



# 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.** ED17-147

**DATE:** May 23, 2018

**PROJECT/ENTITLEMENT:** Smith Parcel Map ; SUB2015-00041

**APPLICANT NAME:** Craig Smith **Email:** craig.ss.smith@gmail.com

**ADDRESS:** 4485 Hummel Drive, Orcutt, CA, 93455

**CONTACT PERSON:** Craig Smith **Telephone:** 805-598-3105

**PROPOSED USES/INTENT:** Request by Craig Smith, Smith Double SS Ranch, for a vesting Tentative Parcel Map (CO 16-0124) to subdivide a 47.0 acre parcel into two parcels of 25.3 and 22.2 gross acres for the purpose of sale and/or development.

**LOCATION:** The project site is within the Residential Rural land use category and is located at 1140 Carpenter Canyon Road, approximately two miles north of Huasna Road and one mile north of the City of Arroyo Grande. The site is in the San Luis Bay Inland Sub Area of the South County planning 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:** Environmental Health

**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.

Holly Phipps (hhipps@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



# Initial Study Summary – Environmental Checklist

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

(ver 5.10) [User Form](#)

## Project Title & No. Smith Parcel Map ED17-147 (SUB2015-00041)

**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.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water /Hydrology
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> 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.

Holly Phipps (hhipps@co.slo.ca.us)

Prepared by (Print)

*Holly Phipps*  
Signature

5/23/18

Date

Steve McMasters

Reviewed by (Print)

*Steve McMasters*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

5/23/18  
Date



### **Project Environmental Analysis**

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

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

## **A. PROJECT**

**DESCRIPTION:** Request by Craig Smith, Smith Double SS Ranch, for a vesting Tentative Parcel Map (CO 16-0124) to subdivide a 47.0 acre parcel into two parcels of 25.3 and 22.2 gross acres for the purpose of sale and/or development. The project site is within the Residential Rural land use category and is located at 1140 Carpenter Canyon Road, approximately two miles north of Huasna Road and one mile north of the City of Arroyo Grande (Figure 1). The site is in the San Luis Bay Inland Sub Area of the South County planning area.

The tentative parcel map shows Parcel 1 as 25.3 gross acres (25.0 acres net) which will contain the existing single-family residence and mobile home, along with accessory structures along with olive orchards and irrigated row crops (Figure 3). Parcel 2 is shown as 22.2 gross acres (22.0 acres net) and will contain the existing caretaker's residence and a building site for a future primary residence. The remaining acreage of Parcels 1 and 2 are fallow land to be used for future olive orchards, oak woodland and sparse riparian vegetation.

The project site is currently used for the cultivation of greenhouse vegetables, irrigated row crops, and olives. Existing development includes three water wells, a water tank, caretaker's residence, one single family residence, one mobile home, a caretaker's residence and accessory agricultural buildings and improvements (Figure 2). The project site is served by two un-paved roadways extending eastward from Carpenter Canyon Road. One roadway borders the northern property line and provides access to the existing primary residence and mobile home. The other is located near the mid-point of the project frontage on Carpenter Canyon Road and extends eastward from a paved driveway along the proposed property line between Parcels 1 and 2. The shared roadway passes through a grove of oak trees and across an existing culvert over the ephemeral creek. The driveway on Carpenter Canyon Road was constructed previously and approved by Caltrans. The shared access road will be improved with an all-weather surface to meet Cal Fire/County Fire Department standards. The project will result in the disturbance of 15,000 square feet associated with improvements to the existing shared access road. The project site contains other un-paved interior roads for agricultural operations.

Vegetation on site includes coast live oak woodlands, stands of eucalyptus along the road right-of-way, ruderal/developed areas, and ornamental landscaping. An un-named ephemeral drainage that is tributary to Arroyo Grande Creek crosses the project site parallel to Carpenter Canyon Road.

In addition, the creation of a new lot would allow for the future construction of one additional residential unit on Parcel 2 (a primary unit) as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.



Figure 1 – Project Location

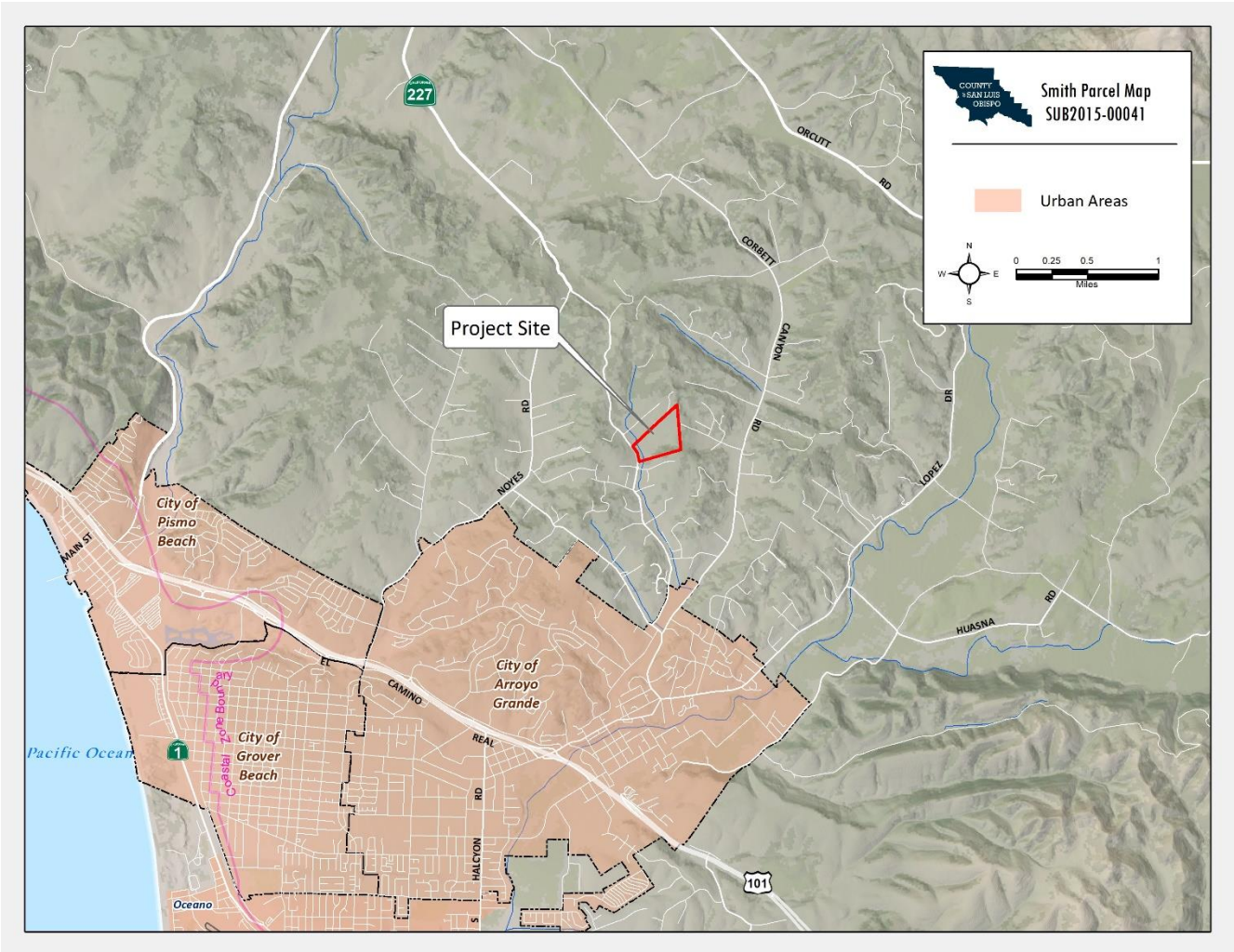


Figure 2 – Project Setting

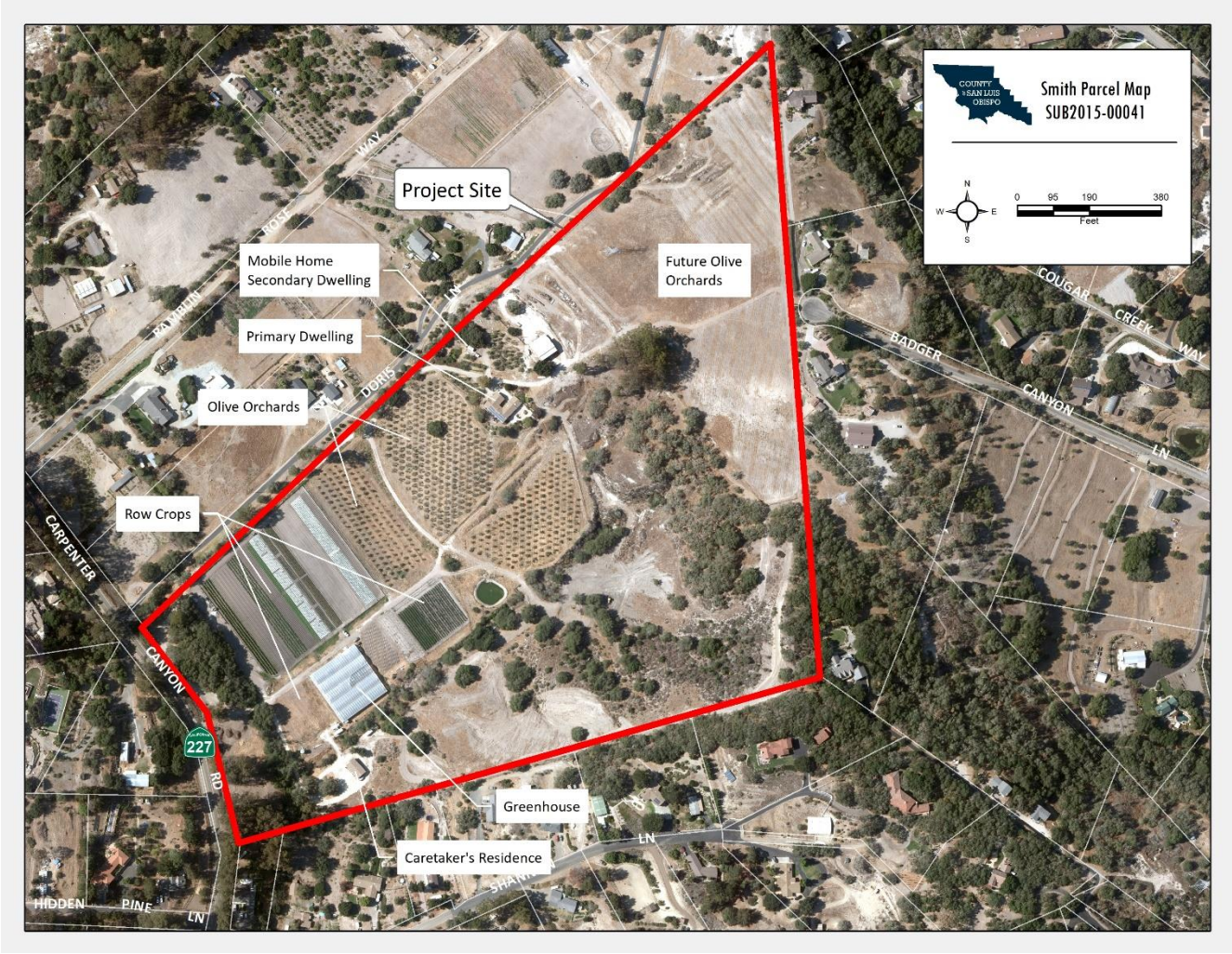
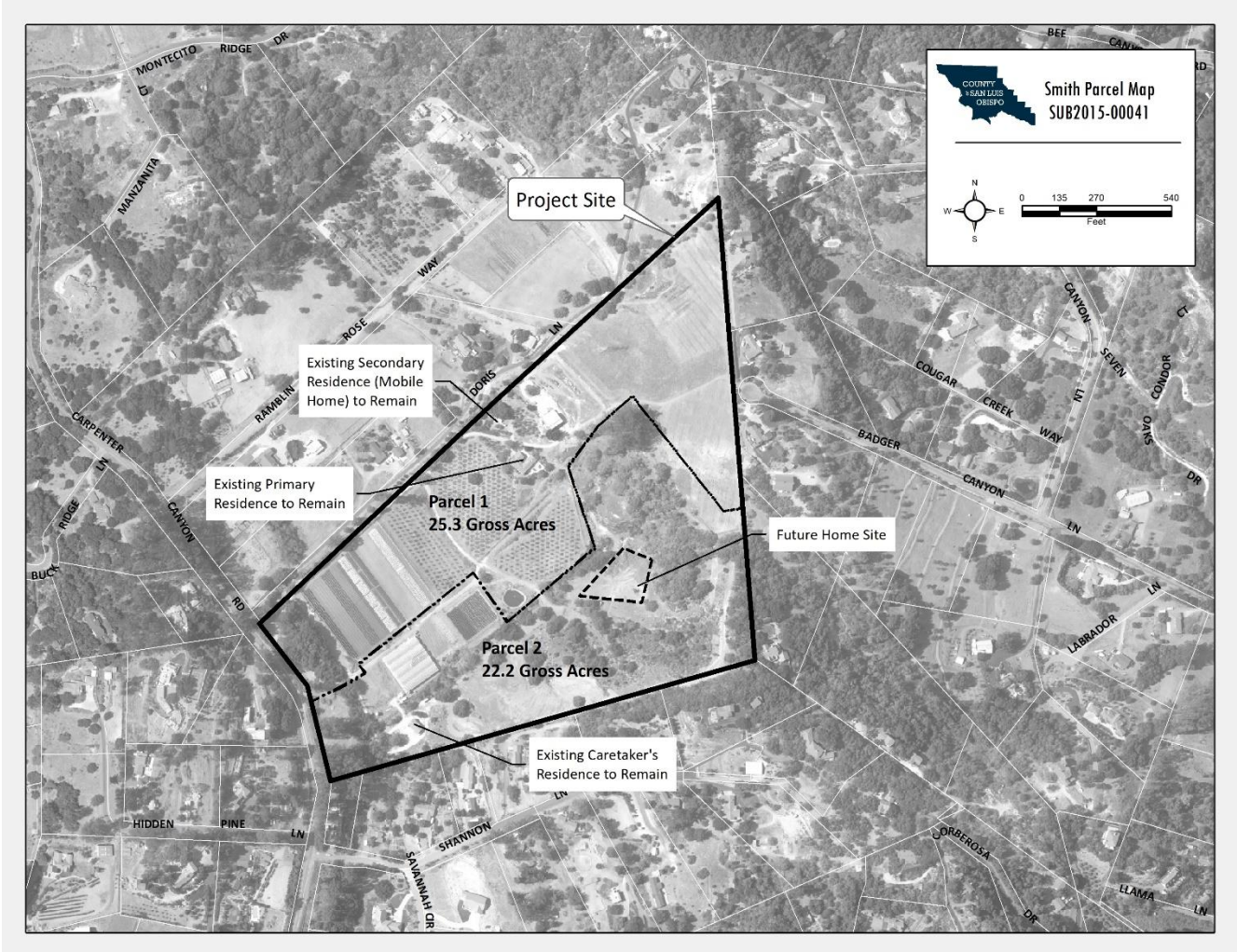


Figure 3 – Proposed Parcels



**ASSESSOR PARCEL NUMBER(S):** 044-321-003

Latitude: 35 degrees 9' 8.9 " N Longitude: 120 degrees 34' 42.6 " W

**SUPERVISORIAL DISTRICT # 3**

**B. EXISTING SETTING**

**PLAN AREA:** South County

**SUB:** San Luis Bay (South)

**COMM:**

**LAND USE CATEGORY:** Residential Rural

**COMB. DESIGNATION:** None

**PARCEL SIZE:** 47 acres

**TOPOGRAPHY:**

**VEGETATION:** Agriculture, Trees, Shrubs, Urban Built Up

**EXISTING USES:** Single-family residence(s) and agricultural uses

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Residential Rural; Residential	<i>East:</i> Residential Rural; Residential
<i>South:</i> Residential Rural; Residential	<i>West:</i> Residential Rural; Hwy 227

## 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) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Aesthetics

The project site is located in a semi-rural area of the County about two miles north of the City of Arroyo Grande. The project site and properties to the north are designated Rural Residential and developed with small ranches on parcels ranging in size from 5 to 10 acres; to the south the parcels are smaller (2.5 acres) and designated Residential Suburban as the pattern of development transitions from small ranches to the urban residential densities within the City of Arroyo Grande.

The project site fronts Carpenter Canyon Road (SR 227) an arterial that connects the Edna Valley with the south County. Traffic counts taken by Caltrans in 2016 for Carpenter Canyon Road at Phillips Road indicate an afternoon peak hour traffic volume of 400 trips. Views of the project site from Carpenter Canyon Road are almost completely screened by existing vegetation along the roadway (Figures 4 and 5).





Figure 4 -- View of the Project Site Looking North From Carpenter Canyon Road



Figure 5 -- View of the Project Site From Carpenter Canyon Road Looking South



**Impact.** The project will result in the disturbance of 15,000 square feet associated with the construction of a new driveway and shared access road. In addition, the creation of a new lot would allow for the future construction of one additional residential unit on Parcel 2 (a primary unit) as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

In addition, new development could result in additional sources of night lighting/glare.

**Mitigation/Conclusion.** Project impacts to aesthetic and visual resources are considered less than significant because:

- Existing development is screened from public view by existing vegetation and the gently sloping topography.
- Although Carpenter Canyon Road carries a moderate amount of traffic during the afternoon peak hour, views of the project site from the roadway are almost entirely screened by existing vegetation.
- The newly created parcels would be consistent with the existing pattern of rural development in the area which consists of single family residences (ranchettes) on comparably sized parcels.
- The project provides opportunities for new development where it will not silhouette against any ridgelines as viewed from public roadways.
- With respect to night lighting/glare, at the time new development is proposed on Parcel 2, the applicant will be required by ordinance to provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties and from the street.

There is no evidence that additional measures beyond those required by ordinance or codes are needed. No mitigation measures above what is already required by ordinance are necessary.



## 2. AGRICULTURAL RESOURCES

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Agricultural Resources

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

Land Use Category: Residential Rural

Historic/Existing Commercial Crops: Rotational Crops, Olives

State Classification: Farmland of Statewide Importance, Not prime farmland

In Agricultural Preserve? Yes, Edna Valley AG Preserve Area

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property are summarized below and shown on Figure 6:

Arnold loamy sand (15 - 50 % slope). This moderately to steeply sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Briones loamy sand (15 - 50 % slope). This moderately to steeply sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Corralitos sand (2 - 15 % slope). This gently to moderately sloping, sandy bottom soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

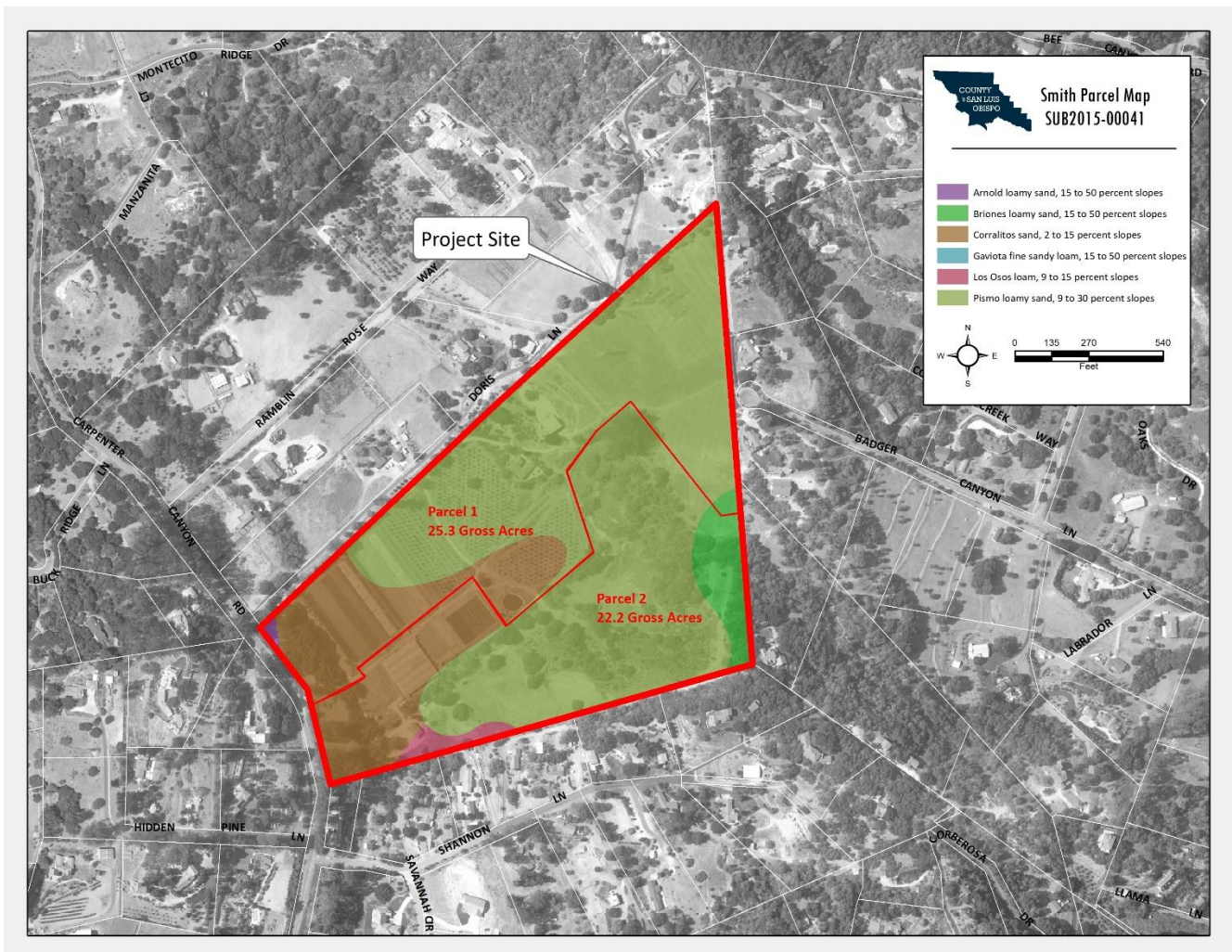
Gaviota fine sandy loam (15 - 50 % slope). This moderately to steeply sloping, shallow coarse loamy soil is considered very poorly drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.



Los Osos loam (9 - 15 % slope). This moderately sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Pismo loamy sand (9 - 30 % slope). This moderately sloping shallow sandy soil is considered Very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Figure 6 -- Soils of the Project Site



## **Impacts.**

Conversion of Prime Farm Land. The project will result in the disturbance of 15,000 square feet associated with the construction of a new driveway and shared access road. In addition, the creation of a new lot would allow for the future construction of one additional residential unit on Parcel 2 (a primary unit) as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

A building site for a new dwelling is shown on Parcel 2 (Figure 3) which is located at the base of the surrounding hills among a grove of oak trees. The building site is located entirely on Pismo Loamy Sand, 9 to 30% slopes. According to Table SL-2 of the Conservation and Open Space Element this soil is not considered prime or other important farmland. Therefore, the project will not result in the conversion of prime farmland.

Impair the Agricultural Use Of Other Property Or Result in Conversion To Other Uses. Surrounding properties consist of rural residential development on parcels that vary in size from 5 acres to 10 acres. Many of these parcels support non-commercial agriculture such as orchards. Because of the small parcel sizes in the area and the limited productivity of the soil, the project is not expected to adversely impact agricultural uses on surrounding properties or result in the conversion of such lands to other uses.

Conflict With Existing Zoning or Williamson Act Program. The project site is within the *Residential Rural* land use category (zoning). where The construction of two residences per legal lot is an allowed use. The proposed parcel sizes are consistent with LUO standards for the Residential Rural land use category. The project site is located within an Agricultural Preserve but is not subject to a Williamson Act Contract.

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

### 3. AIR QUALITY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>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?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Air Quality

**Setting.** The project proposes to disturb soils that have been given a wind erodibility rating of 6, which is considered “moderate”.

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 into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/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.

Construction Phase Impacts. The SLO APCD CEQA Handbook establishes thresholds of significance for various types of development and associated activities (Table 1). The Handbook also includes screening criteria for construction related impacts. According to the Handbook, a project with grading in excess of 4.0 acres and moving 1,200 cubic yards of earth per day can exceed the construction threshold for respirable particulate matter (PM<sub>10</sub>). In addition, a project with the potential to generate 137 lbs per day of ozone precursors (ROG + NO<sub>x</sub>) or diesel particulates in excess of 7 lbs per day can result in a significant impact (Table 1). The construction of a new primary and secondary residence on Parcel 2 is not expected to exceed the daily emissions threshold for ROG and NO<sub>x</sub> combined.

<b>Table 1 – Thresholds of Significance for Construction</b>			
<b>Pollutant</b>	<b>Threshold<sup>1</sup></b>		
	<b>Daily</b>	<b>Quarterly Tier 1</b>	<b>Quarterly Tier 2</b>
ROG+NOx (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM10), Dust2		2.5 tons	
Greenhouse Gases (CO2, CH4, N2O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions		

Source: SLO County APCD CEQA Air Quality Handbook, page 2-2.

Notes:

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM10 quarterly threshold.

Impacts to Sensitive Receptors. Sensitive receptors are people or other organisms that may have a significantly increased sensitivity or exposure to air pollution by virtue of their age and health (e.g. schools, day care centers, hospitals, nursing homes), regulatory status (e.g. federal or state listing as a sensitive or endangered species), or proximity to the source. Construction of two new dwellings on Parcel 2 would be within 1,000 feet of existing residences on Parcel 1 and on the north side of Shannon Way which can be occupied by sensitive receptors who could be exposed to diesel particulates and fugitive dust from construction activities. This is considered a potentially significant impact.

Naturally Occurring Asbestos. According to the APCD CEQA Air Quality Handbook, Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (CARB). Under the CARB Air 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 District. 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.

The APCD website includes a map of zones throughout SLO County where NOA has been found and a geological evaluation is required prior to any grading. According to the web site map, the project site does not lie in an area where a geologic study for the presence of NOA is required.

Development Burning. On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, in under certain circumstances where no technically feasible alternative is available, limited burning may be allowed subject to regulations applied by the SLO APCD. Unregulated burning would result in a potentially significant impact.

Operational Phase Impacts. According to the APCD thresholds of significance, a project with less than 68 single family residences in an urban setting is unlikely to exceed to APCD operational thresholds for





ozone precursor emissions. This project could result in the construction of two additional single family residences. Therefore, operational phase emissions relating to ozone precursors and particulate matter are considered less than significant.

Consistency With the Clean Air Plan. The project will accommodate a level of development for the site that was anticipated by the Clean Air Plan. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts.

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

The Clean Air Plan includes land use management strategies to guide decisionmakers on land use approaches that result in improved air quality. This development is consistent with the "Planning Compact Communities" strategy because it incorporates an increase in development density within an urban area (Templeton URL) which is preferable over increasing densities in rural areas.

**Mitigation/Conclusion.** With the recommended mitigation measures for construction dust control and reduction of construction vehicle emissions, air quality impacts are considered less than significant.

In addition, each new residence will be subject to the South County Air Quality Mitigation fee, which is intended to partially mitigate the cumulative effects of new residential development within the South County planning area. This program funds several strategies within the South County to improve air quality and reduce single-occupant vehicles, by: attracting transit ridership through regional bus stop improvements; encouraging carpooling through park-and-ride lot improvements and ridesharing advertising; promoting the use of bicycles through bike lane installation; reducing dust through limited road paving of several unpaved roads; and by providing electronic information/services locally to reduce vehicle trip lengths.

#### 4. BIOLOGICAL RESOURCES

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

\* Species – as defined in Section 15380 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: Coast Live Oaks, agriculture, and known populations of Pismo clarkia are found in the area.

Name and distance from blue line creek(s): An unnamed “blue line” tributary to the Arroyo Grande Creek courses through the parcel

Habitat(s): [Oak woodland, ruderal/developed, agriculture](#)

Site’s tree canopy coverage: Approximately 10%.

A presence/absence survey for Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*) was conducted on the property in 2015 by SWCA, Inc.. Subsequently, a botanical survey was conducted in May, 2016 by SWCA. The following is a summary of the findings and recommendations of those studies.

Methodologies. Botanical surveys on the property were performed by SWCA Biologist Barrett Holland on June 23, 2015, and on April 14, 2016. Prior to conducting field surveys in 2015 and 2016, SWCA conducted queries of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) to identify reported occurrences of sensitive resources within the U.S. Geological Survey (USGS) 7.5-minute quadrangle for Arroyo Grande NE and the seven surrounding quadrangles: Nipomo, Oceano, Tar Springs Ridge, Santa Margarita Lake, Lopez Mountain, Pismo Beach, and San Luis Obispo. In addition to the CNDDDB query, the California Native Plant Society (CNPS) Electronic Inventory of Rare and Endangered Plants of California were also reviewed to provide additional information on rare plants that are known to occur in the area. As mentioned above, a Pismo clarkia reference site was visited prior to conducting surveys in 2015. The botanical resources on the property

were identified using dichotomous keys as necessary (Baldwin et al. 2012; Hoover 1970).

Vegetation. Vegetation on the property consists of native and non-native plant species that typically occur in coast live oak woodland, coast live oak riparian forest, chaparral, coastal scrub, and non-native annual grassland plant communities (Holland 1986). Please refer to Attachment C for a complete list of plant species observed during the 2015 and 2016 surveys of the property. Plant species observed in the coast live oak woodland and riparian forest areas during the survey include numerous mature coast live oak (*Quercus agrifolia*) trees, poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), buck brush (*Ceanothus cuneatus* var. *cuneatus*), poison hemlock (*Conium maculatum*), veldt grass (*Ehrharta calycina*), sticky monkey flower (*Mimulus aurantiacus*), Italian thistle (*Carduus pycnocephalus*), deerweed (*Acmispon glabra*), dwarf nettle (*Urtica urens*), sneezeweed (*Helenium puberulum*), tall-flat sedge (*Cyperus eragrostis*), arroyo willow (*Salix lasiolepis*), and blue gum eucalyptus (*Eucalyptus globulus*) trees, which were observed near the entrance to the site along Carpenter Canyon Road.

Plant species observed in the coastal scrub and chaparral areas include coyote brush (*Baccharis pilularis*), black sage (*Salvia mellifera*), chamise (*Adenostoma fasciculatum*), saw-toothed goldenbush (*Hazardia squarrosa*), common sand aster (*Corethrogyne filaginifolia*), horkelia (*Horkelia* sp.), mock heather (*Ericameria ericoides*), deerweed, veldt grass, coffeeberry (*Frangula californica*), sticky monkey flower, California sagebrush (*Artemisia californica*), sky lupine (*Lupinus nanus*), coast live oak, telegraph weed (*Heterotheca grandiflora*), sand mesa manzanita (*Arctostaphylos rudis*), and arroyo lupine (*Lupinus arboreus*). Sand mesa manzanita is considered a CNPS 1B.2 listed plant species and located along the south and east boundaries of the property.

Species observed in non-native annual grassland included non-native grasses and forbs such as veldt grass, oats (*Avena* spp.), Merced ryegrain (*Secale cereale*), wheat (*Triticum aestivum*), filaree (*Erodium* spp.), ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis* var. *rubens*), short pod mustard (*Hirschfeldia incana*), radish (*Raphanus sativa*), hairy sun cup (*Camissoniopsis hirtella*), lamb's quarters (*Chenopodium album*), dog fennel (*Anthemis cotula*), horseweed (*Erigeron canadensis*), valley tassels (*Castilleja attenuata*), tocalote (*Centaurea melitensis*), cudweed (*Pseudognaphalium luteoalbum*), and pampas grass (*Cortaderia seloana*). Native grasses and forbs observed included purple needlegrass (*Stipa pulchra*), California brome (*Bromus carinatus*), California melic grass (*Melica californica*), sky lupine, blue dicks (*Dichelostemma capitatum*), California poppy (*Eschscholzia californica*), holly leaf navarretia (*Navarretia atractyloides*), telegraph weed, deerweed, diffuse spineflower (*Chorizanthe diffusa*), and grassland tarweed (*Deinandra increscens* ssp. *increscens*).

### **Impact.**

Wildlife. The project site supports sparse to moderate cover of disturbance adapted vegetation (non-native annual grasses and forbs within open and wooded habitats) and oak woodland. The ruderal/unplanted areas and existing trees have the potential to provide suitable foraging, nesting, and denning habitat for sensitive wildlife such as migratory birds.

Special-Status Plant Species. No Pismo clarkia individuals were observed on the property during surveys in 2015. Since Pismo clarkia was observed flowering at the reference site on Ormonde Road and was not observed on the property during the survey, it is our professional opinion that Pismo clarkia does not occur on the property. The only special-status plant species observed during surveys of the property in 2015 and 2016 were numerous sand mesa manzanita located along the east/southeast boundary of the property. Based on personal communication with the project applicant, Craig Smith, on June 23, 2015 and April 14, 2016, no development activities are proposed in the area of the property where sand mesa manzanita was observed. To ensure continued protection of these plants, these individuals will be avoided during construction and confined to area within the proposed building envelope.

Special-Status Wildlife Species. Special-status wildlife species are either listed as Endangered or Threatened under FESA or CESA, considered rare by resources agencies, professional organizations,

and the scientific community. Based on proximity and habitat preferences, no listed wildlife species are expected to occur on the project site.

### Sensitive Communities

*Coast Live Oak Trees and Woodland.* Individual coast live oak trees and coast live oak woodland are considered sensitive resources by the County. The County requires mitigation for impacts to or removal of native oak trees with a diameter at breast height (DBH) of five inches or greater, as measured at a height of four feet six inches above ground. Impacts include any ground disturbance within the critical root zone (i.e., 1.5 times the edge of canopy/drip line), trunk damage, or any pruning of branches that are three inches in diameter or greater. Mitigation ratios for removed and impacted trees are 4:1 and 2:1, respectively.

*Critical Habitat Areas.* USFWS-designated critical habitat areas contain physical or biological features that are essential to the conservation of certain federally-listed species. Critical habitat may also include areas that are not currently occupied by the species, but are important for its recovery. Further, species with designated critical habitat are ultimately protected if occurring outside designated critical habitat areas. The project site is not located within an identified Critical Habitat Area.

*Wetlands.* The USFWS National Wetlands Inventory (NWI) query identified several small Freshwater Forested/Shrub Wetlands within a five mile radius of the project but none on the project site. The ephemeral tributary to Arroyo Grande Creek is mapped as containing Riverine Communities by the USFWS National Wetlands inventory.

Migratory Nesting Birds. The federal Migratory Bird Treaty Act (MBTA) and the Convention for the Protection of Migratory Birds and Animals, agreements between the United States and Canada and the United States and Mexico, respectively, afford protection for migratory birds by making it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Certain game birds have been omitted from this protection. The laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey. Suitable nesting habitat is provided by the oak woodland and eucalyptus trees on site. The likelihood of the presence of nesting birds during the typical avian nesting season (February 1 through September 15) is considered very high.

**Impact.** The project will result in the disturbance of 15,000 square feet associated with the re-surfacing of a shared access road. In addition, the creation of a new lot would allow for the future construction of one additional residential unit on Parcel 2 (a primary unit) as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

Impacts to Unique or Special-status Plant Species. As discussed above, the project site has the potential to support eight listed plant species. The CNDDDB query identified a population of Pismo clarkia approximately 0.3 miles west of the BSA. Current aerial images suggest that the population was mapped in open grassland with scattered oak trees, and possibly disturbed through agricultural land uses. The proposed Project site supports sparse to moderate cover of disturbance adapted vegetation (primarily non-native annual grasses and forbs), that has been mowed and graded periodically for numerous years, thereby reducing the quality of the habitat, and minimizing the potential for occurrence of Pismo clarkia. In addition, no Pismo clarkia was observed during the May 2017 survey, which was during the typical blooming period for this species. In summary, no special- status plant species were identified, and no suitable habitat was observed within the BSA.

Impacts to Unique or Special-status Wildlife Species. The BSA supports sparse to moderate cover of disturbance adapted vegetation (non-native annual grasses and forbs, within open and wooded



habitats). The ruderal/undeveloped areas and trees have the potential to provide suitable foraging, nesting, and denning habitat for sensitive wildlife, however no sensitive wildlife species were observed during the May 2017 field survey.

Noise, vibrations, and dust generated by proposed project activities may disrupt foraging, nesting, and/or denning activities of some wildlife within or adjacent to the Project impact area. In addition, direct impacts to wildlife (i.e., death or injury) may also occur due to equipment operation and/or human foot traffic during Project activities.

Impacts to Sensitive Communities. As discussed in the project description, the existing roadway that extends from Carpenter Canyon Road to the interior of the project site will be re-surfaced to meet Cal Fire/County Fire Department standards. The driveway on Carpenter Canyon Road is paved and was previously approved by Caltrans. The existing roadway extends eastward from the paved driveway to the interior of the site through a grove of oak trees and across an existing culvert over the ephemeral creek. Driveway improvements are not expected to require the removal of any existing native trees. Nonetheless, a standard mitigation measure has been recommended that describes the requirements for removed or impacted trees.

Impacts to Migratory Birds. No nesting migratory birds or vacant nests were observed during surveys of the BSA. However, development activities could adversely impact a variety of nesting migratory bird species if site disturbance is implemented during the typical nesting bird season (February 15 through September 15). The oak woodland and ruderal/undeveloped areas provide suitable nesting and foraging habitat for birds, and therefore, there is potential for impacts because of construction activities that may occur on Parcel 2.

Since the biological study area supports suitable nesting habitat, future construction activities must comply with the MBTA and the Fish and Game Code.

Interference with the movement of resident or migratory wildlife species. The proposed project will have no direct or indirect effect on the movement of resident or migratory fish and wildlife species.

**Conclusion/Mitigation.** Impacts could occur if future uses of the property would result in temporary or permanent modification to sensitive habitats, or to habitats occupied by special-status species. However, no grading, construction, site disturbance (including tree removal) or development (including residential uses) are proposed as part of the parcel map beyond baseline conditions. Therefore, the project will not result in adverse impacts to biological resources beyond baseline conditions. However, the analysis provided by the BRA prepared in 2017 supports the following conclusions and recommendations with regard to future development activities on the project site:

Pre-construction Surveys. Project-specific pre-construction surveys for sensitive animal species will be required prior to the onset of ground disturbing activities for the construction of roadways or dwellings.

Federal Endangered Species Act. The project site does not provide suitable habitat for federally listed species. In the event that future development would adversely impact habitat for federally listed species the applicant will be required to comply with the relevant provisions of the ESA.

California Endangered Species Act (CESA). The biological report indicates that no CESA or SSC listed species were observed during the surveys. However future development could result in the loss of habitat for CESA listed species. Under the CESA CDFW reserves the right to request the replacement of lost habitat that is considered important to the continued existence of CESA protected species. Future development that could adversely impact listed species will be required to comply with relevant provisions of the CESA.

Migratory Bird Treaty Act of 1918. Project grading, road improvements, and development may result in impacts to migratory birds. No migratory birds or vacant nests were observed during surveys of the BSA; however, the BSA supports suitable nesting habitat. Future development will be required to conduct project-specific nesting bird surveys prior to project construction.

California Fish & Game Code §§ 3511, 3502, 3503.5. The BSA supports suitable nesting habitat. Therefore future development, including grading, road improvements, and development, may result in impacts to migratory birds. Project-specific pre-construction surveys for nesting birds will be required prior to the onset of construction activities.

**Mitigation/Conclusion.** With the recommended mitigation measures, no significant biological impacts are expected to occur.

**5. CULTURAL RESOURCES**

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Cultural Resources**

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

In July, 2015, the legislature added the new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

The Public Resources Code now establishes that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” (Pub. Resources Code, § 21084.2.) To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.) If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). No responses were received.

**Impacts.** The project will result in the disturbance of 15,000 square feet associated with the construction of a new driveway and shared access road. In addition, the creation of a new lot would allow for the future construction of two additional residential units on Parcel 2 as well as other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

An archaeological study of the project site was conducted by Charles E. Dills in February 1990. The study was conducted by a qualified archaeologist consistent with County guidelines and includes a cultural resources records search, a site visit, and the preparation of a technical report documenting the results of the assessment which includes management recommendations. The study included a records search from the Central Coast Information Center (CCIC), located at the University of California, Santa Barbara which did not identify any cultural resources within the project site or a 1,000-foot radius. In the event that cultural materials are encountered during future ground disturbance, the requirements of LUO Section 22.10.040 will apply.

No evidence of cultural materials were identified. Because of the long history of anthropogenic and agricultural activities and the absence of resources, impacts to historical and paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

## 6. GEOLOGY AND SOILS

*Will the project:*

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

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

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

Topography: Gently rolling

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

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

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

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

Within the 100-year Flood Hazard designation? No

Closest creek/Distance? An ephemeral drainage tributary to Arroyo Grande Creek crosses the southern/western boundary of the project site.

Soil drainage characteristics: Well drained to very poorly drained





For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080) 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, amount 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 the project's soil erodibility is as follows:

Soil erodibility: Low to moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) 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.

A Stormwater Control Plan has been submitted for the project.

**Impact.** The project will result in the disturbance of 15,000 square feet associated with the construction of a new driveway and shared access road. In addition, the creation of a new lot would allow for the future construction of one additional residential unit on Parcel 2 (a primary unit) as well as accessory structures and other activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

**Mitigation/Conclusion.** At the time of final map clearance, the Public Works Department will require a sedimentation and erosion control plan and a storm water control plan (if the project is subject to MS-4 requirements) for subdivision related improvements in accordance with County Public Works improvement Standards.

A sedimentation and erosion control plan is required for all construction and grading projects by LUO Sec. 22.52.120 to minimize these impacts. A Stormwater Control Plan has been provided as part of the project application which identifies 15,000 square feet of site disturbance as well as strategies for preventing the erosion and sedimentation of surface waters. Prior to building permit issuance for new development onsite and/or grading projects, the applicant will need to obtain a land use permit and show that new development complies with County drainage, sedimentation, and storm water requirements. Therefore, based on the project being able to comply with these regulations, potential geologic/soil impacts are considered less than significant.

There is no evidence that additional measures beyond those required by ordinance or codes are needed. Impacts associated with geology and soils are considered less than significant.

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by Cal Fire/County Fire Department?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Hazards and Hazardous Materials**

**Setting.** The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with

the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in February 2018 revealed no active sites in the vicinity, including the project site.

With regards to potential fire hazards, the subject project is within a High Fire Hazard Severity Zones. Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project is not expected to conflict with any regional emergency response or evacuation plan. The project is not within an Airport Review area.

**Impact.** The construction of driveway improvements and interior access road may require the use of fuels and solvents for construction machinery. In addition, the creation of a new lot would allow the future construction of one additional residential unit on Parcel 2 (a new primary unit) and accessory structures as well as activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures.

The project has been reviewed by Cal Fire/County Fire Department for code requirements relating to fire protection. In their response letter (Travis Craig, Captain) Cal Fire/County Fire Department indicated they had no significant fire or life safety concerns regarding the proposed two lot subdivision (Dells Wells, Fire Captain, April 11, 2018). The plans as prepared meet Cal Fire/County Fire Department requirements for access, driveway width, slope, surface and water supply and no fire safety plan is required at this time. If development is proposed on one or both parcels beyond current use a fire safety review will be needed.

Regarding road safety impacts, the project has been reviewed by County Public Works, which is discussed further in the Transportation section.

The project is not expected to conflict with any regional emergency response or evacuation plan.

**Mitigation/Conclusion.** In terms of fire safety there is no evidence that additional measures beyond those required by ordinance or codes are needed. No significant impacts as a result of hazards or hazardous materials are anticipated.

## 8. NOISE

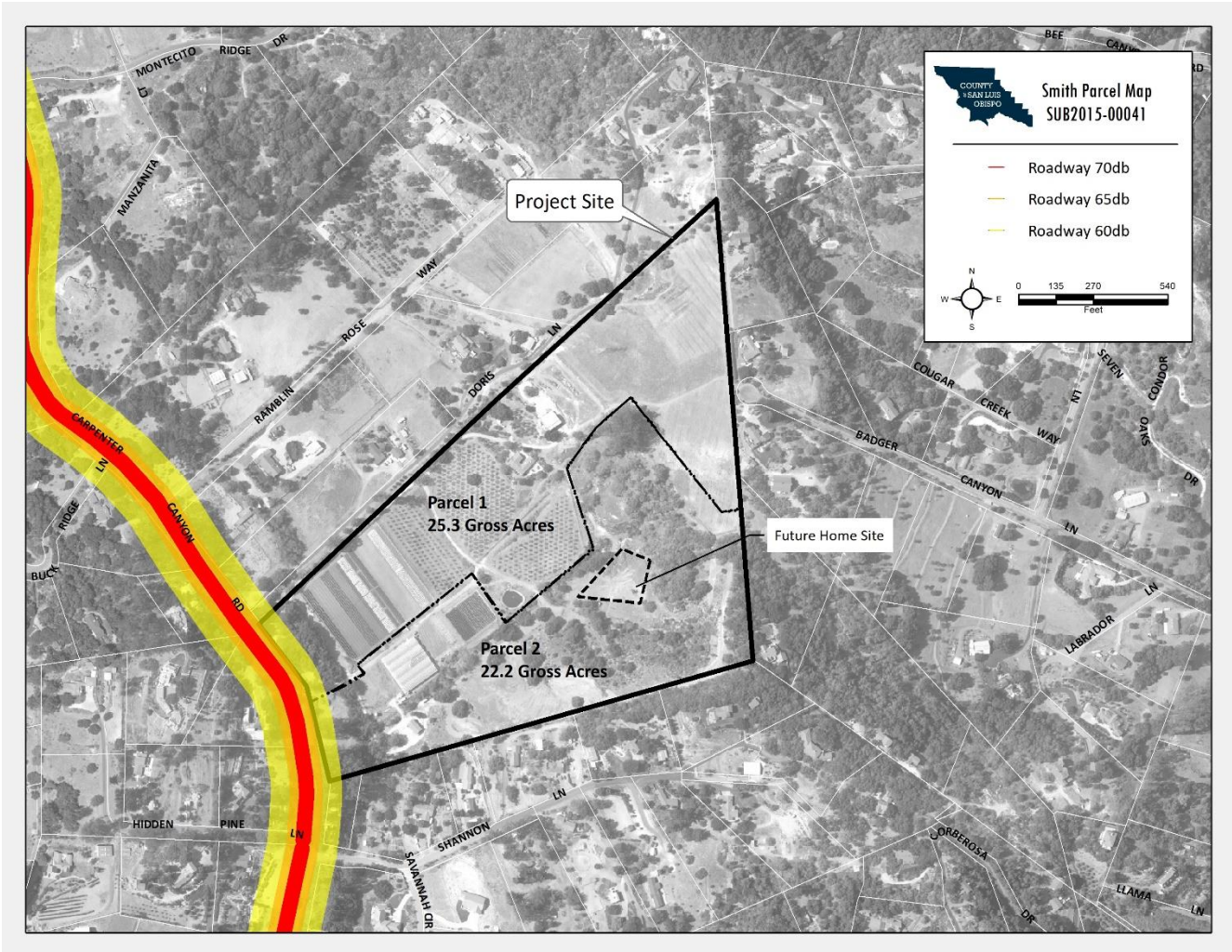
	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Noise

The project is located in a semi-rural area of the County where residences on 5 to 10 acre lots is the prevailing land use. Noise sources affecting the project site include non-commercial agricultural activities as well as traffic on SR 227 (Carpenter Canyon Road). Sensitive receptors in the vicinity of the project site include existing single family residences. There are no significant stationary sources of noise in the area. The project site is not located in an airport overflight review area.

The Noise Element of the County's General Plan includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to Appendix D of the Noise Element, the 60dB future noise contour associated with Carpenter Canyon Road will extend onto the property about 292 feet (Figure 7).

Figure 7 -- Noise Contours Associated With Carpenter Canyon Road



**Impacts**

Construction and Operational Impacts. Noise will increase temporarily from the construction of a new driveway and access road. In addition, the creation of a new lot would allow for the future construction of one additional residential unit (a new primary unit) on Parcel 2 and accessory structures as well as activities associated with construction such as grading, tree trimming, road/driveway improvements, and fire clearance measures. Future construction activities will be required to obtain a land use permit and comply with the County’s Noise Element.

As shown on Figure 7, roadway noise is not expected to adversely impact the future residential building site.

**Mitigation/Conclusion.** There is no evidence that additional measures beyond those required by ordinance or codes are needed. No significant noise impacts are anticipated, and no mitigation measures are necessary.

**9. POPULATION/HOUSING**

*Will the project:*

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:* \_\_\_\_\_

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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.** Properties in the Residential Rural land use category are allowed two dwellings per legal parcel (a primary unit and a secondary unit), subject to approval of a land use permit as required by 22.06.030, Table 2-3 of the Land Use Ordinance. At this time no grading, construction, site disturbance or additional development including any additional residential uses is proposed beyond baseline conditions. No existing dwellings are proposed for demolition. Therefore, the project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable

housing unit(s) either on-site and/or by payment of the in-lieu fee. No mitigation measures are necessary. Prior to map recordation, the applicant will pay an affordable housing in-lieu fee consistent with the applicable fee ordinance.

**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) <b>Fire protection?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b>Police protection (e.g., Sheriff, CHP)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b>Schools?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <b>Roads?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b>Solid Wastes?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <b>Other public facilities?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <b>Other:</b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<u>Police:</u> County Sheriff	Location: Oceano (Approximately 6 miles to the southwest)
<hr/> <u>Fire:</u> Nipomo Cal Fire (formerly CDF)	Hazard Severity: High to Very High Response Time: 5-10 minutes Location: (Approximately 12 miles to the southeast)
<hr/> <u>School District:</u> Lucia Mar Unified School District.	

**Public Services**

**Setting.** Water and wastewater services will be provided by on-site wells and septic systems. Police protection is provided by the County Sheriff which has a sub-station at 1681 Front St, Oceano. The nearest County fire stations are Station 21 at the San Luis Obispo Airport and Station 22 on the Nipomo Mesa. According to Cal Fire/County Fire Department, emergency response times to the project site are 5 - 10 minutes. The project is located within the Lucia Mar School District.

**Impact.** Fire protection issues are discussed in Section 7, Hazards and Hazardous Materials. No significant project-specific impacts to utilities or public services were identified. The only new construction proposed is the construction of a new driveway and access road from SR 227. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs

to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees. Project impacts to area roadways are discussed in Section 12, Transportation/Circulation. Payment of the relevant fees, if required, will reduce the cumulative impacts to less than significant levels.

## 11. RECREATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Recreation

**Setting.** The County's Parks and Recreation Element does not identify any planned trail corridors affecting the project site. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

**Impact/Conclusion.** As conditioned, the proposed project will not impact planned trail corridors or create a significant need for additional park, Natural Area, and/or recreational resources but will contribute to a cumulative demand for these resources. Payment of a "Quimby" fee will adequately mitigate the project's impact on recreational facilities. With the recommended mitigation measure, no significant recreation impacts are anticipated,



**12. TRANSPORTATION/CIRCULATION**

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

**Transportation**

**Setting.** The project site fronts Carpenter Canyon Road (SR 227) an arterial that connects the Edna Valley with the south County. Traffic counts taken by Caltrans in 2016 for Carpenter Canyon Road at Phillips Road indicate an afternoon peak hour traffic volume of 400 trips.

The County has established the acceptable Level of Service (LOS) "C" or better on rural roads. The existing road network in the area including the project's access street (SR 227) is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

The project site is served by two un-paved roadways extending eastward from Carpenter Canyon Road. One roadway borders the northern property line and provides access to the existing primary residence and mobile home. The other is located near the mid-point of the project frontage on Carpenter Canyon Road and extends eastward from a paved driveway along the proposed property line between Parcels 1 and 2. The driveway on Carpenter Canyon Road was constructed previously and approved by Caltrans. The shared access road will be improved with an all-weather surface to meet Cal Fire/County Fire Department standards. The project site contains other un-paved interior roads for agricultural operations.

**Impact.** The creation of an additional lot could accommodate at least one new single family residence on Parcel 2 which would increase the traffic on Carpenter Canyon Road by up to 10 vehicle trips per day, based on the Institute of Traffic Engineer’s manual of 9.57 trips/unit. This small increase is not expected to result in a significant change to the existing road service or traffic safety levels, however the project will contribute to an areawide cumulative impact to circulation. The project does not conflict with adopted policies, plans and programs on transportation.

**Mitigation/Conclusion.** The project was referred to Public Works for review and comment (letter of April 12, 2018). The project will be required to provide the following road improvements:

- The intersection of State Route 227 and the private access driveway shall be designed and constructed in accordance with Caltrans Encroachment Permit Standards and within necessary dedicated right-of-way.

No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary. The dedication along Viejo Road and the payment of circulation fees will mitigate the project’s fair share contribution to areawide circulation impacts.

**13. WASTEWATER**

*Will the project:*

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

**Wastewater**

**Setting.** The three existing residences on the project site are served by septic systems. Regulations and guidelines for proper wastewater system design and criteria are found within the County’s Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the “Water Quality Control Plan, Central Coast Basin” (Regional Water Quality Control Board [RWQCB] hereafter referred to as the “Basin Plan”), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

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

- ✓ Sufficient land area (refer to County’s Land Use Ordinance or Plumbing Code). Parcel sizes resulting from the parcel map will be at least 22 acres;
- ✓ The soil’s ability to percolate or “filter” effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);



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

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

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

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

-**poor filtering characteristics** due to the very permeable nature of the Corralitos soil association, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. In this case, based on (*choose one or more*) general knowledge of the area, the response received from the Environmental Health Services, and soil boring information it is expected that there will be adequate separation for filtering of effluent before reaching any groundwater source.

--**shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. In this case, based on soil boring information, it is expected that there will be sufficient separation between leach line and bedrock to provide for adequate filtering of effluent, and no special requirements (e.g., engineered system) are anticipated to be able to meet Basin Plan/CPC requirements.

- **seepage in bottom layer**, where effluent seeps quickly through (rather than be absorbed by) the soil horizon(s) to a soil layer just above bedrock that is typically in a saturated condition. The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) with possible treatment of the soil to insure effluent movement rate through the soil meets basin plan requirements. Special engineering may be required to provide this acceptable percolation rate.

--**steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are located on a nearly level portion of the subject property that is sufficiently set back from any steep slopes to avoid potential daylighting of effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes..

--**slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. The soil has been representatively-tested (GeoSolutions, 2012) for the following criteria: percolation rates, soil borings of adequate depth to determine the presence/ absence of groundwater, and adequate separation from bedrock or impermeable layer. Based on this information, there is adequate evidence showing that on-site systems can be designed to meet the CPC/Basin Plan. Prior to map recordation, additional testing may be required by the Environmental Health Division/Building Division to verify acceptable conditions exist for on-site systems. Any proposed lot cannot be recorded until it has shown Basin Plan requirements can be met for that lot. Leach line locations will also be reviewed at this time to verify adequate setbacks are provided from any existing or proposed wells (100 feet for individual wells, 200 feet for community wells).

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

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

The project was reviewed by the Environmental Health Department (letter of December 15, 2015 from Leslie Terry, REHS) they have concluded that individual wastewater disposal systems are an acceptable method of disposal, provided County and State requirements are satisfied. All septic system leach fields and expansion areas must be at least 100 feet from domestic water wells.

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

## 14. WATER & HYDROLOGY

*Will the project:*

### QUALITY

- |  | Potentially Significant  | Impact can & will be mitigated      | Insignificant Impact                | Not Applicable                      |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) <i>Violate any water quality standards?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) <i>Involve activities within the 100-year flood zone?</i>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### QUANTITY

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) <i>Change the quantity or movement of available surface or ground water?</i>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i) <i>Adversely affect community water service provider?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| k) <i>Other: _____</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

### Water

The project proposes to obtain its water from three on-site wells, several water storage tanks and a surface pond for domestic, fire suppression and agricultural use. The Environmental Health Division has reviewed the project (letter of December 30, 2015) for water availability and has confirmed preliminary evidence of water in the form a well pump test performed by Farm Supply in January, 2012. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently rolling . The closest creek from the proposed development is an ephemeral tributary to Arroyo Grande Creek that crosses the western portion of the property. As described in the NRCS Soil Survey, the soil surface is considered to have low to 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. When work is done in the rainy season, the County’s Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? An unnamed “blue line” tributary to the Arroyo Grande Creek                      Distance?  
Crosses the property

Soil drainage characteristics: Very poorly drained to 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: Low to high

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

**Impact – Water Quality/Hydrology**

New construction associated with the parcel map is limited to the construction of a new primary access driveway and shared driveway. In addition, future development onsite would potentially include at least one additional primary residence on Parcel 2 and accessory structures. With regards to project impacts on water quality the following conditions apply:

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ If future construction will result in the disturbance of one acre or more, such development will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is not on highly erodible soils;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Bioswales will be installed as a part of the drainage plan as required by County ordinance;



- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;
- ✓ 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.

A Stormwater Control Plan has been provided as part of the project application which identifies 15,000 square feet of site disturbance as well as strategies for preventing the erosion and sedimentation of surface waters. Prior to building permit issuance for new development onsite and/or grading projects, the applicant will need to obtain a land use permit and show that new development complies with County drainage, sedimentation, and storm water requirements. Therefore, based on the project being able to comply with these regulations, potential geologic/soil impacts are considered less than significant.

### **Impact -- Water Quantity**

New construction associated with the parcel map is limited to the construction of a new primary access driveway and shared driveway access road. However, a new primary residence constructed on Parcel 2 could increase water demand by as much as 0.62 acre-feet per year. Well No. 2 on the project site was subject to a pump test performed in 2012 by Farm Supply. The tested well sustained production of 10 gallons per minute for the four hour test, or 16.3 acre-feet per year which is more than enough to support the additional primary residence.

In addition, well water was tested for compliance with Safe Drinking Water Standards by Oilfield Environmental and Compliance, Inc. on July 5, 2012. The tested water was found to be within safe drinking water standards.

Based on available water information, there are no known constraints to prevent the project from meeting its water demands.

**Mitigation/Conclusion.** Existing regulations and/or required plans will adequately address surface water quality impacts at the time of development. No additional measures above what are required or proposed are needed to protect water quality. Additional well documentation will be required for each parcel prior to recordation. No significant impacts from water use are anticipated beyond baseline conditions.

## 15. LAND USE

*Will the project:*

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Land Use

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

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study. The project is not within the County's Airport Review combining designation (AR).

### PLANNING AREA STANDARDS

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

1. LUO Section 22.98.070 South County Sub-Area- Inland
2. LUO Section 22.22.060 Subdivision Design Standards for the RR Land Use Category

The allowable minimum size is the **largest area** obtained from any of the tests, except as provided for cluster divisions by Section 22.22.140.

- A. Remoteness test.** The minimum parcel size shall be based upon the distance of the parcel proposed for division from the nearest urban or village reserve line, measured on the shortest public road route between the reserve line and the site. Private roads shall be included in the measurement only when they provide the only access to the site from a public road. When a lot proposed for division is within the distances given from more than one reserve line, the smallest parcel size shall be used as the result of this test.





Distance (Road Miles)		Minimum Parcel Size
From Urban Reserve Line	From Village Reserve Line	
10+	5+	20 acres
5-10	0-5	10 acres
0-5	NA	5 acres

*Discussion: The project site is within 5 miles of the Arroyo Grande URL. Therefore, the proposed parcel sizes meet this test.*

**B. Fire hazard/response time test.** The minimum parcel size shall be based on the degree of fire hazard in the site vicinity, and the response time. Response time is the time necessary for a fire protection agency to receive the call, prepare personnel and fire equipment for response, dispatch appropriate equipment, and deliver the equipment and personnel to each proposed parcel from the nearest non-seasonal fire station. Fire hazard is defined by the Safety Element of the General Plan; response time is determined by the fire protection agency having jurisdiction.

Response Time <sup>1</sup>	Minimum Parcel Size	
	Moderate Hazard <sup>2</sup>	High Hazard <sup>3</sup>
15 minutes or less	5 acres	5 acres
More than 15 minutes	10 acres	20 acres

Notes:

1. Determined by applicable fire protection agency.
2. As defined by the Safety Element.
3. Includes the high and very high fire hazard areas of the Safety Element.

*Discussion: The project site is within a High Fire Hazard Area in an area where the response time for emergencies is less than fifteen minutes. Therefore, the proposed parcel sizes meet this test.*

**C. Access test.**

1. General access test rules. The minimum parcel size is based upon the type of road access to the parcel proposed for division, provided that the proposed parcels will use the road considered in this test for access, either by way of individual or common driveways. Where access to a parcel is over roadways with differing quality of improvement, the minimum size is as required for the road with the least improvement.
2. Timing of improvements and right-of-way availability. If the improvements do not exist at the time of the subdivision application, the conditions of approval for the tentative map shall require the construction of access improvements which meet the minimum requirements specified by this Section. Additional right-of-way width may be required to allow for the construction of required improvements. The right-of-way required by the table in Subsection C.4 shall exist as either: (1) an offer to dedicate to the public or (2) as a private easement prior to acceptance of the tentative map application for processing. If the access is a private easement, it may be required to be offered for dedication to the public as a condition of approval of the tentative map.
3. Conditions of approval for improvements and maintenance. In the event that a land division application is approved, the extent of on-site and off-site road improvements required as a condition and approval, and acceptance of the new road for maintenance

by the county may vary. This will depend on the parcel size proposed and the requirements of county standards and specifications in effect at the time the tentative map is approved. Paved roads will be required when:

- a. Parcels of less than five acres are proposed; the access road is identified as a collector or arterial by the Circulation or Land Use Element; or
- b. The road will have the potential to serve 20 or more lots or the road will have the potential to experience a traffic volume of 100 or more average daily trips (ADT), based on the capability for future land divisions and development in the site vicinity as determined by the Land Use Element. In the event it is determined by staff that a road will serve 20 or more lots, or will experience 100 ADT or more, the basis for such a determination shall be explained in the staff report on the subdivision.

4. Parcel size criteria. Minimum parcel size based on the access test shall be determined as shown in the following table (an existing road which is improved to higher standards than those specified in the table will also satisfy the following criteria).

Minimum Parcel Size	Access Standards		
	Right of Way	Surfacing	Maintenance
20 acres	Minimum 40 foot ROW to county road	County standard gravel road <sup>1</sup>	Organized maintenance <sup>2</sup>
10 acres	Minimum 40 foot ROW to county road	County standard gravel road <sup>1</sup>	Organized maintenance <sup>2</sup>
5 acres	Minimum 40 foot ROW to county road	County standard gravel road <sup>1</sup>	Organized maintenance <sup>2</sup>

Notes:

- 1. A County Standard Gravel Road is a road that satisfies or has been constructed to meet the specifications for a gravel road set forth in the county's "Standard Specifications and Drawings." Public maintenance means that the road is maintained by the state, county, or special district.
- 2. Organized maintenance is by an organized group of property owners through an association which collects fees and contracts for repairs.

*Discussion: The project site fronts on a paved road maintained by Caltrans. Therefore, the proposed parcel sizes meet this test.*

D. Slope Test. Site slope shall be measured as defined in Article 8 (Definitions - Slope).

Average Slope	Minimum Parcel Size	
	Outside GSA	Inside GSA <sup>1</sup>
Over 30%	10 acres	20 acres
16-30%	7 acres	10 acres
0-15%	5 acres	5 acres

Notes:

- 1. Geologic study area combining designation.

*Discussion: The project site is not within a geologic study area combining designation and the average slope is less than 15%. Therefore, the proposed parcel sizes meet this test.*



- 3. LUO Section 22.24.070 Transfer of Development Credits
- 4. LUO Section 22.24.200 South County Community Based Program

*Discussion: LUO Sections 22.24.070 and 22.24.200 set forth a voluntary program allowing for the transfer of development credits from one parcel to another. The program is voluntary, incentive-based, and market-driven between willing sellers and buyers. Landowners are not obligated to use this technique to request an amendment to the general plan or subdivide property in conformance with Chapter 22.22. The property owner/applicant has not applied to participate in the TDC program as part of this parcel map.*

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

**16. MANDATORY FINDINGS OF SIGNIFICANCE**

Potentially Significant      Impact can & will be mitigated      Insignificant Impact      Not Applicable

*Will the project:*

- 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](http://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:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	<b>Attached</b>
<input checked="" type="checkbox"/>	County Environmental Health Services	<b>Attached</b>
<input type="checkbox"/>	County Agricultural Commissioner's Office	<b>Not Applicable</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Air Pollution Control District	<b>Attached</b>
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input type="checkbox"/>	Regional Water Quality Control Board	<b>Not Applicable</b>
<input type="checkbox"/>	CA Coastal Commission	<b>Not Applicable</b>
<input type="checkbox"/>	CA Department of Fish and Wildlife	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	<b>Attached</b>
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input type="checkbox"/>	Community Services District	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Other <u>Parks Dept.</u>	<b>Attached</b>
<input checked="" type="checkbox"/>	Other <u>Native Americans</u>	<b>No Response</b>

**\*\* "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.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> South County Area Plan/San Luis Bay Sub Area	

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

Charles Dills, Archaeological Potential of Highway 227 (Smith) Property, Arroyo Grande, February 10, 1990

GeoSolutions, September 28, 2012, Percolation testing Report, 1140 carpenter Canyon Road

Farm Supply Co., January 31, 2012, Pump Test Report

SWCA Environmental Consultants, May 24, 2016, Botanical Survey of 1140 Carpenter Canyon Road

SWCA Environmental Consultants, July 21, 2015, Pismo Clarkia Survey of 1140 Carpenter Canyon Road

## Exhibit B - Mitigation Summary Table

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

### Air Quality

**AQ-1 Dust Mitigation. During construction/ground disturbing activities,** the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- 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 APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock pile areas should be sprayed daily and 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 one 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 APCD;
- 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 mph 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 two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with evc Section 23114;
- j. Install wheel washers 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 shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;

- l. All PM10 mitigation measures required should be shown on grading and building plans;
- m. 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 and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

**AQ-2 Wood Burning.** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

## Biological Resources

**BIO-1 Prior to the initiation of construction activities,** a qualified biologist shall conduct a pre-activity, day time survey to ensure special-status wildlife species are not impacted. In the event sensitive wildlife species are found, they shall be allowed to leave the area on their own volition, relocated (as permitted) to suitable habitat areas located outside the work area(s), or resources agencies will be contacted for further guidance.

**BIO-2 Nesting Birds – Pre-Construction Survey & Protection. Prior to any grading construction activities,** the Applicant shall avoid such construction activities during the typical avian nesting season (February 15 to August 15) to protect sensitive avian species and those species protected by the MBTA. If avoiding construction during this season is not feasible, a qualified biologist shall survey the area *within one week* prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until the Applicant's biologist has determined that the young have fledged. If special-status avian species are identified, no work will begin until an appropriate buffer is determined by consultation with the County's Environmental Coordinator, local CDFW biologist, and/or the USFWS.

**BIO-3 Prior to grading permit issuance,** all native oak trees (*Quercus* sp.) expected to be trimmed or impacted within the critical root zone as a result of project activities will be identified and included on development plans. The following avoidance and minimization measures shall be implemented if project construction requires impacts to oak trees on the site, or if work is conducted within 50 feet of the oak canopy:

- All native oak trees within 50 feet of proposed grading activities (DBH>5 in) to be preserved will be fenced and avoided at the drip line with a sturdy, high visibility fencing.
- No ground disturbance shall occur within the drip lines of fenced trees.
- No construction materials or vehicles may be stored within the fenced area surrounding the trees.
- An arborist certified by the International Society of Arboriculture (ISA) will be hired for all removal of existing roots and branch trimming.
- Pavement within the driplines of existing trees shall not exceed 25 percent coverage.

- In the event impacts to roots or limbs of oak trees occur, the Applicant shall provide mitigation (on site) per the County's guidelines (e.g., 2:1 for impacted trees and 4:1 for removed trees). This shall include development of an oak tree replacement plan and establishment of an oak tree planting site that shall be protected in perpetuity.
- A final list of oak trees impacted as part of the project shall be submitted to the County by the certified arborist or project biologist following all site grading and remedial improvements on site.
- All replacement trees will have supplemental irrigation installed and maintained for no less than seven years.

**BIO-4 Oak Trimming.** The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks:

- Minimize removal of larger lower branches
- Avoid making tree top heavy and more susceptible to "blow-overs"
- Reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation
- Retain the wildlife that is found only in the lower branches
- Retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers)
- Retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance.
- If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

**BIO-05 Riparian Resources.** Prior to issuance of construction permits, the applicant shall delineate impact area in the small drainage ditch and determine the extent of riparian areas impacted, if any. If future improvements will impact riparian habitat and/or the small drainage ditch the applicant shall provide the County with a copy of an approved CDFW Streambed Alteration Agreement.

If there are impacts to the riparian vegetation, CDFW may also require a compensatory mitigation plan for impacts to their jurisdictional area. The applicant shall provide the County with a copy of any riparian habitat restoration plan required by CDFW.

## Fire Safety

**FS-1 Fire Safety – Compliance.** Prior to issuance of construction permits, the applicant agrees to abide by the recommendations made by the CAL FIRE, in the letter dated April 11, 2018 and December 23, 2015 and the Fire Safety Standards LUO Sec. 22.05.086.

## Public Facilities and Services

**PS-1 Prior to issuance of construction permits,** the applicant shall pay all applicable school and public facilities fees.



## Transportation

**TR-1** Road and/or streets to be constructed to the following standards, unless design exceptions are approved by regulating agency (County or Caltrans):

- a. The intersection of State Route 227 and the private access driveway shall be designed and constructed in accordance with Caltrans Encroachment Permit Standards and within necessary dedicated right-of-way.

## Water Quality

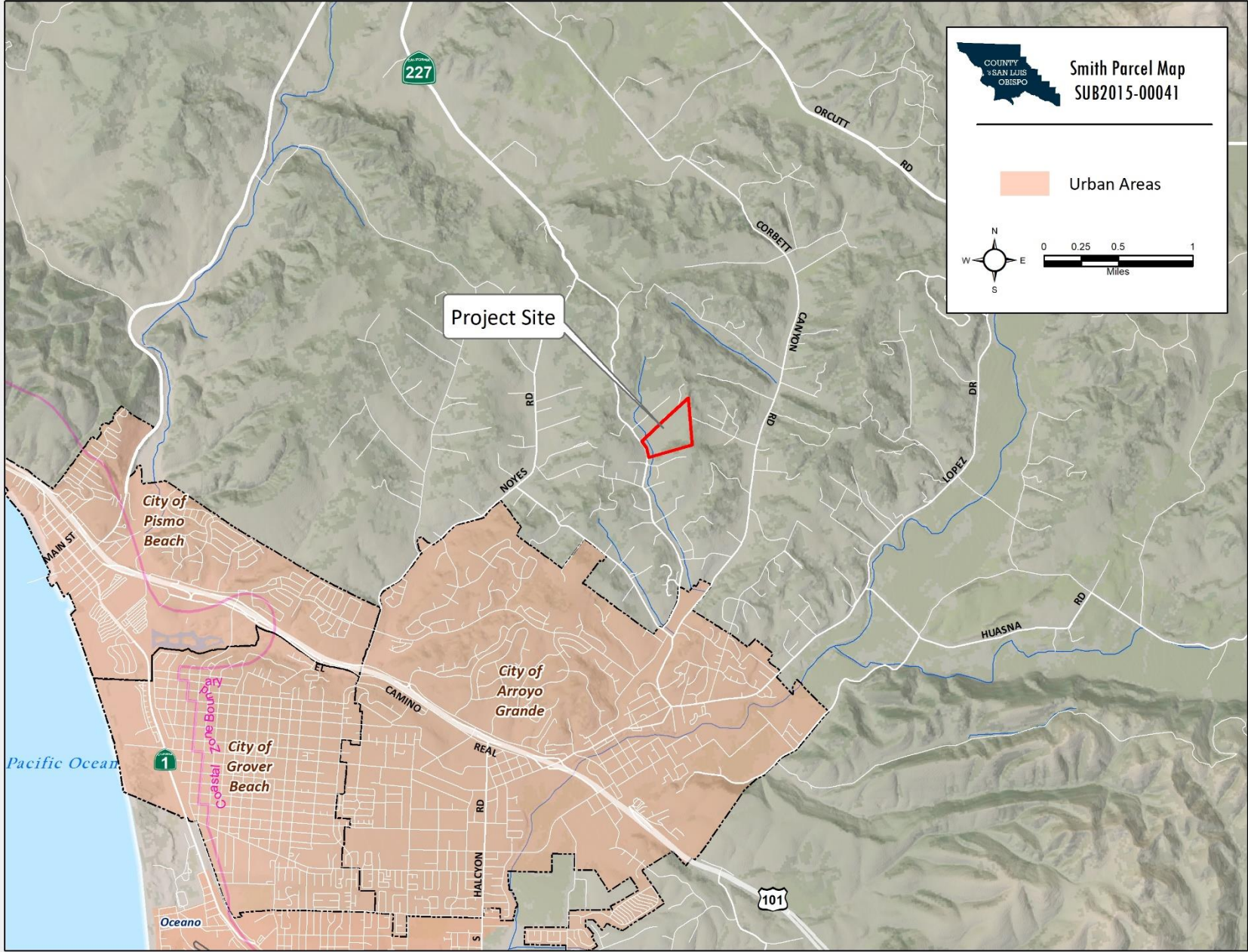
**WQ-1** **At the time of application for construction permits**, the applicant shall submit sedimentation control plans in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the “Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study” (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards. These BMPs shall include and not be limited to:

- a. Dispersing and/or slowing runoff with swales, infiltration trenches or similar
- b. Controlling concentrated runoff with curb usage or culverts or similar
- c. Soil stabilization with decomposed granite, retaining walls or slough walls or similar
- d. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.

COUNTY OF SAN LUIS OBISPO  
**Smith Parcel Map**  
SUB2015-00041

Urban Areas

A north arrow is located to the left of a scale bar. The scale bar is marked with 0, 0.25, 0.5, and 1 mile.



Date: March 13, 2018  
Revised: April 6, 2018  
Revised: April 12, 2018

**DEVELOPER'S STATEMENT FOR  
SMITH PARCEL MAP  
SUB2015-00041**

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 development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Project Description:** Request by Craig Smith, Smith Double SS Ranch, for a vesting Tentative Parcel Map (CO 16-0124) to subdivide a 47.0 acre parcel into two parcels of 25.3 and 22.2 gross acres for the purpose of sale and/or development. The project site is within the Residential Rural land use category and is located at 1140 Carpenter Canyon Road, approximately two miles north of Huasna Road and one mile north of the City of Arroyo Grande (Figure 1). The site is in the San Luis Bay Inland Sub Area of the South County planning area.

<p><b>Note:</b> The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.</p>
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The following mitigation measures address impacts that may occur as a result of the development of the project.

**Air Quality**

**AQ-1 Dust Mitigation. During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- 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 APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. The contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to

- reduce the amount of water used for dust control. For a list of suppressants. see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
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  - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
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**Monitoring: AQ-1** required prior to issuance of a grading and/or construction permit. Compliance will be verified by the County Division of Public Works and the Department of Planning and Building in consultation with APCD.

**AQ-2 Wood Burning.** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

**Monitoring:** Compliance will be verified by the County Department of Planning and Building.

## Biological Resources

**BIO-1 Prior to the initiation of construction activities,** a qualified biologist shall conduct a pre-activity, day time survey to ensure special-status wildlife species are not impacted. In the event sensitive wildlife species are found, they shall be allowed to leave the area on their own volition, relocated (as permitted) to suitable habitat areas located outside the work area(s), or resources agencies will be contacted for further guidance.

**Monitoring: BIO-1, BIO-2, and BIO-3** required prior to issuance of a grading and/or construction permit. Compliance will be verified by the County Department of Planning and Building.

**BIO-2 Nesting Birds – Pre-Construction Survey & Protection. Prior to any grading construction activities,** the Applicant shall avoid such construction activities during the typical avian nesting season (February 15 to August 15) to protect sensitive avian species and those species protected by the MBTA. If avoiding construction during this season is not feasible, a qualified biologist shall survey the area *within one week* prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until the Applicant's biologist has determined that the young have fledged. If special-status avian species are identified, no work will begin until an appropriate buffer is determined by consultation with the County's Environmental Coordinator, local CDFW biologist, and/or the USFWS.

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- A final list of oak trees impacted as part of the project shall be submitted to the County by the certified arborist or project biologist following all site grading and remedial improvements on site.
- All replacement trees will have supplemental irrigation installed and maintained for no less than seven years.

**Monitoring:** Compliance will be verified by the County Department of Planning and Building.

**BIO-4 Oak Trimming.** The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks:

- a. Minimize removal of larger lower branches
- b. Avoid making tree top heavy and more susceptible to "blow-overs"
- c. Reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation
- d. Retain the wildlife that is found only in the lower branches
- e. Retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers)
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- g. If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

**Monitoring:** Compliance will be verified by the County Department of Planning and Building.

**BIO-5 Riparian Resources. Prior to issuance of construction permits,** the applicant shall delineate impact area in the small drainage ditch and determine the extent of riparian areas impacted, if any. If future improvements will impact riparian habitat and/or the small drainage ditch the applicant shall provide the County with a copy of an approved CDFW Streambed Alteration Agreement.

If there are impacts to the riparian vegetation, CDFW may also require a compensatory mitigation plan for impacts to their jurisdictional area. The applicant shall provide the County with a copy of any riparian habitat restoration plan required by CDFW.

**Monitoring:** BIO-5 required prior to issuance of a grading and/or construction permit. Compliance will be verified by the County Department of Planning and Building.

## Fire Safety

**FS-1 Fire Safety – Compliance. Prior to issuance of construction permits,** the applicant agrees to abide by the recommendations made by the CAL FIRE, in the letter dated April 11, 2018 and December 23, 2015 and the Fire Safety Standards LUO Sec. 22.05.086.

**Monitoring:** Compliance will be verified by the County Department of Planning and Building.

## Public Facilities and Services

**PS-1 Prior to issuance of construction permits,** the applicant shall pay all applicable school and public facilities fees.

**Monitoring:** Compliance will be verified by the County Department of Planning and Building.

## Transportation

**TR-1** Road and/or streets to be constructed to the following standards, unless design exceptions are approved by regulating agency (County or Caltrans):

- a. The intersection of State Route 227 and the private access driveway shall be designed and constructed in accordance with Caltrans Encroachment Permit Standards and within necessary dedicated right-of-way.

**Monitoring: TR-1** required at time of issuance of grading and/or construction permit and life of project. Compliance will be verified by the County Department of Planning and Building.

## Water Quality

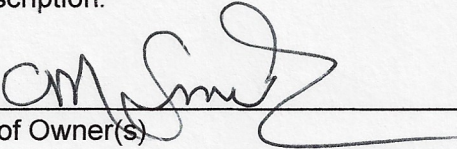
**WQ-1** At the time of application for construction permits, the applicant shall submit sedimentation control plans in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards. These BMPs shall include and not be limited to:

- a. Dispersing and/or slowing runoff with swales, infiltration trenches or similar
- b. Controlling concentrated runoff with curb usage or culverts or similar
- c. Soil stabilization with decomposed granite, retaining walls or slough walls or similar
- d. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.

**Monitoring: WQ-1** required at time of issuance of grading and/or construction permit and life of project. Compliance will be verified by the County Department of Planning and Building.



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

  
Signature of Owner(s) APR 12, 2018  
Date

CRAIG SMITH  
Name (Print)



Date: April 12, 2018

To: Holly Phipps, Project Planner

From: Glenn Marshall, Development Services Engineer

**Subject: Public Works Project Referral for CO 16-0124 Smith, State Route 227, Arroyo Grande, APN 044-321-003**

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

**Public Works Comments:**

- A. 4/12/18 Email/letter from Cal Fire, onsite driveway and FD turn around are acceptable.
- B. 10/23/17 Email from Caltrans, widening improvements on SR227 not recommended.
- C. 10/20/17 Submittal:
  - 1. Applicant proposes driveway connection to SR 227, Caltrans permit required.
  - 2. Revised Tentative Map not submitted as requested, refer to attached checklist.
  - 3. Stormwater application submitted but is incomplete, contact Public Works to discuss.
- D. 3/20/17 Submittal:
  - 1. Received a letter from Caltrans stating they have rejected a driveway connection to SR 227. Modified condition of approval and added information hold item to provide access alternatives, if feasible, on tentative map.
- E. Received email dated 2/3/16 showing applicant has discussed driveway and road widening requirements with Caltrans.
- F. At the time the project referral was received by Public Works on December 21, 2015 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- G. Recommended road improvements along State Route 227 may impact or require removal of existing trees. The Planner should address this issue in the environmental determination.
- H. Recommend the following finding [per 21.050.045 (a-c)] be incorporated into Findings to ensure public improvements are constructed prior to recordation (or bonded for):

*"In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel."*

- I. Although the project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet, as we are not

recommending the completion of public improvements and the applicant is not proposing any improvements with this subdivision, the need for performance requirements and any storm water management facilities should be evaluated when this property is developed.

## **Recommended Public Works Conditions of Approval**

### Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by regulating agency (County or Caltrans):
  - a. The intersection of State Route 227 and the private access driveway shall be designed and constructed in accordance with Caltrans Encroachment Permit Standards and within necessary dedicated right-of-way.
2. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative.
3. The applicant shall provide the county with an Engineer of Work Agreement retaining a registered civil engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works. The civil engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans.
4. All public improvements shall be completed prior to occupancy of any new structure.

### Offers, Easements and Restrictions:

5. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
  - a. If required for road widening purposes a variable road right-of-way along State Route 227 of sufficient width to contain all elements of the roadway prism.
  - b. A public utility easement along State Route to be described as 10-feet beyond the right-of-way, plus those additional easements as required by the utility company, shall be shown on the final map.
6. The applicant shall reserve the following private easements by certificate on the map or by separate document:
  - a. A minimum 24-foot shared private access and utility easement in favor of Parcels 1 and 2 with additional width as necessary to include all elements of the roadway prism and the cul-de-sac or other Cal Fire approved road terminus.
7. The applicant shall show the following restrictions by certificate on the map or by separate document:
  - a. Except for the proposed access driveway and unless otherwise approved via encroachment permit, access shall be denied to Parcels 1 and 2 from State Route 227 and this shall be by certificate and designation on the map.

8. If a drainage basin is required, the drainage basin along with rights of ingress and egress shall be reserved as a drainage easement in favor of the owners and assigns.

Improvement Plans:

9. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plans are to include, as applicable:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Utility plan.
    1. Water plan to be approved jointly with County Environmental Health. Water facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel.
    2. Sewer plan to be approved jointly with County Environmental Health. Sewer facilities and appurtenances shall be constructed and service laterals stubbed to each new parcel
    3. New electric power, telephone and cable television service conduits and appurtenances shall be constructed and service conduits stubbed to each new parcel.
    4. New gas distribution mains and appurtenances shall be installed along the entire project frontage(s) and gas service laterals stubbed to each new parcel.
  - d. Sedimentation and erosion control plan for subdivision related improvements.
  - e. Storm water control plan for subdivision related improvements (if subject to MS-4 requirements).
  - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
  - g. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
  - h. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
  - i. Trail plan, if required, to be approved jointly with County Parks.
  - j. All grading shall be done in accordance with the County Public Improvement Standards and the California Uniform Building Code. Lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
  - k. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by

the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

1. Submit a copy of all such permits to the Department of Public Works OR
2. Document that the regulatory agencies have determined that said permit is not required.

Drainage:

10. All subdivision improvements must be designed and constructed in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards. These BMPs shall include and not be limited to:
  - a. Dispersing and/or slowing runoff with swales, infiltration trenches or similar
  - b. Controlling concentrated runoff with curb usage or culverts or similar
  - c. Soil stabilization with decomposed granite, retaining walls or slough walls or similar
  - d. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.
11. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained in a shallow drainage basin on the property [21.03.010(e)(2)]. The design of the basin is to be approved by the Department of Public Works, in accordance with county standards. The basin/s is/are to be maintained in perpetuity.

Storm Water:

12. At the time of application for construction permits with the subdivision and subsequent individual lot development, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management by submitting a Storm Water Control Plan (SWCP) to show what is required to satisfy post construction requirements for storm water treatment. The application Post Construction Storm Water Performance requirements to be fulfilled shall be based on the cumulative new or replaced impervious surface development on all parcels as a plan of common development. It shall be prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Control Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation control plan. The applicant shall submit complete drainage calculations for review and approval.
  - a. If storm water treatment facilities are to be constructed with subsequent individual lot development, each lot will be required to perform its own storm water treatment on site but based on the performance requirements determined by the cumulative new or replaced impervious surface development on all parcels as a plan of common development.
  - b. Storm Water treatment facilities for public or common area improvements (including those for fronting and interior roadways) shall be constructed with those improvements

- c. An impervious area ceiling must be determined for each lot and noting that as a building restriction on an Additional Map sheet is required.
13. At the time of submittal of the improvement plans or construction permits, if necessary, the applicant shall submit a draft Storm Water Operations and Maintenance Plan for all structural post-construction storm water treatment or retention facilities and it must be provided for review.
  14. Prior to approval of the improvement plans or construction permits if necessary, the approved Operations and Maintenance Plan may be recorded as an element of the Codes, Covenants and Restrictions, or as an Agreement with the County.

Additional Map Sheet:

15. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
  - a. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
  - b. If improvements are bonded for, all public improvements (access, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
  - c. If a drainage basin is required, that the owner(s) of all new lots are responsible for on-going maintenance of drainage basin, sedimentation control devices, fencing, and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
  - d. Notification that the owner(s) of all lots are responsible for on-going maintenance of drainage basins, sediment control devices, fencing, and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall be indicated as a building restriction.
  - e. The applicant shall demonstrate that the project construction plans are in conformance with the applicant's Storm Water Control Plan Application.
  - f. For Storm Water management purposes, an impervious area ceiling must be determined for each lot and noted as a building restriction.
  - g. Storm water treatment facilities shall be shall be maintained and inspected in perpetuity as stipulated in the approved Storm Water Operations and Maintenance Plan , as recorded with the County Clerk-Recorder's Office.

Miscellaneous:

16. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
17. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

18. All timeframes on approved tentative maps for filing of parcel or final tract maps are measured from the date the Review Authority approves the tentative map as required by the Subdivision Map Act.
19. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

/Volumes/groups/Development/\_DEVSERV Referrals/Land Divisions/PM/CO 2016-0124 Smith SR 227 Arroyo Grande/CO2016-0124 Smith SR227 Arroyo Grande v2.doc  
UPDATED: April 12, 2018



SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

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

RECEIVED DEC 23 2015

THIS IS A NEW PROJECT REFERRAL

DATE: 12/21/2015

TO: Cal - Fire

FROM: HOLLY PHIPPS, 805-781-1162, HPhipps@co.slo.ca.us  
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: SUB2015-00041 SMITH DOUBLE SS RANCH, LLC, Parcel Map, PROPOSED SUBDIVISION OF THE EXISTING 47 ACRE PARCEL TO 2 PARCELS: 1 PARCEL OF 25 ACRES, AND 1 PARCEL OF 22 ACRES, ARROYO GRANDE APN: 044-321-003

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.

SEE FIRE SAFETY PLAN.

Date 12/28/2015

Name TRAVIS CRAIG

Phone 805-593-3427





**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
Phone: 805-543-4244 • Fax: 805-543-4248  
www.calfireslo.org



*Robert Lewin, Fire Chief*

Smith Double SS Ranch, LLC  
4485 Hummel Drive  
Orcutt, CA 93455

Subject: Parcel Map Project # SUB2015-00041/ APN: 044-321-003

Dear Mr. Smith,

I have reviewed the referral for the parcel map plans for the proposed parcel subdivision project located at 1140 Carperter Canyon Road. This project is located approximately 5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

**Access Road**

An access road must be constructed to CAL FIRE/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
  - Parcels less than 1 acres            800 feet
  - Parcels 1 acre to 4.99 acres        1320 feet
  - Parcels 5 acres to 19.99 acres    2640 feet
  - Parcels 20 acres or larger        5280 feet
- The road must be 20 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

**Driveway**

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a

single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

### Water Supply

The checked water supply is required:

This project will require a community water system which meets the minimum requirements of the Appendix IIIA and IIIB of the California Fire Code.

A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

### Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

### Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of defensible space. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

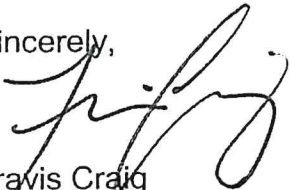
The project application reviewed **does not** meet the above conditions. The applicant must modify the application plan and resubmit to CAL FIRE/San Luis Obispo County Fire for another review.

The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

### Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection. Any future building on these parcels will require a **Fire Safety Plan** from CAL FIRE/ SLO County Fire.

Sincerely,



Travis Craig  
Fire Captain

CAL FIRE/ San Luis Obispo County Fire



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

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



Scott M. Jalbert, Unit Chief

April 11, 2018

Holly Phipps  
County of San Luis Obispo  
Department of Planning and Building  
San Luis Obispo, CA 93408

Subject: SUB2015-00041 SMITH, 1140 Carpenter Canyon Road-SR227 .

Holly,

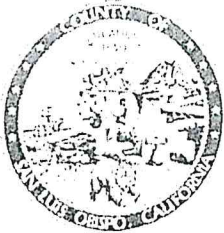
I have inspected the newly installed access road located at 1140 Carpenter Canyon Road. The issue was for the turnaround that would be accepted by CAL FIRE/ San Luis Obispo County Fire.

After an inspection of the area, we can **support** the current area of base and pavement to be used as a hammer head. This will allow for appropriate area for fire apparatus turn around in all weather.

If I can provide additional information or assistance, please call (805) 593-3427.

Sincerely,

Dell Wells  
Fire Captain/ Fire Inspector



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: 12/21/2015

TO: Environmental Health

DEC 22 2015

FROM: HOLLY PHIPPS, 805-781-1162, HPhipps@co.slo.ca.us  
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: SUB2015-00041 SMITH DOUBLE SS RANCH, LLC, Parcel Map  
PROPOSED SUBDIVISION OF THE EXISTING 47 ACRE PARCEL TO 2 PARCELS: 1 PARCEL  
OF 25 ACRES, AND 1 PARCEL OF 22 ACRES, ARROYO GRANDE APN: 044-321-003

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 I - 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?

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- 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.

Please see attached. Stocks on-site water & wastewater.  
Applicant to advise if intention is to share well prior  
to hearing. Please advise this office of map # once available

12/30/15  
Date

[Signature]  
Name

X5551  
Phone



# COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

## Public Health Department

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer



**Public Health**  
Prevent. Promote. Protect.

December 30, 2015

Advantage Planning & Permitting  
3960 S. Higuera Street, #48  
San Luis Obispo, CA 93401

**ATTN: DANA RUDEBECK, AICP**  
**RE: TENTATIVE MAP CO TBD SMITH DOUBLE SS RANCH**  
**APN 044-321-003**

### Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water in the form of a Pump Test (Farm Supply 01-31-12). Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include, the well completion report, current well capacity (pump test) and current water quality testing ("current" is information not more than 5 years old). Please contact this office for details regarding required testing before initiating work. Any proposal to share a domestic water well will require consultation with Division staff prior to hearing.

### Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer.

**CO TBD** (reference above description) is approved for Environmental Health subdivision map processing.

LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c: South County Team, County Planning



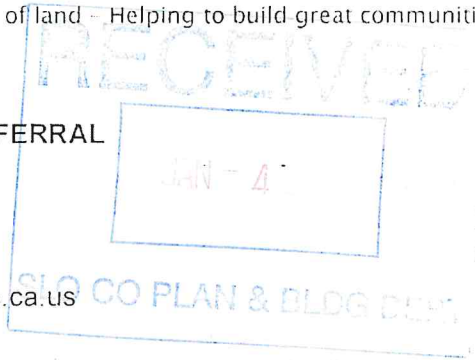
DEPARTMENT OF PLANNING AND BUILDING

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

JAN 11 2016

THIS IS A NEW PROJECT REFERRAL

DATE: 12/21/2015  
TO: Parks  
FROM: HOLLY PHIPPS, 805-781-1162, HPhipps@co.slo.ca.us  
SOUTH COUNTY Team / Development Review



PROJECT DESCRIPTION: SUB2015-00041 SMITH DOUBLE SS RANCH, LLC, Parcel Map, PROPOSED SUBDIVISION OF THE EXISTING 47 ACRE PARCEL TO 2 PARCELS: 1 PARCEL OF 25 ACRES, AND 1 PARCEL OF 22 ACRES, ARROYO GRANDE APN: 044-321-003

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PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Pay Quimby fees

Date 12/24/15

Name ELIZABETH KAVANAUGH

Phone 805/781-4089



Air Pollution Control District  
San Luis Obispo County

RECEIVED

18 APR 2018

PLANNING & BUILDING

April 18, 2018

Ms. Stephanie Fuhs  
Department of Planning and Building  
County Government Center  
San Luis Obispo CA, 93401

SUBJECT: APCD Comments Regarding the Smith Double SS Ranch Subdivision  
(SUB2015-00041)

Dear Ms. Fuhs:

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located off Edna Road in San Luis Obispo. The project as proposed would subdivide one 7.13 acre parcel into 4 lots.

*The following are APCD comments that are pertinent to this project.*

#### GENERAL COMMENTS

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

#### **Construction Phase Emission**

The APCD evaluated the potential construction impacts of this project should all four parcels be developed and determined the construction phase impacts will likely be less than the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook (available at the APCD web site: [slocleanair.org](http://slocleanair.org)). **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

#### Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the California Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the county where NOA may be present (see the

APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at [slocleanair.org/business/asbestos.php](http://slocleanair.org/business/asbestos.php).

#### Demolition/Asbestos

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during the demolition or remodeling of existing structures or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Engineering & Compliance Division at (805) 781-5912 or go to [slocleanair.org/rules-regulations/asbestos.php](http://slocleanair.org/rules-regulations/asbestos.php) for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of [slocleanair.org/library/download-forms.php](http://slocleanair.org/library/download-forms.php).

#### Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at (805) 781-5912.

#### Dust Control Measures

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

Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts:

- a. Reduce the amount of the disturbed area where possible;  
Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from



leaving the site and from exceeding the 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 mph. Reclaimed (non-potable) water should be used whenever possible. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.**

Please refer to the following link for potential dust suppressants to select from to mitigate dust emissions:

<http://www.valleyair.org/busind/comply/PM10/Products%20Available%20for%20Controlling%20PM10%20Emissions.htm>;

- b. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- c. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- d. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- e. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

#### Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

**To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance Division at (805) 781-5912 for specific information regarding permitting requirements.**

#### Operational Phase Emissions

The APCD evaluated the potential operational phase impacts of this project should all four parcels be developed and determined the operational impacts will likely be less than the APCD's significance

threshold values identified in in Table 3-2 of the CEQA Air Quality Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

**If you have any questions about approved wood burning devices, please contact the APCD Engineering and Compliance Division at (805) 781-5912.**

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

Sincerely,



Melissa Guise  
Air Quality Specialist

MAG

cc: Tim Fuhs, Enforcement Division, APCD  
Dora Drexler, Enforcement Division, APCD  
Gary Willey, Engineering Division, APCD

Attachments:

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

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