Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED17-050 **DATE:** September 7, 2017

PROJECT/ENTITLEMENT: AG Property Holdings Major Grading Permit; PMT2016-01335

APPLICANT NAME: AG Property Holdings, LLC **Email:** wabraun@ca.rr.com
ADDRESS: 2304 La Mesa Drive, Santa Monica, CA 90402
CONTACT PERSON: William Braun **Telephone:** (310) 880-7687

PROPOSED USES/INTENT: The proposed project is a request by AG Property Holdings, Inc. for a major grading permit to construct a high-density polyethylene (HDPE) lined agricultural reservoir within the existing El Campo Ranch. The reservoir would be approximately 165 feet wide, 134 feet long, and 18 feet 5 inches deep, with a maximum capacity of 3.94 acre feet of water for irrigation purposes. The project would result in a total of 41,788 square feet (0.96 acre) of site disturbance, including an estimated 5,697 cubic yards of cut and 5,698 cubic yards of fill material on a 104 acre parcel in the Agriculture land use category. The applicant proposes to balance the material on-site with no required import or export of soils; excavated soils would be used to construct the reservoir and/or used elsewhere within the El Campo Ranch property.

LOCATION: The project site is located on the northeast side of Los Berros Road, approximately 0.8 mile east of U.S. 101 and 1.2 miles southeast of the city of Arroyo Grande. The site would be accessed by Los Berros Road, El Campo Road, and unpaved farm roads. The project site is within the South County planning area (South County Inland sub area).

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

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

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Signature	Project Manager Name	Date	Public Agency
	Airlin Singewald (asingewald@co.slo.ca.us)		County of San Luis Obispo

Initial Study Summary – Environmental Checklist

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

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Project Title & No. AG Property Holdings Major Grading Permit PMT2016-01335 **(ED17-050)**

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Emily Creel, SWCA Consultants — Emily Creel — 8/31/17
Prepared by (Print) — Signature — Date

Airlin M. Singewald, Senior Planner — 8/31/17
Reviewed by (Print) — Signature (for) — Date

Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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(ver 5.10) Using Form

Project Title & No. AG Property Holdings Major Grading Permit PMT2016-01335 (**ED17-050**)

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☐ 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.

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Emily Creel, SWCA Consultants

Prepared by (Print) Signature Date

Airlin M. Singewald, Senior Planner

Reviewed by (Print) Signature (for) Date

Project Environmental Analysis

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

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: The proposed project is a request by AG Property Holdings, Inc. for a major grading permit to construct a high-density polyethylene (HDPE) lined agricultural reservoir within the existing El Campo Ranch. The reservoir would be approximately 165 feet wide, 134 feet long, and 18 feet 5 inches deep, with a maximum capacity of 3.94 acre feet of water for irrigation purposes. The project would result in a total of 41,788 square feet (0.96 acre) of site disturbance, including an estimated 5,697 cubic yards of cut and 5,698 cubic yards of fill material on a 104 acre parcel in the Agriculture land use category. The applicant proposes to balance the material on-site with no required import or export of soils; excavated soils would be used to construct the reservoir and/or used elsewhere within the El Campo Ranch property. The project site is located on the northeast side of Los Berros Road, approximately 0.8 mile east of U.S. 101 and 1.2 miles southeast of the city of Arroyo Grande. The site would be accessed by Los Berros Road, El Campo Road, and unpaved farm roads. The project site is within the South County planning area (South County Inland sub area).

PROJECT DETAILS: The project includes installation of valves, filters, pumps, and a 10-inch polyvinyl chloride (PVC) drop pipe outlet structure to serve as an emergency overflow to prevent the reservoir from overflowing. The project would require stubbing one six-inch Class 125 PVC pipe through the exterior slope for future connection to the fill lines by an irrigation contractor. This pipe would be equipped with concrete slurry anti-seep collars. The reservoir would be supplied from an existing irrigation well located on an adjacent property. The applicant has contractual rights to operate and use the water supply from the well on the adjacent property. A 5-foot by 12-foot, 8-inch thick reinforced concrete pad would be constructed around the pump inlet pipes to anchor the 40 mil HDPE liner. A six-foot non-climb fence would be built around the exterior perimeter of the reservoir. Access to the reservoir would be by existing dirt farm roads; no driveways would be constructed.

The reservoir is proposed to provide water storage and supplies for irrigation for the existing El Campo Ranch, which primarily farms blueberries. El Campo Ranch contains a total of approximately 22.6 acres of blueberries under cultivation on the property. The project is located just north (and outside) of the Santa Maria River Valley Groundwater Basin. The reservoir would operate year-round and would be filled (for storage) and emptied (for application) as water is required for onsite blueberry farming operations. The reservoir would allow the ranch's existing irrigation system to meet peak water demand requirements of the farm without having to install additional irrigation wells and pumps. The reservoir would be lined and, therefore, there would be no water loss through percolation into the ground.

ASSESSOR PARCEL NUMBER(S): 075-081-006

Latitude: 35° 5' 29" N Longitude: 120° 33' 46" W **SUPERVISORIAL DISTRICT** # 4

B. EXISTING SETTING

PLAN AREA: South County **SUB**: South County Inland **COMM:** Rural

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Flood Hazard

PARCEL SIZE: 104 acres

TOPOGRAPHY: Gently sloping to moderately sloping

VEGETATION: Grasses, Shrubs, Scattered Oaks

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; rural residences, agriculture	*East:* Agriculture; rural residences, agriculture
South: Agriculture; Residential Rural, rural residences, agriculture	*West:* Residential Rural; rural residences, agriculture

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Aesthetics

Setting. The proposed project is located approximately 1.2 miles south of the city of Arroyo Grande, within a predominantly agricultural area. The visual setting in the project area includes agricultural views (dry farming and grazing), open hillsides, scattered rural residences, and other agricultural infrastructure and development. The topography west of US 101 generally consists of rolling hills. Almost the entire length of US 101 through San Luis Obispo County is identified as an eligible state scenic highway by the California Department of Transportation's (Caltrans) California Scenic Highway Mapping System, though it has not been officially designated as a state scenic highway. The project site is not visible from US 101 and is not within a visual Sensitive Resource Area (SRA).

Impact. The project would not be visible from US 101 or Highway 1 due to distance and intervening topography and vegetation. The project site is elevated above surrounding local roadways, resulting in limited views from Los Berros Road. Views of the project would predominantly consist of those typical of a small agricultural reservoir and would generally blend in with the surrounding area, which includes vineyards, row crops, grazing, barns, equestrian facilities, agricultural accessory buildings, and agricultural reservoirs. The project would not silhouette against any ridgelines as viewed from public roadways. The site does not include unique geological or physical features and no new lighting would be installed at the site. Therefore, no significant visual impacts would occur.

Mitigation/Conclusion. No mitigation measures are necessary.

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

Agricultural Resources

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: Blueberries

State Classification: Not prime farmland

In Agricultural Preserve? Yes

Under Williamson Act contract? No

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

115-Chamise shaly loam (9-15% slope). This very deep, well drained, rolling soil is found on dissected terraces and foothills. Permeability of the Chamise soil is very slow, and the available water capacity is very low or low. Surfae runoff is medium, and the hazard of water erosion is moderate. The soil has a moderate shrink-swell potential. The soil's land capability class is 6e when irrigated and not irrigated. Per the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), its farmland classification is not prime farmland. This soil is moderatly suited to rangeland.

117-Chamise shaly sandy clay loam (5 to 9 % slopes). This very deep, well drained, moderately sloping soil is found on dissected terraces. Permeability of this Chamise soil class is very low or low. Surface runoff is medium and the hazard of water erosion is moderate. This soil has moderate shrink-swell potential. The soil's land capability class is 6e when irriagated and non-irrigated. Its NRCS farmland classification is not prime farmland. Most areas of this soil is used for small grains or as rangeland.

On-site soils are identified as Unique Farmland, Farmland of Local Potential, Grazing Land, and Other Land based on the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP 2014).

The reservoir site is currently disturbed and has been historically used as a horse riding arena.

Impact. The reservoir would be located on land designated as "not prime farmland" per NRCS soil classification; therefore, the project would not convert prime farmland to non-agricultural use. The

reservoir would support existing blueberry cultivation activities and is considered an agricultural use. Therefore, the project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use. Construction and operation of the reservoir would not adversely affect the existing blueberry production onsite, and the storage of water would not adversely affect proximate agricultural uses. The project site is not under a Williamson Act contract and the proposed agricultural reservoir would not conflict with Williamson Act contracted parcels in the project vicinity.

The proposed project could result in additional pumping to fill the reservoir, potentially impacting agricultural water supplies at adjacent well sites. A hydrogeologic analysis study was prepared to determine if additional pumping would substantially impact agricultural water supplies on adjacent parcels. The results of the study determined that implementation of the project would result in less than 1 foot drawdown at adjacent property owners during initial filling of the reservoir and less than 0.1 foot well drawdown during all other operational scenarios evaluated (Monsoon Consultants 2017). This report was peer reviewed by the County's consultant, GSI Water Solutions, Inc., who estimated maximum drawdown at adjacent wells would be 1.1 foot and concluded that the effect on adjacent well users would be insignificant (GSI 2017).

Mitigation has been identified that would ensure that the stored water is only used for on-site agricultural uses within the project site. Limits on the water's use or sale offsite would ensure potential impacts to agricultural water supplies would be less than significant.

Mitigation/Conclusion. With implementation of mitigation measure AG-1 described in Exhibit B, Mitigation Summary Table, impacts to agriculture would be reduced to less than significant.

3. AIR QUALITY *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☒	☐	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☐	☒	☐
GREENHOUSE GASES				
f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☒

Air Quality

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

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

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

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

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

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

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of

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

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

Impact. San Luis Obispo County is currently in non-attainment for ozone (O3) and respirable particulate matter (PM10). As proposed, the project would result in the disturbance of approximately 41,788 square feet (0.96 acre), including 5,697 cubic yards of cut and 5,698 cubic yards of fill. This would result in the creation of construction dust as well as short-term vehicle emissions during construction activities. However, the project would be moving less than 1,200 cubic yards/day of material and would require less than four acres of grading; therefore, the project would be below the general thresholds triggering construction-related mitigation.

There are two sensitive receptors (rural residences) located within 0.25 mile of the project site. One rural residence is located on the property, less than 400 feet north of the project site; and another rural residence is located on an adjacent property approximately 400 feet southeast of the project site.

Given that the project proposes to disturb moderately erodible soils and is in close proximity to sensitive receptors, the project would be subject to fugitive dust control measures pursuant to Land Use Ordinance Section 22.52.160.C (Construction Procedures, Air Quality Controls). These procedures provide additional protection from dust and ensure fugitive dust emissions are adequately controlled to below the 20 percent opacity limit as identified in the APCD's 401 "Visible Emissions" rule and that dust is not emitted offsite. The APCD identified recommended dust control measures to prevent any exceedance of the APCD's limit of 20% opacity. Most of these measures are already included in the project plans Project Air Quality Control Notes:

> *During construction the contractor shall designate a person or persons to monitor the Dust Control Program and to order increases in measures as necessary to prevent the transport of dust off-site. Their duties shall include holiday and weekend periods when work may or may not be in progress. The name and telephone number for such persons shall be provided to the APCD prior to the commencement of construction.*
>
> *The measures for dust control are as follows but not limited to:*
>
> 1. *Reduce the amount of disturbed area where possible.*
> 2. *Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.*
> 3. *All dirt stockpile areas shall be sprayed daily as needed.*
> 4. *Exposed ground areas that are planned to be reworked at dates later than one month after initial grading should be seeded with a fast-germinating native grass seed and watered until vegetation is established.*
> 5. *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.

6. *All external slopes shall by hydroseeded as soon as possible upon completion.*
7. *Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.*
8. *All trucks hauling dirt, sand, soil, or other loose material are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.*
9. *Install wheel washers where vehicles enter and exit paved roads and streets, or wash off trucks and equipment leaving the site.*
10. *Prior to final inspection all disturbed areas shall be revegetated with a fast-growing, native seed mix.*

From an operational standpoint, the project would have negligible long-term operational emissions and based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project would not exceed operational thresholds triggering mitigation. The reservoir would be connected to the existing irrigation system; therefore, the project would not result in a long-term increase in haul trips to deliver water. Routine maintenance would generate operational trips; however, these trips would not vary substantially from existing ranch maintenance activities. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant operational air quality impacts would to occur.

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

Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the ARB. The project site is located in an APCD designated NOA zone (San Luis Obispo County APCD 2017). Under the CARB Airborne Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Based on Technical Appendix 4.4 of the APCD's CEQA Handbook, the project site is within a location of potentially occurring NOA; therefore, compliance with the Asbestos ATCM would be required and standard mitigation would apply. These measure include the following:

Prior to issuance of grading permit, the applicant shall submit a geologic evaluation of naturally occurring asbestos of the project site to the APCD. If naturally occurring asbestos is present onsite, the applicant shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan that shall be approved by the APCD prior to construction, and 2) an Asbestos Health and Safety Program. Prior to development on the 30-acre portion of the site, the applicant shall submit a Naturally Occurring Asbestos Construction and Grading Permit Exemption Request Form to the APCD.

Mitigation/Conclusion. Implementation of Land Use Ordinance standards for dust control and applicant proposed and APCD identified air quality control measures will reduce potential air quality impacts to less than significant levels. Implementation of measures outlined in the Asbestos ATCM will reduce NOA-related impacts to less than significant levels.

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

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

Biological Resources

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

On-site Vegetation: grassland with scattered coast live oaks (on edge of site)

Name and distance from blue line creek(s): Los Berros Creek; approximately 250 feet

Habitat(s): Annual Grassland (non –native; wild oats grassland). Ruderal/developed.

Site's tree canopy coverage: 0% within area of disturbance.

The following information is based on the Biological Resource Assessment prepared for the project (Kevin Merk Associates 2017):

Ruderal/developed is the primary condition onsite. This land type is common in rural residential and agricultural settings. The majority of the site was recently disked and primarily consisted of bare soils. Annual grassland habitat was also observed within and adjacent to the project area and consists of wild oats grassland and non-native grasslands. There are no trees on the project site. However, there are scattered Coast Live Oaks present in the annual grassland habitat on the outer edge of the site. Los Berros Creek generally runs southeast to northwest along the southern boundary of El Campo Ranch and is located approximately 250 feet downslope of the project site. The site is surrounded by active agriculture areas and vineyards.

The Natural Diversity Database identified six special status plant communities, numerous special-status plant species and 22 special status wildlife occurrences within the general region of the project site; however, due to the lack of suitable habitat, these special status plant communities and wildlife species are not expected to occur on the site. The site is dominated by ruderal/developed areas with a small area of grassland that exhibits limited diversity and contains a high percentage of non–native species.

Birds and raptors such as the northern harrier, loggerhead shrike, red-tailed hawk, Cooper's hawk, and sharp-shinned hawk are known to occur in the general area of the project site. Although the Pallid bat is not listed in the Natural Diversity Database, it has the potential to occur in the area due to presence of suitable foraging habitat.

Impact. The project site is located in a ruderal/developed area including existing equestrian and ranching structures and agricultural operations. Although a small area of grazed annual grassland is present in the vicinity of the site, the primary impact zone would occur on bare soils from recent disking. No special status biological resources (i.e., plant communities, plants or animals) were observed on the project site, and given the levels of existing disturbance at the project site and surrounding habitat conditions, no special status species are expected to occur and the potential for wildlife is considered low.

Several coast live oak trees are present on the northerly facing hillside to the west of the proposed reservoir. While tree removal would not be required for project construction, construction-related activities have the potential to impact one or more coast live oak trees, including grading in close proximity to the trees and potential impacts to tree roots.

Birds and raptors such as the northern harrier and loggerhead shrike could utilize grassland areas of the project site for foraging, but are not expected to nest onsite. However, construction activities have the potential to temporarily affect nesting birds if they were present in the oak trees or horticultural plantings near the construction area.

Grading, ground disturbance, and constructed earthen slopes could cause erosion and sedimentation of surrounding areas during and post construction, including within Los Berros Creek. Impacts to adjacent areas from erosion and sedimentation could occur if construction activities are conducted without proper control measures in place. Implementation of the mitigation measures would be required to reduce project related impacts to biological resources to an insignificant level.

Mitigation/Conclusion. Recommended mitigation measures are described in Exhibit B, Mitigation Summary Table. The implementation of identified measures in addition to compliance with existing County ordinance requirements will mitigate biological impacts to a level of insignificance.

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☒	☐	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☒	☐	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐

5. CULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Other: _____	☐	☐	☐	☒

Cultural Resources

Setting. The project is located in an area historically occupied by the Obispeño Chumash.

Due to the site's proximity to a perennial waterbody and known presence of archaeological resources in the project vicinity, there is an increased likelihood of cultural resources being present onsite. SWCA cultural resources staff attended a project site visit in May 2017 and identified a potential prehistoric resource in the project vicinity. The applicant subsequently retained LSA to prepare a Phase I Archaeological Study for the project (LSA 2017a). Based on the results of the Phase I study, LSA conducted limited testing within the project area; results of the limited testing were negative for prehistoric resources (LSA 2017b).

The project site includes accessory structures (corral, troughs, wooden fencing) associated with an historic-age barn located 15 feet from the proposed reservoir location.

Paleontological Assessments prepared for other projects within 1.0 mile of the project site indicate that that project area is located within the California Geomorphic Province known as the Coast Ranges, which consist of northwest trending mountains and valleys lying sub-parallel to the San Andreas Fault Zone (SWCA 2015). Sediments within this Province are composed of thick Mesozoic and Cenozoic strata, primarily deposited by the Pacific Ocean. The formations occurring within the general area of the site include the Lower Miocene Obispo Formation, the Middle-Upper Miocene Monterey Formation, and the Plio-Pleistocene Paso Robles Formation. The project site is primarily located within the area designated as the Paso Robles Formation. Based on previous paleontological assessments (SWCA 2015), the Paso Robles formation has a moderate to high sensitivity for potential fossil resources.

In accordance with Assembly Bill 52 (AB 52) Cultural Resources requirements, outreach to four Native American tribes groups has been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). No comments or requests for consultation were received.

Impact. A Phase I surface survey was conducted on the project site (LSA 2017a) and cultural resources were identified in the project area. The report concluded that due to the presence of archaeological cultural resources in the project area and known sensitivity of the Los Berros area for historic-period and pre-contact archaeological cultural resources, presence/absence testing and/or archaeological monitoring should be completed. LSA subsequently conducted limited presence/absence testing (one 4-inch diameter auger test) within the area identified as potentially containing prehistoric archaeological resources and results were negative. Due to the limited extent of testing conducted, the identification of potential prehistoric resources within the proposed area of disturbance by SWCA, and the known sensitivity of the project area for significant archaeological resources, archaeological monitoring during project construction will be required to reduce potential impacts to less than significant.

The project site supports historic-age structures, including a barn located approximately 15 feet from the proposed reservoir. The project would remove adjacent accessory structures (wooden fencing, corral, troughs). Although the barn has not been evaluated for historical significance, the removal of these types of accessory structures is generally not considered a significant impact to an historic resource. Therefore, potential impacts to historic resources would be less than significant.

The Paso Robles Formation has a moderate sensitivity for paleontological resources; therefore, construction activities on the site have the potential to result in the destruction of fossils. The proposed project would require approximately 5,697 cubic yards of cut, with cuts up to approximately

18.5 feet in depth. Because of the limited excavation depth, the potential to hit a significant paleontological resource is anticipated to be low; however, the potential for a paleontological resource to be uncovered during construction cannot be avoided. The destruction or illegal possession of these fossils would represent a significant adverse impact and mitigation has been identified to reduce potential impacts to less than significant.

Per AB52, tribal consultation was performed and no resources were identified. Therefore, potential impacts to tribal cultural resources would be less than significant.

Mitigation/Conclusion

Mitigation measures have been identified to reduce potential impacts to archaeological resources and unknown subsurface paleontological resources, including archaeological monitoring and measures to stop work in the event of an unanticipated fossil discovery. Implementation of the measures described in Exhibit B, Mitigation Summary Table, would ensure impacts to cultural resources would be less than significant.

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

* **Per Division of Mines and Geology Special Publication #42**

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

Topography: Gently sloping to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to High

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

Geology and Soils

As proposed, the project would result in the disturbance of approximately 0.96 acre. Although mostly flat, the project site is elevated above surrounding areas. During grading activities, there is a potential for erosion and down-gradient sedimentation to occur. The applicant has included proposed grading and erosion control measures to be implemented during construction on the project plans. These measures include source control, protection of stockpiles, protection of slopes, protection of all disturbed areas, dust control, hydroseeding with approved erosion control material, maintaining setbacks from creeks, and conformance to recommendations provided in the Soils Report prepared for the site by GSI. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize potential impacts related to erosion, sedimentation, and siltation. The plan must be prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Agricultural reservoirs are generally exempt from the requirement to prepare a SWPPP.

Based on the County's landslide map, the site is located in an area that is considered to have high landslide potential. The applicant is required to comply with existing Land Use Ordinance standards, including Sections 22.52.100 (Grading Plan Requirements) and 22.52.150 (Standards). The project would conform to County Standards and Specification (Sections 11-351.1403 and 11.351-1404) and incorporate specific geotechnical design recommendations. Based on compliance with existing regulations and incorporation of specific design recommendations in the Soils Report prepared for the project, no significant geologic or soil impacts would occur.

Mitigation/Conclusion. The project is required to implement sedimentation and erosion control measures as specified in Section 4, Biological Resources, as well as measures outlined in the County's Land Use ordinances and codes and the Soils Report prepared for the project by GSI Soils, Inc. No other mitigation measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination, and is not listed on the "Cortese List" (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2016; DTSC 2016). The project is not within a 'high' or 'very high' severity risk area for fire. Based on the County's response time map, it will take 5 to 10 minutes to respond to a call regrading fire or life safety. Oceano County Airport is located approximately 5.0 miles west of the project site. According to the South County Planning Area Title 22 Land Use Ordinance, the project is not within the Airport Review area.

Impact. The project proposes construction of an agricultural reservoir to support existing agriculture. The reservoir would be constructed in accordance with industry standards and consistent with applicable codes. The project would not include the construction of buildings for human habitation and therefore would not expose people to a substantial new hazard. The project does not propose the routine use, storage, or handling of hazardous materials, nor the generation of hazardous wastes. The use of standard materials, oils, and fuels to operate and maintain construction equipment would be

conducted pursuant to existing regulations and spills would be cleaned up immediately pursuant to identified mitigation measure BIO/mm-6. The project does not present a significant fire safety risk and it not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials would occur, and no additional mitigation measures are necessary.

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

Noise

Setting. A portion of the project parcel is within the 60 to 65 decibel noise contour for US 101; however, the proposed project is not considered a “noise sensitive land use” and the 60 to 65 decibel noise contour does not extend to the portion of the parcel where the proposed reservoir would be located. The project is located within an agricultural area and based on the Noise Element’s projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. There are two sensitive receptors (rural residences) located within 0.25 mile of the project site. One rural residence is located on the property, less than 400 feet north of the project site; and another rural residence is located on an adjacent property approximately 400 feet southeast of the project site.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. However, short-term construction-period noise is anticipated. Construction noise would generally be consistent with typical construction activities. No pile driving or other impact-type noise sources are proposed. Standard mitigation measures have been identified to ensure temporary construction noise impacts would be reduced to insignificant levels.

Mitigation/Conclusion. No operational-related noise impacts are anticipated. However, to minimize potential significant impacts from construction-related noise, recommended mitigation measures have been described in Exhibit B, Mitigation Summary Table. With the incorporation of these measures, construction-related noise impacts would be reduced to less than significant.

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

Population/Housing

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

Impact. The project would store water to serve existing agricultural uses (blueberries) and does not include any residential uses or structures for human habitation. The project would not result in a need for a significant amount of new housing, and would not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts would occur and no mitigation measures are necessary.

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

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

Police: County Sheriff	Location: Community of Nipomo (Approximately 4.0 miles to the west)	
Fire: Cal Fire (formerly CDF)	Hazard Severity: Moderate	Response Time: 5-10 minutes
Location: (Approximately 12 miles to the south)		
School District: Lucia Mar Unified School District.		

Public Services

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

Impact. The proposed project is a request to construct one reservoir to serve existing agricultural uses (blueberries) and would not generate substantial long-term increases in demand for fire protection, police protection, schools, roads, solid waste, or other public services or utilities. Electrical demands of the project would be negligible and electrical service is available immediately adjacent to the project site. The project site would be accessed by existing local and farm roads and would not generate substantial long-term operational trips. Cut and fill material would be balances on-site and the project would not generate substantial amounts of solid waste requiring disposal. Therefore, potential impacts on public services and utilities would be less than significant.

Mitigation/Conclusion. No significant impacts to public services/utilities would occur and no mitigation measures are necessary.

11. RECREATION

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

Recreation

Setting. The County's Parks and Recreation Element does not identify any public trails, parks, or recreational facilities in the project vicinity.

Impact. The project would be located within a privately-owned operational agricultural ranch that primarily supports blueberry farming. Construction and operation of the proposed reservoir would not have any adverse effects on existing or planned recreational opportunities in the County. The proposed project would not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts to recreational resources would occur, and no mitigation measures are necessary.

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

Transportation

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

Impact. The proposed project includes construction of an agricultural reservoir to serve an existing agricultural operation (primarily blueberry farming). Short-term construction related trips would be minimal and area roadways are operating at acceptable levels and would be able to accommodate construction related traffic. After construction activities are complete, the proposed project would not increase vehicle trips on the existing road network. Long-term maintenance and operational trips would not substantially differ from existing onsite ranch operations. As a result, the proposed project would have no long-term impact on existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs related to transportation.

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

13. WASTEWATER

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

Wastewater

Setting/Impact. The proposed project would not generate wastewater or require wastewater disposal.

Mitigation/Conclusion. No significant impacts related to wastewater would occur, and no mitigation measures are necessary.

14. WATER & HYDROLOGY

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

14. WATER & HYDROLOGY

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

Water

Setting. El Campo Ranch currently utilizes groundwater supplies from an existing well located on an adjacent parcel. The project site and well location are just north (and outside) of the Santa Maria River Valley Groundwater Basin (SMRVGB) and the Nipomo Water Conservation Area. The property does not overlie an LOS III groundwater basin.

The topography of the project site is nearly level to moderately sloping . The closest creek from the proposed development is approximately 250 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. Agricultural reservoirs are exempt from the requirement to prepare a SWPPP. However, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed when work is scheduled during the rainy season.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Los Berros Distance? Approximately 250 feet

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

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

Soil erodibility: Moderate

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

GROUNDWATER SUPPLIES / WATER QUANTITY – On March 21, 2017, the County Board of Supervisors adopted Ordinance No. 3345, which establishes permitting procedures, application content requirements, and development standards related to agricultural ponds, reservoirs, and basins. The ordinance eliminated the Alternative Review Program as a permitting option for agricultural ponds; requires all grading permits for agricultural ponds to include a hydrogeologic analysis to study how groundwater pumping to fill the reservoir would affect the groundwater supplies and neighboring well levels; requires ponds overlying an LOS III groundwater basin to offset evaporative water loss on a 1:1 basis; and requires all ponds to incorporate design features and management strategies to minimize evaporation. The ordinance also requires the Notice of Intent to Adopt a Negative or Mitigated Negative Declaration to be sent to all landowners within 1,000 feet of the subject property.

Impact

Water Quality/Hydrology

The reservoir would be constructed on flat to moderately sloping topography. No portion of the proposed reservoir site is within a 100-year Flood Hazard designation, though the southernmost portions of the project parcel adjacent to Los Berros Creek are within the 100-year Flood Hazard. Underlying soils have moderate erodibility. The applicant has included proposed erosion control measures to be implemented during construction, including protection of stockpiles, protection of slopes, protection of all disturbed areas, and protection of accesses. The project has also included perimeter containment measures.

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

- ✓ Approximately 41,788 square feet of site disturbance is proposed and the movement of approximately 5,698 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Implementation of these County standards will reduce the project's water quality impacts to insignificant levels.

To provide protection from downward migration of stored water within the reservoir, the proposed earthen irrigation reservoir would be lined with 40-mil high density polyethylene (HDPE) plastic. This HDPE liner would provide protection from leakage into the subsurface. With this liner in place, potential water quality impacts associated with subsurface leakage would be less than significant.

Water Quantity

Water used to fill the reservoir would be sourced from an existing well within an adjacent property.

The applicant has contractual rights to operate and use the water supply from the referenced well. The reservoir would be filled/used for water storage year round to serve existing onsite agricultural operations (primarily blueberry farming). No expansion of agricultural uses or direct increase in water demands would occur (refer to discussion of evaporative loss below). El Campo Ranch uses high tunnels (hoops) which provide protection from the elements and temperature regulation. By utilizing high tunnels, there is no need to produce and store groundwater for frost protection purposes. The reservoir would be used solely for irrigation purposes. Irrigation water is supplied to the individual blueberry plants via an existing efficient drip irrigation system, which minimizes any waste of the supplied groundwater. Water would be stored in the reservoir year round and used much like a water storage tank (i.e., filled for storage and emptied for application as water is required by the blueberry farming operations). The reservoir would allow the irrigation system to meet peak water demand requirements of the Ranch without having to install additional irrigation wells and pumps. The reservoir would be lined; therefore, there would be no water loss through percolation into the ground. The existing irrigation system and infrastructure at El Campo Ranch has been designed to maximize efficiency and minimize water use.

Because the project site is located outside of the Nipomo Mesa Water Conservation Area, a Class III LOS, polices related to mandatory offsets within the Countywide Water Conservation Program are not applicable.

Based on the project description and hydrogeologic report that was prepared by Monsoon Consultants (2017), it is estimated that the annual irrigation water usage is approximately 6.78 acre-feet per year for the 22.5 acres of blueberries currently under cultivation. Long-term irrigation demand would not change as a result of the construction of the proposed reservoir. Project construction would result in limited additional use of groundwater for dust suppression and construction purposes; however, the temporary increase in construction water demand would be negligible.

Evaporation Loss

The proposed project would result in long-term evaporative water losses through surface evaporation of stored water in the reservoir. To estimate evaporative losses, Monsoon Consultants (2017) prepared a hydrogeologic analysis for the project. The findings of the report indicate that the project would result in an annual evaporative loss of 1.65 AC-FT and a worst case total evaporative total water loss of 2.26 AC-FT under extreme drought conditions. The report also estimated a peak day evaporation loss estimate of 0.01456 AC-FT, which would be the same in both the average condition and drought condition scenarios. The applicant's hydrogeologic analysis was peer reviewed by the County's consultant (GSI 2017). GSI determined that the anticipated well interference impacts at neighboring wells from increased water well pumping of 1.4 gallons per minute to offset the calculated evaporative losses would be insignificant.

Well Interference

The applicant's consultant, Monsoon Consultants, performed a well interference analysis of the impact to the groundwater level at the two nearest offsite wells from the withdrawal of the water required for the initial filling of the reservoir and the net evaporative losses from the reservoir. The initial filling of the reservoir would occur over 30 days at an estimated pump rate of 29.69 gallons per minute. The Monsoon report estimated that this would result in less than one foot of drawdown at each of the two neighboring wells. In their peer review of this report, GSI estimated the drawdown to be about 1.1 feet at the nearest well (and less at the more distant well), an insignificant effect.

The analysis determined that after the initial filling, the estimated pump rate at the supply well to account for evaporative loss of water (when the reservoir contains water) would range from 1.02 to 3.29 gallons per minute, depending on various climatic condition scenarios. The anticipated drawdown, as measured at the property lines nearest to well, resulting from the increased pumping to account for evaporative losses were estimated to range from approximately 0.037 to 0.72 feet (Monsoon Consultants 2017).

Drainage and Flood Hazard

Construction of the reservoir would be located within a flat to moderately sloping area of an existing agricultural area. Los Berros Creek is located 250 feet downslope of the project site. The project also includes permanent post-construction erosion and sedimentation control measures, including source control measures and hydroseeding.

The proposed reservoir would not be located in the 100-year flood zone and would not substantially impede floodwaters. No work is proposed within the drainages located south and west of the site. The project has the potential to result in increased erosion, sedimentation, or siltation within the drainage due to proposed earthmoving activities in adjacent areas. Oils, gasoline, lubricants, and other contaminants could also enter the drainage in the event of a spill. As stated in Biological Resources, additional BMPs to minimize impacts to the slopes outside of the reservoir footprint would be required. Measures included in Biological Resources have been identified to avoid impacts to the Los Berros Creek and associated drainages. BMPs for dust abatement would also be implemented to prevent wind erosion and siltation.

Based on the incorporation of standard engineering design standards and compliance with existing regulations and measures, no significant impacts related to drainage or flooding would occur.

Mitigation/Conclusion. As specified above for Biological Resources, compliance with identified mitigation (sedimentation and erosion control measures), existing regulations, and County ordinances would adequately address surface water quality impacts during construction and operation of the project. No additional measures are needed to avoid potentially significant impacts to water quality.

The project does not propose changes that would directly increase water demand at the project site. The project site is located outside the LOS III groundwater basin area and is not required to offset water evaporative losses. The project would result in negligible water level drawdown at neighboring properties due to increased pumping activities. Potential impacts related to water level drawdown would be less than significant. Therefore, no additional mitigation measures are necessary.

15. LAND USE

Will the project:

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

Land Use

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used. Water use offsets are not required for the proposed project.

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

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures are necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://resources.ca.gov/ceqa/ for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☐	County Public Works Department	**Not Applicable**
☐	County Environmental Health Services	**Not Applicable**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

GSI Water Solutions, Inc. 2017. *Review of El Campo Ranch Agricultural Storage Pond Hydrogeologic Analysis.* Prepared August 10, 2017.

LSA. 2017a. *Phase I Archaeological Study for the El Campo Ranch Reservoir 1 for Ag Property Holdings, LLC, Project at 111 El Campo Road, Arroyo Grande, San Luis Obispo County, California (LSA Project No. BSE1701).* Prepared June 27, 2017.

LSA. 2017b. *Report of Findings for the El Campo Ranch Reservoir 1 for Ag Property Holdings, LLC Project, Arroyo Grande, San Luis Obispo County, California (LSA Project No. BSE1701).* Prepared July 26, 2017.

Monsoon Consultants. 2017. *Hydrogeologic Analysis for the Proposed Agricultural Irrigation Storage Reservoir to be Constructed at El Campo Ranch.* Prepared April 28, 2017.

Exhibit B - Mitigation Summary Table

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

Agricultural Resources

AG-1 *At the time of application for grading permits, the project plans must clearly state that the purpose of the proposed reservoir is for on-site irrigation only and that off-site transfer of reservoir water and/or other uses of the reservoir are prohibited.*

Air Quality

AQ-1 ***Standard Mitigation Measures for Construction Equipment.*** *The standard mitigation measures for reducing oxides of nitrogen, reactive organic gases, and diesel particulate matter emissions from construction equipment are listed below:*

- *Maintain all construction equipment in proper tune according to manufacturer's specifications;*
- *Fuel all off-road and portable diesel powered equipment with California Air Resources Board-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);*
- *Use diesel construction equipment meeting the California Air Resources Board's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;*
- *Use on-road heavy-duty trucks that meet the California Air Resources Board's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;*
- *Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g., captive or oxides of nitrogen exempt area fleets) may be eligible by proving alternative compliance;*
- *All on- and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;*
- *Diesel idling shall be avoided to the greatest extent feasible throughout the duration of construction activities. No idling in excess of 5 minutes shall be permitted as described above;*
- *Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors whenever possible;*
- *Electrify equipment when feasible;*
- *Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,*
- *Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.*

AQ-2 ***Fugitive Dust Mitigation Measures.*** *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:*

a. *Reduce the amount of the disturbed area where possible;*
b. *Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District'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 miles per hour. Reclaimed (non-potable) water should be used whenever possible;*
c. *All dirt stock pile areas should be sprayed daily or covered with tarps or other dust barriers, as needed;*
d. *Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil-disturbing activities;*
e. *Exposed ground areas that are planned to be reworked at dates greater than 1 month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;*
f. *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 San Luis Obispo County Air Pollution Control District;*
g. *All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;*
h. *Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;*
i. *All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;*
j. *Install wheel washers or other devices to control tracking of mud and dirt onto adjacent roadways where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;*
k. *Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;*
l. *The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control District Engineering & Compliance Division prior to the start of any grading, earthwork, or demolition.*

AQ-3 *The presence or absence of naturally-occurring asbestos must be determined prior to start of soil disturbing activities. If Naturally Occurring Asbestos (NOA) is not present on-site, an exemption request shall be filed with the SLOAPCD. If NOA is present on-site, the project shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures.*

AQ-4 *Prior to ground disturbance and construction, the applicant shall submit a geologic evaluation to determine if the area disturbed is exempt from the Air Resources Board Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105). If the site is not exempt from the ATCM requirements, the*

applicant shall comply with all requirements outlined in the Asbestos ATCM, which may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the San Luis Obispo Air Pollution Control District.

Biological Resources

BIO-1 *To avoid impacts to nesting bird species, including special-status species and species protected by the Migratory Bird Treaty Act (MBTA), work near oak trees, vegetation, and horticultural plantings shall be limited to the time period between September 1st and January 31st if feasible. If construction will occur during the nesting season (February 1st through August 31st), a qualified biologist shall conduct a preconstruction survey for active bird nests within 200 feet of the limits of the project within two weeks prior to disturbance activities. Periodic subsequent spot-check surveys shall be completed throughout the duration of construction activities in the nesting season to ensure no new nests are developed subsequent to commencement of construction activities, as determined appropriate by the County Environmental Monitor*

BIO-2 *Work activities shall be avoided within 50 feet of active bird nests and 250 feet of active raptor nests until young birds have fledged and left the nest. Readily visible exclusion zones shall be established in areas where nests must be avoided. USFWS and CDFW shall be contacted if any federally or state listed bird species are observed during surveys. Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code may not be moved or disturbed until the end of the nesting season or until young fledge, whichever is later, nor can adult birds be killed, injured, or harassed at any time. In the event a variance to these avoidance buffers is necessary, the applicant shall make a request for variance to the County Environmental Monitor. Any variance shall require proof that no additional impact on nesting birds would occur and approval of USFWS and CDFW.*

BIO-3 *Active nests shall be documented and monitored by the project biologist, and a report shall be submitted to the County Environmental Monitor and other appropriate agencies, documenting project compliance with the MBTA and applicable project mitigation measures.*

Erosion/Sedimentation

BIO-4 *Prior to the start of construction, the Erosion and Sediment Control details prepared by Howel (2016) should be implemented. Additional measures to address both temporary and permanent measures to control erosion and reduce sedimentation should be implemented as needed. Erosion and soil protection should be provided on all disturbed soil areas prior to the onset of the rainy season (typically October 15). All plans should show that sedimentation and erosions control measures are installed per the engineer's requirements. The following native seed mix is recommended for application on disturbed areas through either direct hand seeding or hydroseeding methods.*

Table 1. Native Grassland Erosion Control Seed Mix

Species	Application Rate (lbs/acre)
Bromus carinatus (California brome)	5
Vulpia microstachys (six weeks fescue)	10
Stipa pulchra (purple needlegrass)	3
Trifolium wildenovii (tomcat clover)	2

Total	**20**

As stated above, additional Best Management Practices (BMPs) to minimize impacts to the slopes outside of the reservoir footprint may also need to be implemented. Washing of equipment, tools, roads, etc. should not be allowed in any location where the tainted water could erode the hillside and flow toward Los Berros Creek. BMPs for dust abatement should also be implemented as needed.

BIO-5 *To avoid disturbance of wet soils, and limit the potential for erosion and sedimentation, initial grading should occur outside of the rainy season (October 15 through April 15) unless authorized by the County of San Luis Obispo.*

BIO-6 *All project-related spills of hazardous materials within or adjacent to the site should be cleaned up immediately. Spill prevention and cleanup materials should be on-site at all times during construction. Cleaning and refueling of equipment and vehicles should occur only within designated staging areas. The staging areas should conform to standard BMPs applicable to attaining zero discharge of storm water runoff. At a minimum, all equipment should be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.*

BIO-7 *During project activities, all trash should be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris should be removed from the site.*

Oak Trees

BIO-8 *Prior to construction permit issuance or approval of subdivision improvement plan, construction drawings shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. Prior to any ground disturbing activities, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.*

BIO-9 *All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading or site grubbing. The outer edge of the tree root zone to be fenced will be outside of the canopy 1/2 again the distance as measured between the tree trunk and outer edge of the canopy (i.e., 1-1/2 times the distance from the trunk to the drip line of the tree). Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided (per approved construction plans), retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.*

Cultural Resources

CR-1 *To avoid potential impacts to cultural resources onsite, a professional archaeologist should conduct archeological monitoring during project-related ground disturbance in the project site to identify portions of the resource that may extend into areas subject to ground disturbance. If such resources are identified during monitoring, the archeologist should recommend ways to avoid impacts to the resource. If impacts are unavoidable, the archeologist should develop, in accordance with the County and appropriate tribal representatives, a plan to mitigate such impacts. This may include, but is not limited to,*

archeological data recovery and excavation.

CR-2 *In the event of any unanticipated discovery of any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) during work on the site, all activities in the immediate vicinity of the find shall cease until the qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved. If monitoring is required, the qualified paleontologist shall submit a monitoring report to the County following completion of all required monitoring activities.*

Noise

NS-1 *Internal combustion engines shall be equipped with the muffler recommended by the manufacturer. Internal combustion engines shall not be operated on the job site without the appropriate muffler.*

NS-2 *Construction activities shall be limited to the daytime hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday, consistent with County construction noise exception standards, per County Code Section 22.10.120.A.*

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/15/2017

TO: 4th District Admin, Agricultural Commissioner, APCD, Public Works*, AB52

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
Development Review

PROJECT DESCRIPTION: PMT2016-01335 AG PROPERTY HOLDINGS (EL CAMPO RANCH) – Construction of a 4.5 acre-foot capacity agricultural reservoir. Project is located at 111 E. El Campo Road, on the northeast corner of El Campo Road and Los Berros Road, about 1 mile south of Arroyo Grande.

APN: 075-081-006

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

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

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

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

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

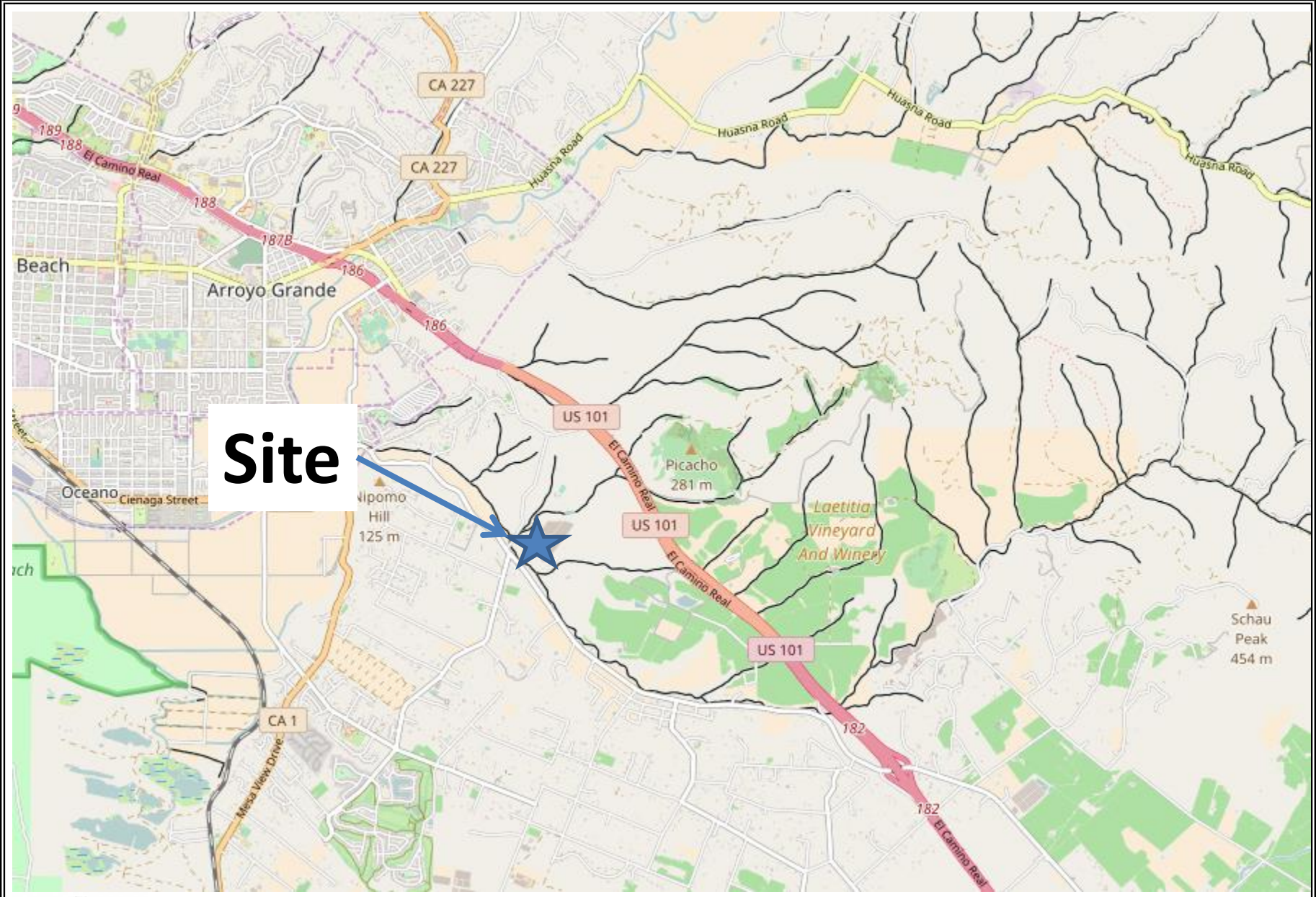
PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

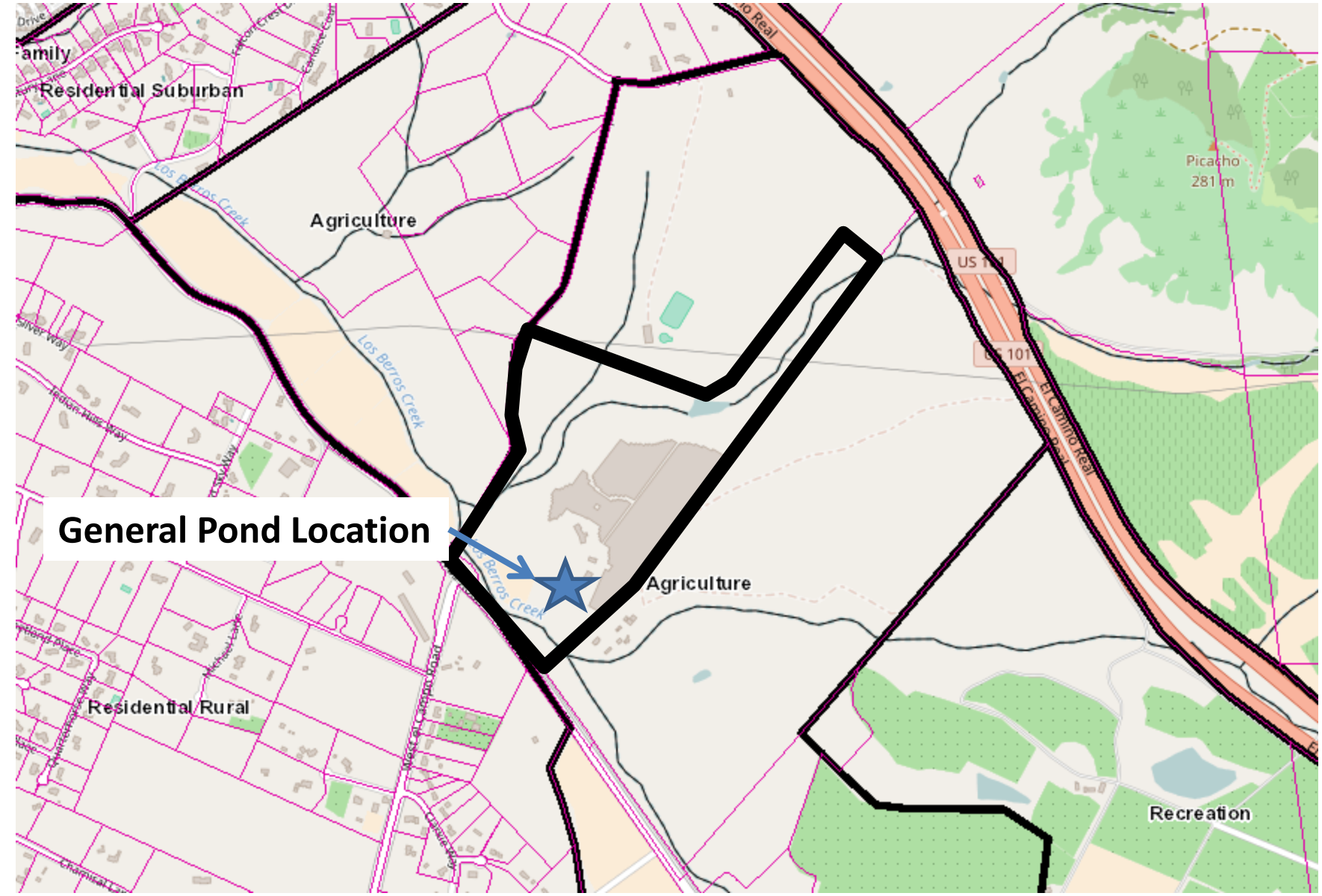
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

CONDUCT A WELL INTERFERENCE AND DRAW DOWN ANALYSIS CONSISTENT WITH ORDINANCE REQUIREMENTS.

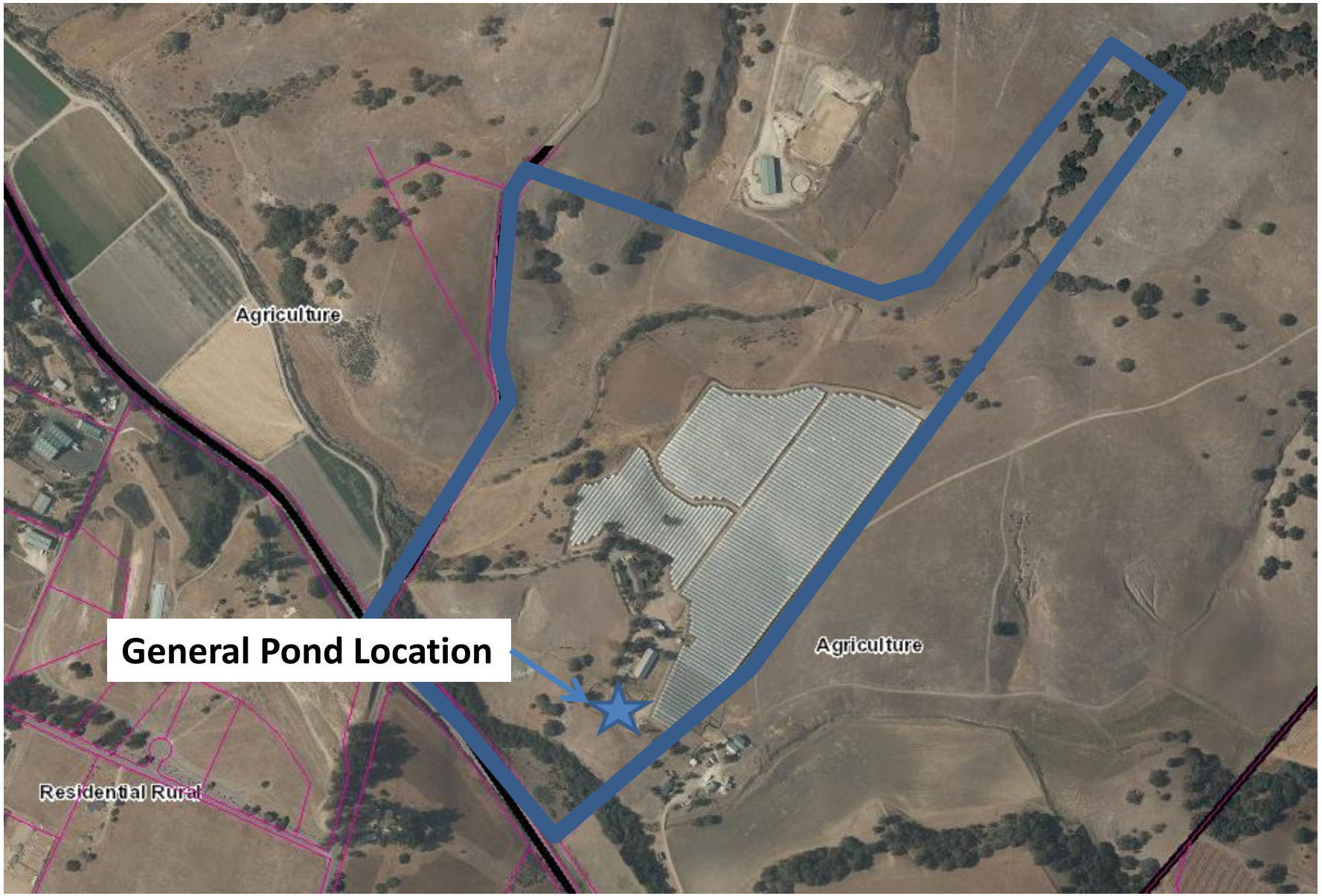
Date	Name	Phone
	LYNDA AUCHINACHIE	5914



EL CAMPO RANCH MAJOR GRADING PERMIT PMT2016-01335 – VICINITY MAP

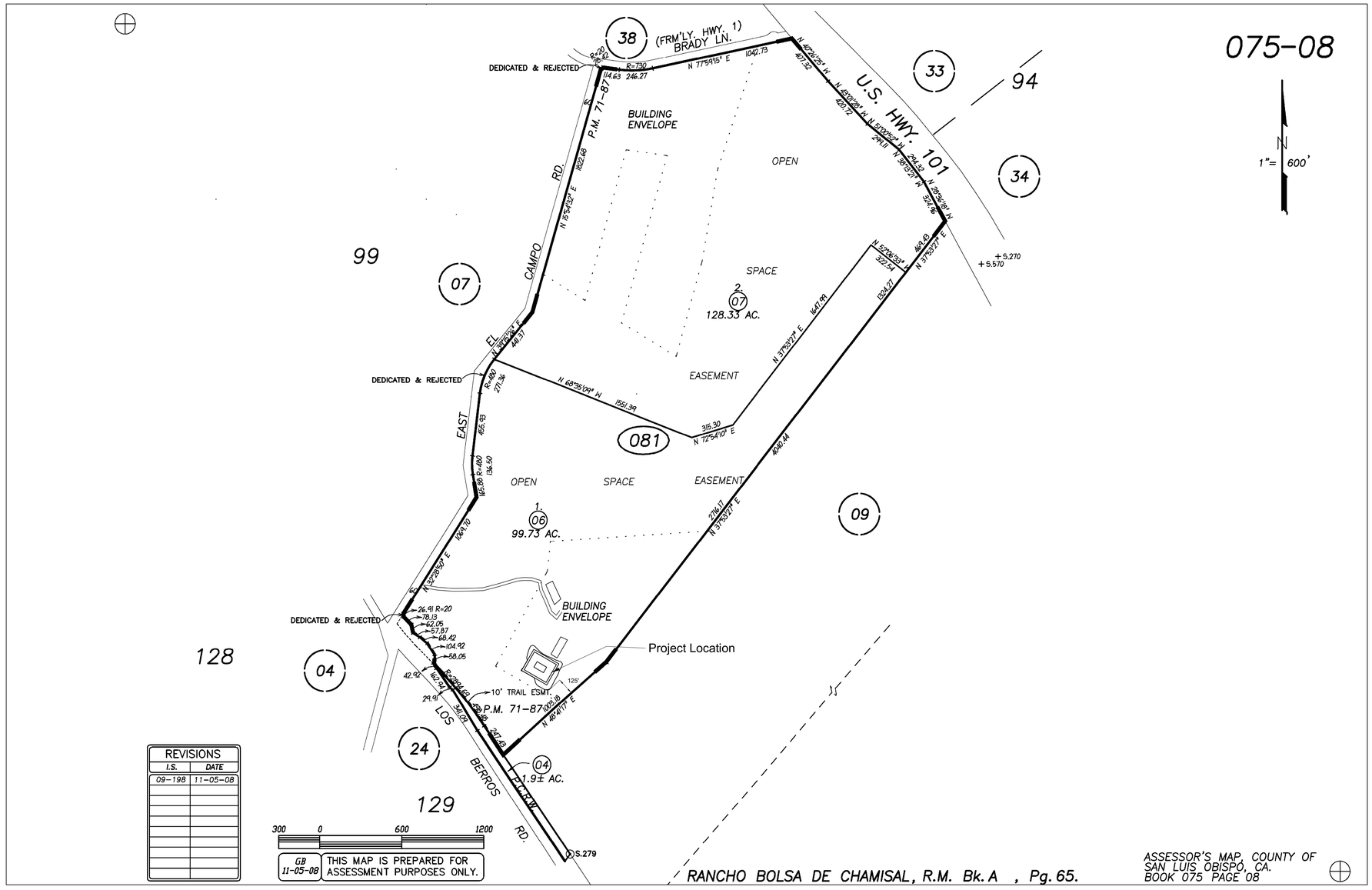


EL CAMPO RANCH MAJOR GRADING PERMIT PMT2016-01335 – LAND USE CATEGORY MAP



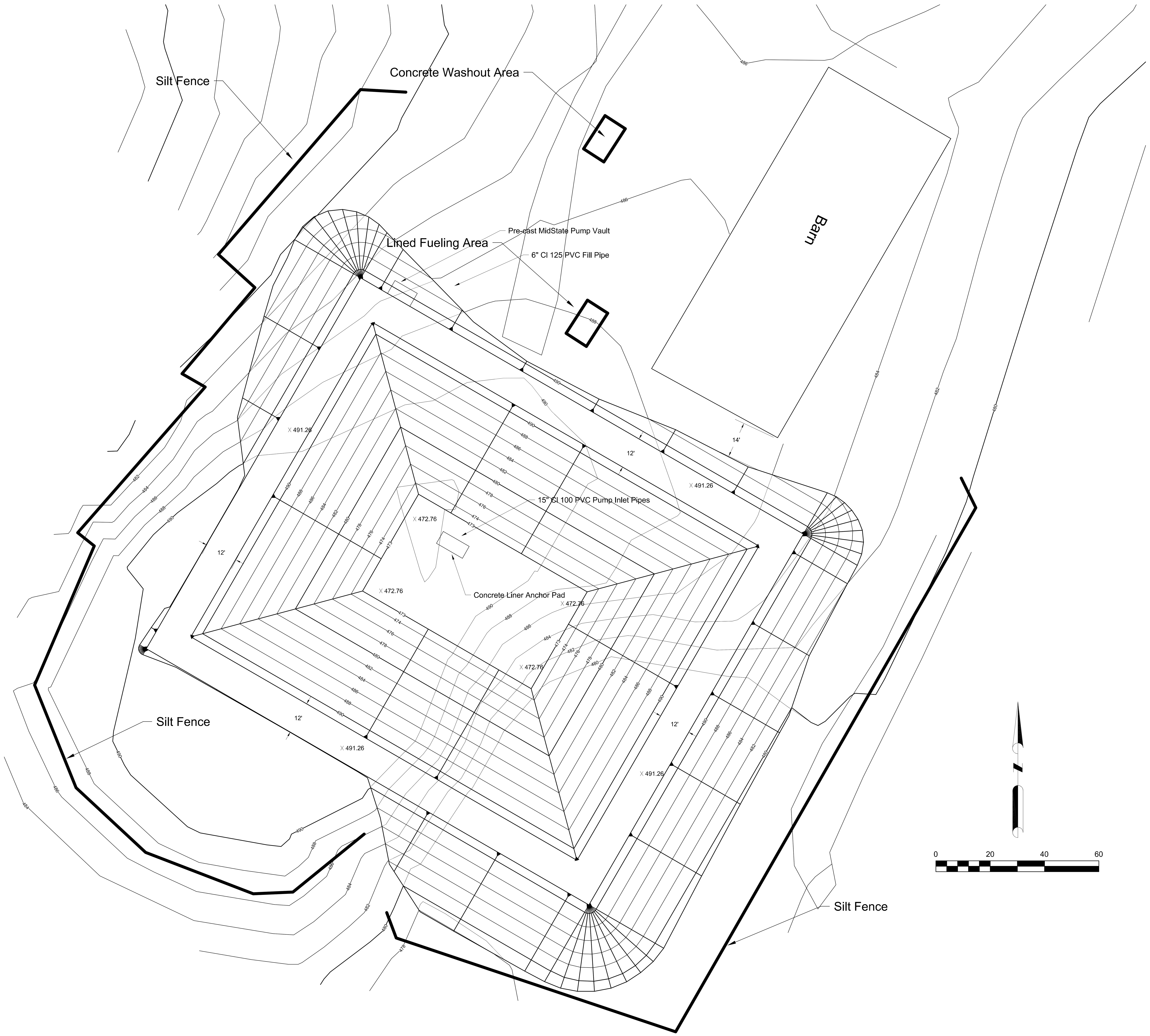
EL CAMPO RANCH MAJOR GRADING PERMIT PMT2016-01335 – AERIAL PHOTOGRAPH

El Campo Ranch Reservoir 1
APN 075-081-006



REGISTERED PROFESSIONAL ENGINEER
TOM A. HOWELL
No. C 27037
Expires 3/31/17
CIVIL
STATE OF CALIFORNIA

El Campo Ranch		
DRAWN TH	DATE 11/10/16	Reservoir 1 Property Layout
APPROVED	DATE	
SCALE NTS	SHEET 2 of 6	PROJECT NO. 160510-1625



Erosion Control Notes:

1. Erosion control measures shall be implemented on all projects and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, and protection of accesses. In addition, perimeter containment measures shall be placed prior to the commencement of grading and site disturbance activities unless the Engineer determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of the erosion control measures shall be to keep all sediment from entering a swale, drainage way, watercourse or onto adjacent properties. An approved Erosion Control and Sedimentation Control Plan will require County approval
2. Site inspections and appropriate maintenance of erosion control devices shall be conducted and documented prior to, during, and after rain events.
3. The developer shall be responsible for the placement and maintenance of all erosion control devices as specified by the approved plan until such time that the project is accepted as complete by the Engineer. Erosion control devices may be relocated, deleted or additional items may be required depending on the actual soil conditions encountered. Additional erosion control shall be placed at the discretion of the Engineer of Work, Engineer, SWPPP Monitor or RWQCB Inspector. Guidelines for determining appropriate erosion control devices are included in the appendix of the Public Improvement Standards.
4. All erosion control devices shall be the first order of work and shall be in place between October 15 and April 15 or anytime when the rain probability exceeds 30%. This work shall be installed or applied after each area is graded and no longer than five (5) working days after the completion of each area.
5. The Engineer of Work and the Engineer shall be notified before October 15 for inspection of installed erosion control devices.
6. A standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stockpiled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
7. Permanent erosion control shall be placed and established with 70% coverage on all disturbed surfaces other than paved or gravel surfaces prior to final inspection. Permanent erosion control shall be fully established prior to final inspection. Temporary erosion control measures shall remain in place until permanent measures are established. A water truck shall be used to water areas hydroseeded until the planting is established.
8. In the event of a failure, the developer and/or his representative shall be responsible for cleanup and all associated costs or damages.
9. Slurry Mix: The slurry mix shall be composed of the following materials:

Bromus mollis - Blando Brome (95%, 85%)	20 pounds per acre
Festuca megalura - Zorro Fescue (85%, 80%)	8
Trifolium hirtum "Hykon" - Rose Clover (95%, 90%)	30
inouculated with appropriate bacteria	3
Eschscholzia californica - Callifornia Poppy (95%, 75%)	3
Lupinus nanus - Sky Lupine (95%, 75%)	4

(Seed avaialbale at S&S Seeds (805) 684-0436

Other Materials:

100% Wood fiber mulch (green)	1600 pounds per acre
Commercial Fertilizer (16-20-0)	400
"M-Binder" (stabilizing emulsion) or equal	120
Water (as needed for application and as specified by manufacturer)	

10. Application: The slurry preparation shall take place at the site and in the presence of the Engineer. Spraying of the slurry shall be done by an experienced hydroseeding company and commence within five minutes after all the materials have been mixed thoroughly.
11. The hydroseeded areas shall be watered with a fine mist on a daily basis until the seed begins to germinate then every other day until the roots are established and 70% of the area is covered. Do not use the side spray of a watertruck but instead use a nozzle adjusted to spray a fine mist attached to a hose.
12. BMP's to be constructed include but are not limited to:
    - a: Silt Fence
    - b: Stabilized Construction entrance
    - c: Concrete washout area
    - d: Fueling area

Silt Fence

El Campo Ranch		
DRAWN TH	DATE 11/10/16	Reservoir Erosion Control Plan
APPROVED	DATE	
SCALE 1"=20"	SHEET 6 of 6	PROJECT NO. 160510-1625

Pond Report

Top of dam elevation: 491.26
Bottom of pond elevation: 472.76
Top of dam width: 12.00
Cut Slope: 2.00:1
Fill Slope: 2.50:1
Interior Slope: 2.50:1
Existing Surface: C:\Carlson Projects\El Campo\Reservoir\Res 3 og.tin

Pond Earthwork Volumes

Fill Factor: 1.30
Total cut : 5,697 C.Y.
Total fill: 5,698 C.Y.
Area in Cut : 17,426 S.F.
Area in Fill: 24,351 S.F.
Total disturbed area: 41,778 S.F.
Max Cut: 19.5
Max Fill: 12.9

Pond Storage Volumes

Water Elev	(AcreFt)	(Gallons)	Area(Acre)
472.76	0.000	0.0	0.068
473.76	0.074	24,247	0.081
474.76	0.162	53,053	0.096
475.76	0.266	86,785	0.111
476.76	0.386	125,811	0.128
477.76	0.523	170,501	0.146
478.76	0.678	221,221	0.165
479.76	0.854	278,342	0.185
480.76	1.050	342,230	0.207
481.76	1.268	413,254	0.229
482.76	1.509	491,783	0.253
483.76	1.774	578,186	0.278
484.76	2.064	672,829	0.303
485.76	2.381	776,083	0.330
486.76	2.726	888,314	0.359
487.76	3.099	1,009,892	0.388
488.76	3.502	1,141,184	0.418
489.76	3.936	1,282,560	0.450
490.76	4.401	1,434,387	0.482
491.26	4.647	1,514,335	0.499

Control Points Assumed Coordinates

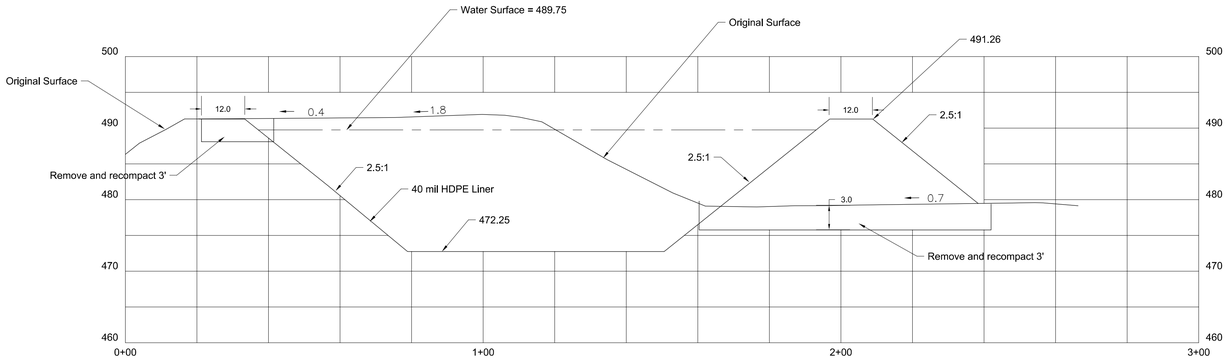
PointNo.	Northing(Y)	Easting(X)	Elev(Z)	Description
207	9714.87	9930.10	486.38	Concrete Corner n/w corner of slab at barn entrance
101	10080.46	9807.81	499.91	Concrete corner westerly end of driveway to garage

REGISTERED PROFESSIONAL ENGINEER
TOM A. HOWELL
No. C 27037
Expires 3/31/17
CIVIL
STATE OF CALIFORNIA

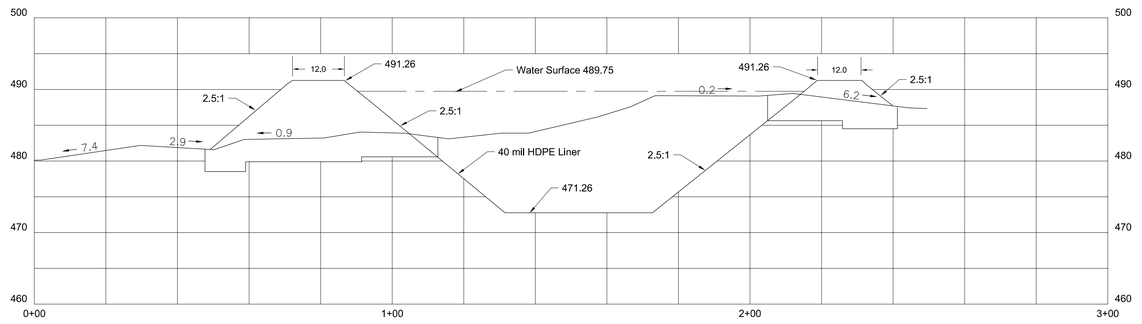
El Campo Ranch

DRAWN TH	DATE 11/10/16	Irrigation Reservoir Grading Plan
APPROVED	DATE	
SCALE 1"=20'	SHEET 3 of 6	PROJECT NO. 160510-1625

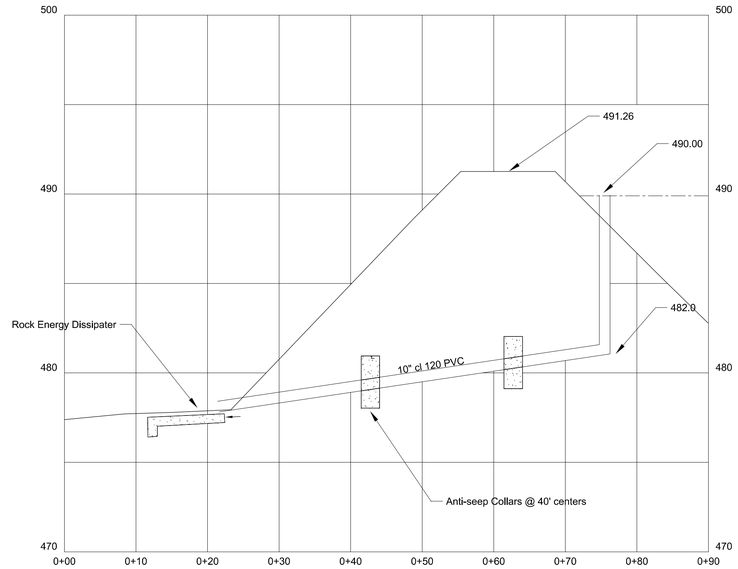
Section A-A



Section B-B

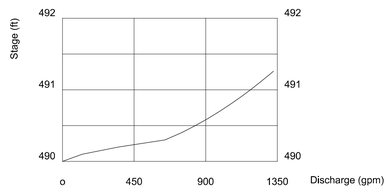


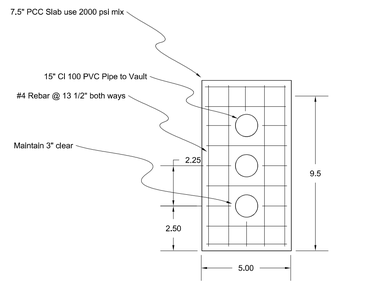
Section C-C 10" Overflow



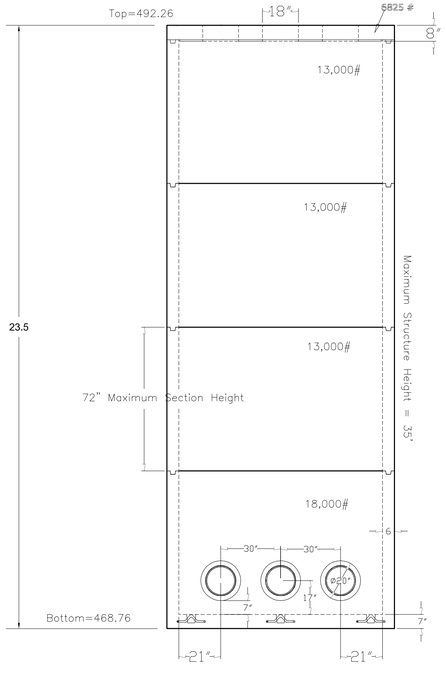
Liner Anchor Pa

Stage Storage for 10" Overflow

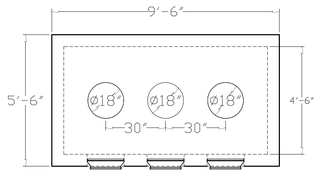




Note: Concrete to be 2000 psi Rebar to be Grade 40

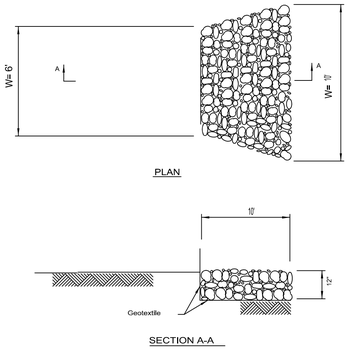


Mid-State Concrete Products Pump Housing Vault



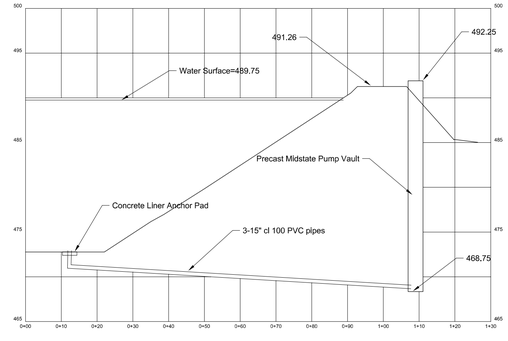
Vault Inlet View

Rock Energy Dissipater



Notes:
1. Rock shall be 6" to 12" diameter
2. Minimum diminsion shall be 6' x 10' x 10"

Section D-D
Pump Inlet Detail

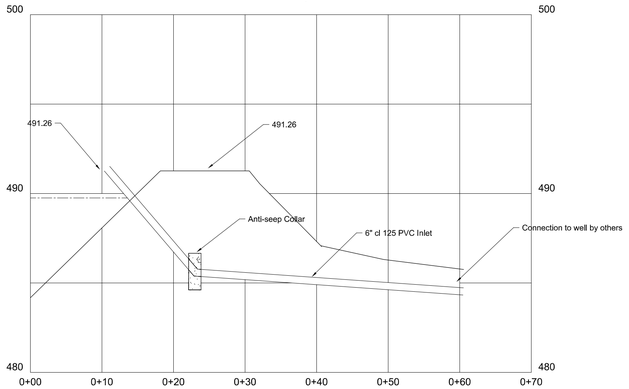


REGISTERED PROFESSIONAL ENGINEER
TOM A. HOWELL
No. C 27037
Expires 3/31/17
CIVIL
STATE OF CALIFORNIA

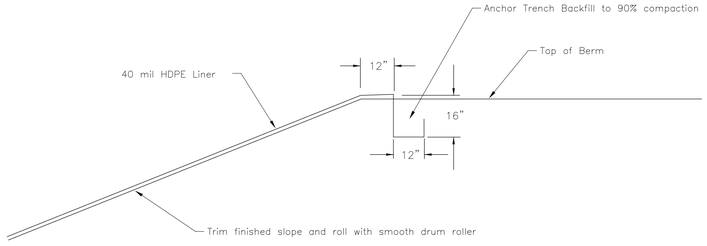
El Campo Ranch

DRAWN TH	DATE 11/10/16	Reservoir Cross Sections
APPROVED	DATE	Details
SCALE As shown	SHEET 4 of 6	PROJECT NO. 160510-1625

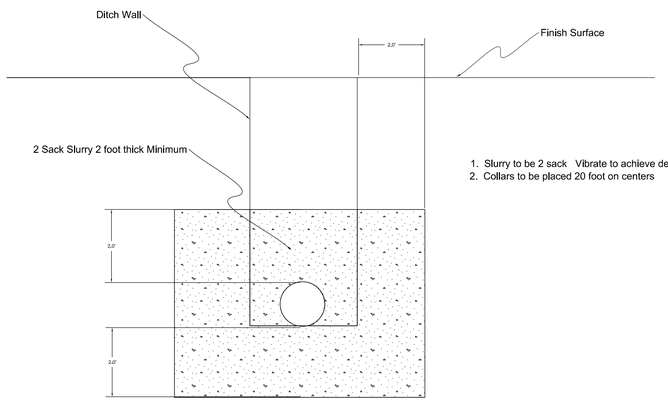
Section E-E
6" Inlet Fill Pipe



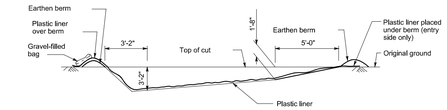
HDPE Liner Anchor Trench



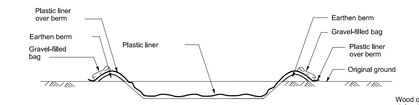
Anti-seep Collar Detail



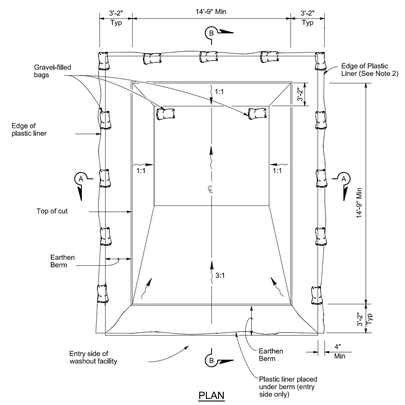
1. Slurry to be 2 sack Vibrate to achieve density.
2. Collars to be placed 20 foot on centers



SECTION B-B

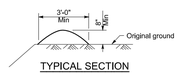


SECTION A-A

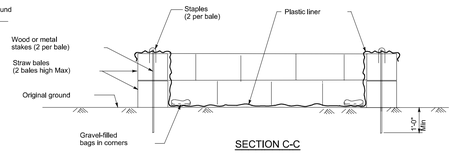


PLAN

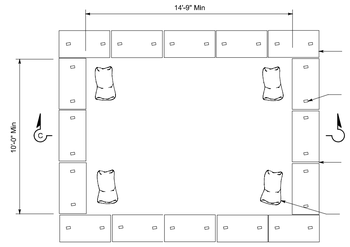
TEMPORARY CONCRETE WASHOUT FACILITY



TYPICAL SECTION
EARTHEN BERM



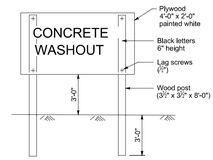
SECTION C-C



PLAN
TEMPORARY CONCRETE WASHOUT FACILITY

NOTES:

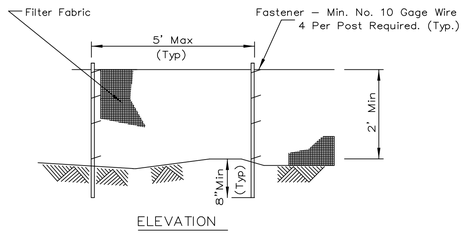
1. The concrete washout sign shall be installed within 32'-10" of the temporary concrete washout facility.
2. Plastic liner shall be anchored with gravel-filled bags for below grade concrete washout facility.



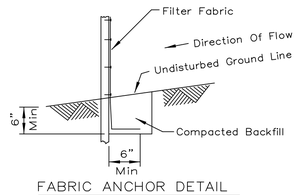
CONCRETE WASHOUT
SIGN DETAIL

NO SCALE

SILT FENCE PLAN



ELEVATION

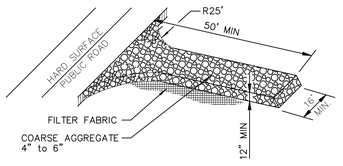


FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.

Notes:

1. Provide a lined pit similiar to the Concrete Wash-out Area for Fueling equipment on-site This pit shall be 16' wide x 40' long minimum with berms and liner as shown on the Concrete Wash-out Plan. Provide 6" minimum earth cover over the liner to protect from damage by vehicular traffic.
2. Clean up any contaminated soil in the fueling area on a daily basis.
3. Do not change oil or coolants on any equipment on-site.



STABILIZED CONSTRUCTION ENTRANCE

REGISTERED PROFESSIONAL ENGINEER
TOM A. HOWELL
No. C 27037
Expires 3/31/17
CIVIL
STATE OF CALIFORNIA

El Campo Ranch

DRAWN TH	DATE 11/10/16	Reservoir Cross Sections
APPROVED	DATE	Details
SCALE As shown	SHEET 5 of 6	PROJECT NO. 160510-1625

Grading Notes:

1. All grading construction shall conform to the applicable codes and to the Soil Report prepared by GSI Soils, INC for this project.
2. Dust control is to be maintained at all times during construction.
3. Areas of fill shall be overexcavated to a depth of three (3) feet to a limit of three feet outside the proposed fill then scarified and moisture conditioned prior to compacting to 90% of maximum density. All areas shall be observed by a Soils or Civil Engineer prior to placing fill.
4. Fill materials shall be compacted to 90% of maximum density or as specified in the soil report. Interior fill slopes must be overfilled and then cut to finish grade. Exterior slopes may be track walked upon completion to leave a firm surface capable accepting hydroseed.
5. Remove any deleterious material encountered before placing fill
6. No cut or fill slopes shall exceed two horizontal to one vertical (2:1) or as specified in the soil report.
7. All disturbed areas shall be hydro-seeded or planted with an approved erosion control material as soon as possible after construction.
8. Minimum setbacks to creeks and bluffs shall be maintained. Minimum setbacks of two feet from all property lines shall be maintained.
9. Minimum slope away from the toe of slope shall be 2% for the first five feet around the perimeter.
10. An approved erosion control plan will be required to be submitted, approved and implemented should grading occur between October 15 and April 15.
11. Soils Engineer shall determine if the soil is suitable to support the intended structure. A formal report including progress and/or compaction reports shall be submitted to the County Field Inspector prior to final inspection. When a Soils Report is obtained the County policy regarding pad certification shall be followed. When applicable the Engineer of Record shall observe the grading operations and provide the field inspector with the required compaction reports and a report stating that the grading has been observed and is in conformance with the UBC and County Ordinanaces.

Erosion Control Notes:

1. Erosion control measures shall be implemented on all projects and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, and protection of accesses. In addition, perimeter containment measures shall be placed prior to the commencement of grading and site disturbance activities unless the Public Works Department determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of the erosion control measures shall be to keep all sediment from entering a swale, drainage way, watercourse or onto adjacent properties.
2. Site inspections and appropriate maintenance of erosion control devices shall be conducted and documented prior to, during, and after rain events.
3. The developer shall be responsible for the placement and maintenance of all erosion control devices as specified by the approved plan until such time that the project is accepted as complete by the Public Works Department. Erosion control devices may be relocated, deleted or additional items may be required depending on the actual soil conditions encountered. Additional erosion control shall be placed at the discretion of the Engineer of Work, County Inspector, SWPPP Monitor or RWQCB Inspector. Guidelines for determining appropriate erosion control devicesare included in the appendix of the Public Improvement Standards.
4. All erosion control devices shall be the first order of work and shall be in place between October 15 and April 15 or anytime when the rain probability exceeds 30%. This work shall be installed or applied after each area is graded and no longer than five (5) working days after the completion of each area.
5. The Engineer of Work and the Public Works Department shall be notified before October 15 for inspection of installed erosion control devices.
6. A standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stockpiled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
7. Permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces other than paved or gravel surfaces prior to final inspection. Permanent erosion control shall be fully established prior to final inspection. Temporary erosion control measures shall remain in place until permanent measures are established.
8. In the event of a failure, the developer and/or his representative shall be responsible for cleanup and all associated costs or damages. In the event that damage occurs within the right of way and the County is required to perform cleanup, all work shall cease on the project until cleanup costs are fully paid.
9. If any work is not in compliance with the plans or permits approved for the project, the Department shall revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 (23.10) of the Land Use Ordinance.
10. All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The developer shall submit a Notice of Intent (NOI) to comply with the General Permit for Constuction Activity with the Regional Water Quality Control Board (RWQCB). The Developer shall provide the County with the Waste Dicharge Identification Number (WDID) or with verification that an exemption has been granted bu RWQCB.
    WDID#__Exempt per RWQCB_____
11. Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer)
    Name__Sage Finch_____
    Local Phone___509-1838_____

Project Air Quality Control Notes:

During Construction the contractor shall designate a person or persons to monitor the Dust Control Program and to order increases measures as necessary to prevent the transport of dust off-site. Their duties shall include holiday and weekend periods when work may or may not be in progress. The name and telephone number for such persons shall be provided to the APCD prior to the commencement of construction.
The measures for dust control are as follows but not limited to:

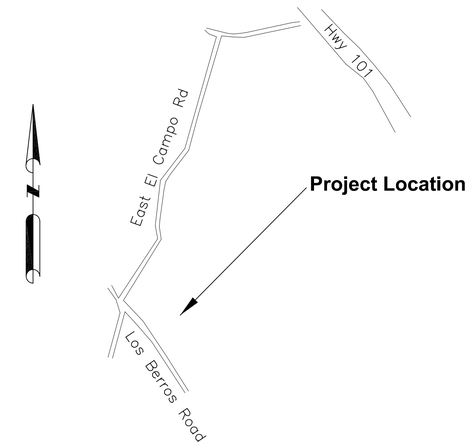
Reduce the amount of disturbed area where possible.

1. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15mph. Reclaimed (non-potable) water should be used whenever possible.
2. All dirt stockpile areas shall be sprayed daily as needed.
3. Exposed ground areas that are planned to be reworked at dates later than one month after initial grading should be seeded with a fast germinating native grass seed and watered until vegetation is established.
4. 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 ACCD.
5. All external slopes shall be hydroseeded as soon as possible upon completion.
6. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
7. All trucks hauling dirt, sand, soil, or other loose material are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
8. Install wheel washers where vehicles enter and exit paved roads and streets, or wash off trucks and equipment leaving the site.
9. Prior to final inspection all disturbed areas shall be vegetated with a fast-growing, native seed mix.

General Notes

1. No construction shall be started without plans approved by the County Planning Department. The Planning Department shall be notified at least 24 hrors prior to the start of construction and the time and location for the preconstruction conference.
2. All construction work and installations shall conform to the County Standards and Specifications.
3. Soils tests shall be done in accordance with the County Standards and Specifications Sections 11-351.1403 and Section 11.351-1404. The test results shall clearly indicate the location and source of materials.
4. Compaction tests shall be made on all embankment materials, subgrades and ditch backfill.
5. There will be no need for special concrete inspection. Concrete for the anchor pad shall be 2000 psi. The rebar shall be inspected prior to the placement of the concrete. All concrete and the two sack slurry for the anti-seep collars and ditch backfill where shown shall be properly vibrated.
6. The Design Engineer shall inspect the installation of the HDPE Liner. The liner shall be installed by a contractor specializing in lining ponds.
7. The Engineer of Record shall certify that the improvements when completed are in accordance to the plans prior to the request for Final Inspection. As-built plans are to be prepared after construction is completed. The Engineer certifying the improvements shall be present at the Final Inspection.
8. Final Reports for grading and earthwork shall be prepared in accordance with the requirements of the UBC, Chapter 33.
9. Upon completion of the work, the Geotechnical Engineer shall submit to the Engineer of Record a complete summary of all testing done during the project.
10. The Construction Contractor shall maintain a current, complete and accurate record of all changes which deviate from the approved plans. No changes shall be made without the prior approval of the Engineer of Record and the County.

El Campo Ranch Reservoir 1
APN 075-081-006
Vicinity Map



Address: 111 E El Campo Rd, Arroyo Grande Ca
APN 075-081-006
Lot size 99.73 Acres
Zoning AG
Project Description: Construct a 4 ac-ft Agricultural Reservoir for irrigation purposes

Table 1705.6
Required Verification and Inspection of Soils

Verification and Inspection Task	Continuos During Task Listed	Periodically During Task Listed
1. Verify materials below embankments are adequate to achieve the design capacity	____	X
2. Verify excavations are extended to proper depth and have reached proper material.	____	X
3. Perform classification and testing of controlled filled materials.	____	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.	X	____
5. Prior to placement of controlled fill, observe subgrade	____	X

GSI Soils Inc shall perform all special inspections for the earthwork for this project.
Call 24 hours prior to inspection to set up an appointment.

Scope of Work

The work consists of constructing a new lined reservoir 165' by 134' by 18.5' deep specifically for irrigation and frost control purposes. Any off-site transfer and/or any other use of the reservoir water is prohibited. All areas to receive fill shall be excavated a minimum of three feet, the exposed surface scarified and moisture conditioned, then recompact to 90% relative compaction. The intent is to balance the earthwork with no import or export. The completed interior slopes shall be fine graded and all rocks removed. A 40 mil HDPE geomembrane liner will then be installed on the slopes. The liner will be installed per manufacturer's recommendations by a company specializing in liner installation. A five foot by twelve foot by eight inch reinforced concrete pad for anchoring the liner shall be constructed around the pump inlet pipes. No special inspection for the concrete work shall be required. A 6 foot non-climb fence will be built around the exterior perimeter. The sources of water are existing pvc waterlines from existing wells and no surface water shall enter the reservoir.. Valving, filters and pumps will be installed after the reservoir is constructed by the Irrigation Contractor and are not part of this permit. This contract is for stubbing one 6" cl 125 PVC pipe through the exterior slope for future connection to the fill lines by an Irrigation Contractor. This pipe shall have concrete slurry anti-seep collars. A 10" PVC Drop Pipe Outlet Structure will serve as an emergency overflow in the event the high water limit switch fails and is sized to prevent the reservoir from overtopping. Access to the reservoir is by existing dirt farm roads. No driveways will be constructed. The existing farm fields flow downhill away from the location so no water will accumulate along the toes of the fills. The area sits well above the 100 year flood zone of Los Berros Creek. No electrical work nor utility work is included in this permit.

Benchmark and Basis of Bearing

Benchmark is the westerly corner of the concrete driveway lading to the house. Assumed elevation is 486.38

Basis of Bearing is GPS established true north from NAD 83

Pre-construction Meeting

Prior to construction a pre-construction meeting is required with the inspector to go over the special inspection reporting requirements, final and progress reports, & erosion control.
Call David Rose, 781-1537, North SLO County Inspector

Reports Required

Upon the completion of Construction the Engineer of Record shall prepare and submit to the County of SLO a Final Report stating that the work is in substantial conformance with the approved plans. Progress Reports are required by the Engineer of Record to the grading inspection as determined during the pre-construction meeting.

Special Inspections

1. **Special inspections will be required for this project as listed in the Table on this Sheet.**
2. **GSI Soils, Inc shall inspect all earthwork and normal concrete and slurry placement. Contact Ric Amero at 805 349-8861**
3. **The Engineer of Record shall inspect the installation of the pond liner. Contact Tom Howell at 925-5311**

Project Information

Contacts:

Owner: Ag Property Holdings, LLC

Sage Finch
111 E El Campo Rd
Arroyo Grande, CA 93420
805 509-1838

Engineer: Tom A Howell

1812 N Vine
Santa Maria, CA 93454
805 925-5311

Geotechnical Engineer: GSI Soils, Inc

Rick Armero
524 E Chapel St
Santa Maria, CA 93454
805 349-0140

Pond Report

Top of dam elevation= 491.26
Bottom of pond elevation= 472.76
Top of dam width= 12.00
Cut Slope= 2.00:1
Fill Slope= 2.50:1
Interior Slope= 2.50:1

Pond Earthwork Volumes

Fill Factor: 1.30
Total cut = 9,697 C.Y.
Total Fill = 9,698 C.Y.

Area in Cut = 17,486 S.F.
Area in Fill= 24,351 S.F.
Total disturbed area= 41,778 S.F.
Max Cut= 19.5
Max Fill= 12.9

Engineer's Certificate

I, Tom A Howell, RCE 27037, Engineer of Record, hereby certify that these plans are in accordance with the following codes: _____Date:_____

2013 California Bldg Code (0112 IBC), Appdx Chp 33, 1997 UBC

2013 California Electric Code (2011 NEC)

2013 California Mechanical Code (2012 IAMPO UMC)

2013 California Plumbing Code (2012 IAMPO UPC)

California Title 24: 2011 California Energy Code and Accesibility Standards

County Ordinance(s) Title 19 (Building), (inland)

Geotechnical Engineer's Certificate

I have reviewed the plans and specifications and have found them to be in substantial conformance with the recommendations as found in my Soil Investigation.

Date: _____

Sheet Index

REGISTERED PROFESSIONAL ENGINEER
TOM A. HOWELL
No. C 27037
Expires 3/31/17
CIVIL
STATE OF CALIFORNIA

El Campo Ranch		
DRAWN TH	DATE 11/10/16	Ag Reservoir 5 Ac-ft
APPROVED	DATE	El Campo Rd Arroyo Grande
SCALE	SHEET 1 of 6	PROJECT NO. 160510-1625

DEVELOPER'S STATEMENT FOR:
AG Property Holdings
Major Grading Permit
PMT2016-01335

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

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

Agricultural Resources

AG-1 **Prior to issuance of grading and/or construction permits,** the project plans shall clearly state the purpose of the reservoir is for on-site irrigation only and that off-site transfer of reservoir water and/or other uses of the reservoir are prohibited.

Monitoring: Required prior to issuance of a grading and/or construction permit. The Department of Planning and Building will verify that the required information is included on the constructions plans.

Air Quality

AQ-1 **Standard Mitigation Measures for Construction Equipment.** The standard mitigation measures for reducing oxides of nitrogen, reactive organic gases, and diesel particulate matter emissions from construction equipment are listed below:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with California Air Resources Board-certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting the California Air Resources Board's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the California Air Resources Board's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g., captive or oxides of nitrogen exempt area fleets) may be eligible by proving alternative compliance;
- All on- and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;
- Diesel idling shall be avoided to the greatest extent feasible throughout the duration of construction activities. No idling in excess of 5 minutes shall be permitted as described above;

- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors whenever possible;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.

AQ-2 Fugitive Dust Mitigation Measures. 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:

a. Reduce the amount of the disturbed area where possible;
b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District'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 miles per hour. Reclaimed (non-potable) water should be used whenever possible;
c. All dirt stock pile areas should be sprayed daily or covered with tarps or other dust barriers, as needed;
d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil-disturbing activities;
e. Exposed ground areas that are planned to be reworked at dates greater than 1 month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
f. 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 San Luis Obispo County Air Pollution Control District;
g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
h. Vehicle speed for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site;
i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;
j. Install wheel washers or other devices to control tracking of mud and dirt onto adjacent roadways where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
l. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the San Luis Obispo County Air Pollution Control District's limit of 20% opacity for greater than 3 minutes in any 60-minute period, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the San Luis Obispo County Air Pollution Control District Engineering & Compliance Division prior to the

start of any grading, earthwork, or demolition.

AQ-3 The presence or absence of naturally-occurring asbestos must be determined prior to start of soil disturbing activities. If Naturally Occurring Asbestos (NOA) is not present on-site, an exemption request shall be filed with the SLOAPCD. If NOA is present on-site, the project shall comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures.

AQ-4 Prior to ground disturbance and construction, the applicant shall submit a geologic evaluation to determine if the area disturbed is exempt from the Air Resources Board Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105). If the site is not exempt from the ATCM requirements, the applicant shall comply with all requirements outlined in the Asbestos ATCM, which may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the San Luis Obispo Air Pollution Control District.

Monitoring: Required prior to issuance of a grading and/or construction permit. The Department of Planning and Building will verify that the required information is included on the constructions plans.

Biological Resources

BIO-1 To avoid impacts to nesting bird species, including special-status species and species protected by the Migratory Bird Treaty Act (MBTA), work near oak trees, vegetation, and horticultural plantings shall be limited to the time period between September 1st and January 31st if feasible. If construction will occur during the nesting season (February 1st through August 31st), a qualified biologist shall conduct a preconstruction survey for active bird nests within 200 feet of the limits of the project within two weeks prior to disturbance activities. Periodic subsequent spot-check surveys shall be completed throughout the duration of construction activities in the nesting season to ensure no new nests are developed subsequent to commencement of construction activities, as determined appropriate by the County Environmental Monitor

BIO-2 Work activities shall be avoided within 50 feet of active bird nests and 250 feet of active raptor nests until young birds have fledged and left the nest. Readily visible exclusion zones shall be established in areas where nests must be avoided. USFWS and CDFW shall be contacted if any federally or state listed bird species are observed during surveys. Nests, eggs, or young of birds covered by the Migratory Bird Treaty Act and California Fish and Game Code may not be moved or disturbed until the end of the nesting season or until young fledge, whichever is later, nor can adult birds be killed, injured, or harassed at any time. In the event a variance to these avoidance buffers is necessary, the applicant shall make a request for variance to the County Environmental Monitor. Any variance shall require proof that no additional impact on nesting birds would occur and approval of USFWS and CDFW.

BIO-3 Active nests shall be documented and monitored by the project biologist, and a report shall be submitted to the County Environmental Monitor and other appropriate agencies, documenting project compliance with the MBTA and applicable project mitigation measures.

Monitoring: If work is conducted during the nesting season, the Department of Planning and Building will review the required surveys and periodic monitoring reports.

Erosion/Sedimentation

BIO-4 **Prior to the start of construction,** the Erosion and Sediment Control details prepared by Howel (2016) should be implemented. Additional measures to address both temporary and permanent measures to control erosion and reduce sedimentation should be implemented as needed. Erosion and soil protection should be provided on all disturbed soil areas prior to the onset of the rainy season (typically October 15). All plans should show that sedimentation and erosions control measures are installed per the engineer's requirements. The following native seed mix is recommended for application on disturbed areas through either direct hand seeding or hydroseeding methods.

Table 1. Native Grassland Erosion Control Seed Mix

Species	Application Rate (lbs/acre)
Bromus carinatus (California brome)	5
Vulpia microstachys (six weeks fescue)	10
Stipa pulchra (purple needlegrass)	3
Trifolium wildenovii (tomcat clover)	2
Total	**20**

As stated above, additional Best Management Practices (BMPs) to minimize impacts to the slopes outside of the reservoir footprint may also need to be implemented. Washing of equipment, tools, roads, etc. should not be allowed in any location where the tainted water could erode the hillside and flow toward Los Berros Creek. BMPs for dust abatement should also be implemented as needed.

BIO-5 To avoid disturbance of wet soils, and limit the potential for erosion and sedimentation, initial grading should occur outside of the rainy season (October 15 through April 15) unless authorized by the County of San Luis Obispo.

BIO-6 All project-related spills of hazardous materials within or adjacent to the site should be cleaned up immediately. Spill prevention and cleanup materials should be on-site at all times during construction. Cleaning and refueling of equipment and vehicles should occur only within designated staging areas. The staging areas should conform to standard BMPs applicable to attaining zero discharge of storm water runoff. At a minimum, all equipment should be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.

BIO-7 **During project activities,** all trash should be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris should be removed from the site.

Oak Trees

BIO-8 Prior to construction permit issuance or approval of subdivision improvement plan,

construction drawings shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. Prior to any ground disturbing activities, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.

BIO-9 All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading or site grubbing. The outer edge of the tree root zone to be fenced will be outside of the canopy 1/2 again the distance as measured between the tree trunk and outer edge of the canopy (i.e., 1-1/2 times the distance from the trunk to the drip line of the tree). Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided (per approved construction plans), retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

Monitoring: Required prior to issuance of a grading and/or construction permit. The Department of Planning and Building will verify that the required information is included on the constructions plans.

Cultural Resources

CR-1 To avoid potential impacts to cultural resources onsite, a professional archaeologist should conduct archeological monitoring during project-related ground disturbance in the project site to identify portions of the resource that may extend into areas subject to ground disturbance. If such resources are identified during monitoring, the archeologist should recommend ways to avoid impacts to the resource. If impacts are unavoidable, the archeologist should develop, in accordance with the County and appropriate tribal representatives, a plan to mitigate such impacts. This may include, but is not limited to, archeological data recovery and excavation.

CR-2 In the event of any unanticipated discovery of any vertebrate fossils or potentially significant finds (e.g., numerous well-preserved invertebrate or plant fossils) during work on the site, all activities in the immediate vicinity of the find shall cease until the qualified paleontologist evaluates the find for its scientific value. If deemed significant, the paleontological resource(s) shall be salvaged and deposited in an accredited and permanent scientific institution where they will be properly curated and preserved. If monitoring is required, the qualified paleontologist shall submit a monitoring report to the County following completion of all required monitoring activities.

Monitoring: Prior to issuance of a construction permit, the Department of Planning and Building will verify that an archaeological monitor has been retained for the project. The Department of Planning and Building will review all monitoring reports and archaeologist recommendations as they are submitted.

Noise

NS-1 Internal combustion engines shall be equipped with the muffler recommended by the manufacturer. Internal combustion engines shall not be operated on the job site without the appropriate muffler.

NS-2 Construction activities shall be limited to the daytime hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday, consistent with County construction noise exception standards, per County Code Section 22.10.120.A.

Monitoring: The Department of Planning and Building will verify that these requirements are shown on the approved set of construction drawings.

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

Signature of Landowner(s)

8-30-17
Date

WILLIAM BRAUN
Name (Print)