consumption Region, California. Available at: https://agenda.slocounty.ca.gov/iip/sanluisobispo/file/getfile/120384.

Haro Environmental 2023. Heathy and Safety Plan for Haro Environmental Project Team Activities at Tefft Street Property Nipomo, California. October 9, 2023

Haro Environmental 2023b. Report of Soil and Vapor Sampling Investigation, Teft Street Property, Nipomo, California. November 13, 2023.

Haro Environmental 2024. Soil Management Plan, Tefft Street Property Nipomo, California. June 20, 2024

Nipomo Community Plan 2014. https://www.slocounty.ca.gov/departments/planning-building/forms-documents/plans-and-elements/community-plans/nipomo-community-plan

Olde Towne Nipomo Design and Circulation Plan 1999. Olde Town Nipomo Association, County of San Luis Obispo, Cannon Associates. April 27, 1999

Padre. 2024. Phase I Archaeological Study, Nipomo Sheriff Substation Project #320215, APN 090-141-006, Nipomo, San Luis Obispo County. March 2024.

RWQCB, 2024. Water Quality Control Plan for the Central Coastal Basin. Regional Water Quality Control Board, Central Coast Region State Water Resources Control Board California Environmental Protection Agency. June 2024

San Luis Obispo Air Pollution Control District (SLOAPCD). 2023a. *CEQA Air Quality Handbook; 2023 Administrative Update Version to APCD Board Adopted 2012 Version*. Available at: https://storage.googleapis.com/slocleanairorg/images/cms/upload/files/CEQA%20Handbook%202023_Final.pdf.

SLO Co (San Luis Obispo, County of). 2024. Department of Planning and Building, Land Use View, interactive web app for accessing County maps and planning data. Accessed at: www.slocounty.ca.gov/Departments/Planning-Building/Information-Systems/Services/Land-Use-View.aspx

USGS (United States Geological Survey), 2024. "Earthquake Hazard Toolbox" United States Geological Survey, accessed at: https://earthquake.usgs.gov/nshmp/

USGS (United States Geological Survey). 2013. The Uniform California Earthquake Rupture Forecast, Version 3 (UCERF3) – The Time Dependent Model, USGS Open File Report 2013-1165.

Exhibit B - Mitigation Summary

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

Anticipated CEQA Mitigation Measures

Air Quality Mitigation Measures

AQ-1 Projects with grading areas that are greater than 4 acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions:

- Reduce the amount of the disturbed area where possible.
- Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.
- All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed.
- Permanent dust control measures identified in the approved project revegetation and landscape plans and/or specifications should be implemented as soon as possible following completion of any soil disturbing activities.
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with fast-germinating, non-invasive grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used.
- Vehicle speed for all construction vehicles will not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between the top of the load and the top of the trailer) in accordance with California Vehicle Code Section 23114.
- "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as defined in the California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.

- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- All fugitive dust mitigation measures shall be shown on grading and building plans and/or specifications.
- The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2 Portable construction equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. To minimize potential delays, prior to the start of the project, the APCD Engineering & Compliance Division should be contacted for specific information regarding permitting requirements.

AQ-3 In addition to the state-required diesel idling requirements, the County will comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:
To the maximum extent feasible, staging and queuing areas will not be located within 1,000 feet of sensitive receptors. If staging areas must be located within less than 1,000 feet, then additional signage will be used to remind project personnel that construction activities are occurring within close proximity to sensitive receptors and that compliance with the said air quality regulations must be maintained at all times. The use of alternatively fueled equipment is recommended and will be used to the maximum extent practicable.

Biological Resources Mitigation Measures

BR-1 Prior to construction, a Storm Water Pollution Prevention Plan or Water Pollution Control Plan will be prepared for the project in accordance with County of San Luis Obispo Public Works Department requirements. Provisions of this plan will be implemented during and after construction as necessary to avoid and minimize erosion and stormwater pollution in and near the work area.

BR-2 Prior to initiation of any construction activities, including vegetation clearing or grubbing, sturdy high-visibility fencing will be installed to delineate the specified project disturbance limits and protect environmentally sensitive areas (ESA). This ESA fencing will be placed so that unnecessary adverse impacts to the adjacent habitats are avoided, including oak woodland and riparian willow thicket. No construction work (including storage of materials) will occur outside of the specified project limits. The fencing will remain in place during the entire construction period, will be monitored periodically by a qualified biologist, and will be maintained as needed by the contractor.

BR-3 Prior to construction, the contractor will prepare a Hazardous Materials Response Plan to allow for a prompt and effective response to any accidental spills. Workers will be informed

of the importance of preventing spills and of the appropriate measures to take should a spill occur.

BR-4 If feasible, vegetation within the project impact area will be removed during the fall or winter (September 2 to February 15) prior to construction, to minimize the potential for construction impacts to nesting birds.

For construction activities proposed during the typical nesting season (February 1 to September 1), pre-construction nesting bird surveys will be conducted by qualified biologists no more than two weeks prior to the start of construction to determine presence/absence of nesting birds. Nesting bird surveys will continue throughout the construction period as needed until the end of nesting season.

If active nests are encountered on site immediately prior to or during construction, an appropriate avoidance buffer will be established around the occupied nest(s). Avoidance will be accomplished by installation of high visibility orange construction fencing or flagging around the occupied areas with the appropriate setback. A qualified biological monitor will facilitate installation of the fence or flagging and will conduct periodic site visits to ensure that the fencing remains intact for the duration of construction activities in proximity to the active nest(s) and he or she will continue to monitor the nest(s). Construction activities will not occur within the nesting bird avoidance buffer area(s) until the biological monitor determines that either: a) all young have fledged and that the nest(s) are no longer occupied, or b) construction activity is not precluding nesting activity.

BR-5 During construction, trash will be contained, removed from the work site, and disposed of regularly. Following construction, trash and construction debris will be removed from the work areas. Vegetation removed from the construction site will be taken to a certified landfill to prevent the spread of invasive species. If soil from weedy areas (such as areas with poison hemlock or other invasive exotic plant species) must be removed offsite, the top 6 inches (152 millimeters) containing the seed layer in areas with weedy species will be disposed of at a permitted landfill.

BR-6 During construction, the cleaning and refueling of equipment and vehicles will occur only within a designated staging area and at least 60 feet (20 meters) from riparian habitat, wetlands, or other aquatic areas. At a minimum, equipment and vehicles will be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills.

BR-7 During construction, erosion control measures (e.g., silt fencing, fiber rolls, and barriers) will remain available onsite and will be utilized as necessary to prevent erosion and sedimentation beyond the project disturbance limits. No synthetic plastic mesh products will be used for erosion control and use of these materials onsite is prohibited. Erosion control measures and other suitable Best Management Practices used will be checked to ensure that they are intact and functioning effectively and maintained on a daily basis throughout the duration of construction. The contractor will also apply adequate dust control techniques, such as site watering, during construction to protect water quality. Stockpiled materials will be covered and contained if required to prohibit material migration.

BR-8 During construction, no pets will be allowed on the construction site.

Cultural Resources Mitigation Measures

CR-1 Prior to construction, an archaeologist will provide a pre-construction archaeological briefing to all construction crews prior to initiating ground disturbing activities. The briefing will provide guidance on historical and archaeological resources and appropriate procedures to follow if such finds are inadvertently exposed during the project.

CR-2 During initial ground disturbance in native soil, and in coordination with the County, the qualified archaeologist shall provide advance notification to a representative from the Northern Chumash Tribal Council to provide cultural resource monitoring for the identification, evaluation, treatment, and protection of any cultural resources that are affected by or may be discovered during construction of the proposed project. "Initial ground disturbance" is defined as first-pass construction disturbance; once areas of native soil have been disturbed by construction and have been found not to contain cultural materials, archaeological and tribal monitoring is not necessary during subsequent construction disturbance. If the archaeological team and tribal representative, in direct coordination with the County, determines the potential for encountering archaeological resources is negligible, cultural resource monitoring may be reduced or cease at any time.

CR-3 During construction, if previously unidentified cultural materials are unearthed, work will be halted in that portion of the project area until a qualified archaeologist can assess the significance of the find. Additional archaeological surveys will be needed if the project limits are extended beyond the present survey limits.

CR-4 During construction, as specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site, the person responsible for the excavation, or his or her authorized representative, will immediately notify the San Luis Obispo County Coroner's office, and the County Environmental office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by an Archaeologist and/or Native American monitor) will occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98.

Hazards and Hazardous Materials Mitigation Measures

HZ-1 Project activities will be conducted in accordance with the Health and Safety Plan (HASP) prepared for the project site. Any deviations from this plan must be approved by the County.

HZ-2 Project activities will be conducted in accordance with the Soil Management Plan (SMP) prepared for the project site. Any deviations from this plan must be approved by the County.

HZ-3 Any staging or equipment/vehicle parking areas will be free of combustible vegetation and work crews will have shovels and fire extinguishers on site during all construction activities.

HZ-4 The contractor will be responsible for appropriate handling, storage, management, and disposal of all waste, including hazardous and potentially hazardous materials, including but not limited to dewatering fluids, materials containing lead-based paint or asbestos, contaminants in soil, treated wood, asphalt, and bridge demolition debris.

Mitigation Monitoring Plan

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

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

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

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

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