

County of San Luis Obispo New Animal Services Facility Project
ED17-072/320088

MITIGATED NEGATIVE DECLARATION & INITIAL STUDY



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
ENVIRONMENTAL & RESOURCE MANAGEMENT DIVISION

County File Number: ED17-072 (320088)

SCH Number: tbd

**COUNTY DEPARTMENT OF PUBLIC WORKS
ANIMAL SERVICES FACILITY
COUNTY OF SAN LUIS OBISPO**

MITIGATED NEGATIVE DECLARATION & INITIAL STUDY

Abstract

The County of San Luis Obispo Department of Public Works is proposing a new animal services facility (project) including a main animal care building (15,300 square feet), approximately 60 parking spaces, a 2,200 square foot stall/paddock for up to eight hoofstock, an approximately 1.3-acre pasture, and a dog exercise park, landscaping, and storm water detention basins. In addition, the project would include an approximately 350-foot-long extension of Oklahoma Avenue and utility lines, including water, sewer, and natural gas lines, which would run within the road alignment. The project footprint would encompass approximately five acres of a 33.5 acre parcel and is located at the end of Oklahoma Road, on the south side of Highway 1, approximately 1,000 feet east of Kansas Avenue, at the County Operations Center, west of the City of San Luis Obispo, in the San Luis Obispo Planning Area (North sub area).

Comments on this document should be sent to Keith Miller, County Department of Public Works Room 206, County Government Center, San Luis Obispo, CA 93408.

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

Keith Miller, Environmental Programs Division
or
Robert Ruiz, Project Manager
County Department of Public Works
County Government Center, Room 206
San Luis Obispo, CA 93408
(805) 788-2114

This proposed Mitigated Negative Declaration has been issued by:

8.20.2018
Date

Ellen Carroll
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

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

8/20/18
Date

[Signature]
John Diodati, Deputy Director of Public Works
County of San Luis Obispo



Initial Study Summary – Environmental Checklist

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

(ver 5.9) [Using Form](#)

Project Title & No. Public Works - San Luis Obispo County Animal Services Facility ED17-072 (320088)

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 checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input 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 checked="" type="checkbox"/> Cultural Resources	<input 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.

Keith Miller
Prepared by (Print)


Signature

8/20/18
Date

Steve McMasters
Reviewed by (Print)


Signature

Ellen Carroll
Environmental Coordinator (for)

8.20.2018
Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: The County of San Luis Obispo Department of Public Works is proposing a new animal services facility (project) including a main animal care building (15,300 square feet), approximately 60 parking spaces, a 2,200 square foot stall/paddock for up to eight hoofstock, an approximately 1.3-acre pasture, and a dog exercise park, landscaping, and storm water detention basins. In addition, the project would include an approximately 350-foot-long extension of Oklahoma Avenue and utility lines, including water, sewer, and natural gas lines, which would run within the road alignment. The project footprint would encompass approximately five acres of a 33.5-acre parcel and is located at the end of Oklahoma Road, on the south side of Highway 1, approximately 1,000 feet east of Kansas Avenue, at the County Operations Center, west of the City of San Luis Obispo, in the San Luis Obispo Planning Area (North sub area).

ASSESSOR PARCEL NUMBER(S): 073-331-033

Latitude: 35 degrees 19' 7 " N Longitude: 120 degrees 42 ' 48 " W

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLAN AREA: San Luis Obispo **SUB:** San Luis Obispo(North) **COMM:**

LAND USE CATEGORY: Public Facilities

COMB. DESIGNATION: Small portions of the parcel in Geologic Study, Sensitive Resource Area (Visual), Highway Corridor Standards and Renewable Energy areas

PARCEL SIZE: 33.5 acres, Project Site: 5.0 acres

TOPOGRAPHY: Nearly level

VEGETATION: Grasses

EXISTING USES: Dryland farming, grazing Undeveloped

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Public Facilities; Highway 1 , prison	<i>East:</i> Public Facilities; vacant , scattered residential
<i>South:</i> Public Facilities; open space military	<i>West:</i> Public Facilities; County operations center

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	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Setting. The proposed project is located at the County Operations Center (COC), which includes Juvenile Services, the Women’s Jail, a sheriff dispatch center, the County Yard, the Honor Farm, and Wood’s Humane Society facility (Wood’s), among others. The project site is approximately five acres and is located in a previously undeveloped portion of the COC immediately south and east of Wood’s. The project site is visible from Highway 1 primarily from the northbound travel lane. From the southbound lane the site is generally blocked from view by existing structures and vegetation unless the viewer is looking more than 45 degrees to the right/south from the direction of travel.

The project site is currently undeveloped and has been historically leased for occasional grazing or dryland farming. The site is at the southernmost portion of the project, near the base of a small knoll at the base of Cerro Romauldo, one of the Seven Sisters peaks, which stretch from Morro Bay to the City of San Luis Obispo.

The project site is within a Sensitive Resource Area/Highway Corridor designation which recognizes this portion of Highway 1 as a scenic viewing corridor, offering generally unobstructed views of the Seven Sisters. The stretch of Highway 1 from the City of San Luis Obispo city limits north to the county line is designated by the State of California as a State Scenic Highway and “All American Road”.

According to the San Luis Obispo Area Plan, the Sensitive Resource Area (SRA) designation covers the highly scenic and important backdrops and natural landmarks visible from scenic highways and the urban area. Scenic and visual qualities in this area include ridgelines, peaks and hillsides, rock outcrops, and oak woodlands. The backdrop appears “natural” and is highly scenic, and there is a public expectation that these qualities will perpetuate.

Impact. The approximately 15,000 square foot, one story animal services main building will reach a maximum height of approximately 20 feet but will generally be less than 17 feet tall. The building will be approximately 450 feet from Highway 1 and not in the immediate viewshed of motorists and cyclists on Highway 1. Further, the building is short enough that it will not silhouette above ridgelines, and will not block views of rock outcrops, peaks, or significant populations of oak woodlands. The building is on a currently vacant portion of the parcel but is adjacent to other developments and would appear as an extension of the greater COC complex. Nevertheless, the scenic value is very high in this area and the project would potentially degrade the existing setting, incrementally along with other public facilities in the area.

Mitigation/Conclusion. To address potential visual impacts of the new structure and soften the appearance of the new structure from public roads, a landscaping plan that would provide 50% or more screening of the building when the landscaping vegetation is mature, while maintaining views of the scenic backdrops and distant ridgelines, will be prepared. Native species should be considered in the plan to be consistent with the existing species in the SRA areas. The landscaping shall be maintained in perpetuity. In addition, if night lighting is proposed for security purposes, lighting elements will be required to be shielded and pointed down so that light does not extend beyond the project footprint. Lastly, the building exterior colors shall be consistent with the adjacent structures and natural landscape. These measures will reduce potential impacts to a less than significant level. No further mitigation is required.

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 type="checkbox"/>	<input checked="" 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: Public Facilities

Historic/Existing Commercial Crops:
Periodic grazing

State Classification: Prime Farmland if irrigated,
and Not Prime Farmland

In Agricultural Preserve? Yes, Chorro
Valley AG Preserve Area

Under Williamson Act contract? No

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

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.

Salinas silty clay loam (0 - 2 % slope). This nearly level fine loamy bottom 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: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

The project will be located on a 34-acre parcel. Approximately 11.2 acres underlying the parcel currently qualify as prime soils. The County currently leases approximately 21 acres of the parcel for cattle grazing. Grazing occurs sporadically to the north and south of the project location within Camp San Luis Obispo as well.

Impact. The project would result in the loss of approximately five acres of grazing land currently leased for agricultural use and would convert the underlying soils permanently. In 2000, an Environmental Assessment for the County Operations Center Master Plan was prepared. That assessment included a discussion of potential agricultural resources impacts to the parcel where the project is proposed. After review by the United States Department of Agriculture and the County Agricultural Commissioner, it was determined that approximately 15.5 acres of the parcel qualified as prime farmland (this was prior to the conversion resulting from the development of the Woods Humane Society facility). Due to the small area of prime soils, the irregular shape of the parcel, it's zoning (Public Facilities) and the surrounding land uses (non-agricultural uses on three sides), it was determined at that time that the loss of the prime soils underlying the parcel was less than significant.

Therefore, the proposed project, while it would convert approximately five acres of potentially prime soils, would also have a less than significant impact to agricultural resources. Grazing or dryland farming could continue on approximately 16 of the 21 acres where it currently occurs.

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

3. AIR QUALITY

Will the project:

- a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*
- b) *Expose any sensitive receptor to substantial air pollutant concentrations?*

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY

Will the project:

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

Setting. The Air Pollution Control District (APCD) has developed and updated their [CEQA Air Quality Handbook \(2012\)](#) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The adjacent Wood's Humane Society and Honor Farm would be sensitive receptors when considering potential dust emissions and odors. The project is within an area where asbestos may occur naturally.

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.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts.

Impact. As proposed, the project site is approximately 5 acres, but the area of disturbance would be less than 5 acres. For example, the 0.5 acre pasture would not be graded/disturbed. Construction will result in the creation of dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of soil and will disturb less than five acres of area total, and

therefore will be below the general thresholds triggering construction-related mitigation. The project is near sensitive receptors, including at Woods, and that may trigger nuisance complaints related to dust generation. If deep foundations are proposed (refer to Geology and Soils section) the project may disturb soils where naturally-occurring asbestos exists.

From an operational standpoint, the facility will replace an existing facility and therefore new emissions from the project will be minimal. The SLOAPCD has confirmed that the project will not exceed operational thresholds triggering mitigation. The same is true for GHG emissions.

Mitigation/Conclusion. Mitigation measures to reduce potential dust impacts and the exposure to naturally-occurring asbestos have been recommend and are included in Exhibit B. The dust control measures include using water or chemical dust suppressants to minimize dust generation. Geologic investigations conducted at the site indicate that naturally-occurring asbestos is unlikely to be encountered onsite; nevertheless, a measure that requires verification by the APCD prior to construction has been included.

4. BIOLOGICAL RESOURCES

Will the project:

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.

Setting. The 35-acre parcel is located in the upper Chorro Valley and is surrounded by open space, ranchland, the California Men’s Colony, and Camp San Luis Obispo. Vegetation on the parcel includes approximately 23 acres of non-native annual grassland that is routinely grazed. An additional 5 acres of the southernmost portions of the parcel contains a mix of oak woodland and chaparral. The remaining portions of the parcel are developed as part of the Woods Humane Society facility. No wetlands or riparian features exist on the parcel. An unnamed tributary to Chorro Creek exists 300 feet from the project site. A few scattered eucalyptus trees exist on the northern portion of the parcel along Highway 1, and Wood’s Humane Society has been planted with ornamental landscaping.

The project site is approximately five acres, including the road extension, and is located entirely within the non-native annual grassland portion of the underlying parcel. The southernmost portions of the site are adjacent to oak woodland and chaparral vegetation communities. The grassland community is

separated from the chaparral and oak woodland by a barbed wire fence.

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

Vegetation

Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*) List 1B

This California endemic perennial herb is found in valley grassland, coastal sage scrub and rocky areas often with clay or serpentinite substrates. It blooms from April to June. Blochman's dudleya is considered rare by the CNPS (List 1B, RED 2-3-3). The Cal Flora Occurrence Database catalogs 7 historical occurrences of this species within the county, with the majority located in the Chorro Valley.

Cambria morning-glory (*Calystegia subacaulis* ssp. *episcopalis*) List 4

This perennial herb is a California and a San Luis Obispo County endemic, is found in chaparral and foothill woodland communities at elevations between 60 and 500 meters (200 to 1,640 feet). This species blooms from April to May. Cambria morning glory is listed as rare by the CNPS (List 1B, RED 3-2-3).

Dwarf soaproot (*Chlorogalum pomeridianum* var. *minus*) List 1B

The potential for the dwarf soaproot (*Chlorogalum pomeridianum* var. *minus*) has been identified about 0.921 miles to the north. This perennial herb is generally found on serpentinite soils in chaparral areas at elevations ranging from 305 to 1000 meters (1,000 to 3,280 feet). It has a blooming period of May-August. The dwarf soaproot is considered rare by CNPS (List 1B, RED 2-2-3).

Obispo indian paintbrush (*Castilleja densiflora* var. *obispoensis*) List 1B

The potential for the Obispo indian paintbrush (*Castilleja densiflora* var. *obispoensis*) has been identified about 0.366 miles to the south, and 0.836 miles to the northeast. This annual herb is found in valley and foothill grasslands at elevations between 10 to 400 meters (30 to 1,315 feet). The blooming period is April. The Obispo indian paintbrush is considered rare by CNPS (List 1B, RED 2-2-3).

Wildlife

California red-legged frog (*Rana draytonii*) Federally threatenedT

The potential for the California red-legged frog (*Rana draytonii*) has been identified about 0.25 mile to the east, 0.27 mile to the northwest, and 0.4 mile to the north. The California red-legged frog is considered federally threatened. This species typically inhabits shorelines with extensive vegetation.

Various bird species may utilize the project site periodically to forage and potentially for nesting. American badger may utilize the project site e

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special-status species. The project site is non-native annual grassland that is regularly disked and grazed, most recently in May 2018. There are no permanent or ephemeral hydrologic features onsite. During reconnaissance surveys in March of 2017 and April 2018, no sign of special-status species or their suitable habitat was observed within the project site. Potentially suitable habitat for special-status wildlife and plant species exists south of the project site. The project is expected to avoid these areas. There is potential that a few scattered live oak trees are close enough to the proposed project that they may be impacted to some extent during project construction. Potential impacts could include trimming limbs, the disturbance of roots during grading, or potentially tree removal. In addition, there is some potential for special-status species that use grasslands, such as the American badger or western burrowing owl could utilize the project site periodically and be impacted by construction activities.

Mitigation/Conclusion. Mitigation measures have been recommended that require nesting bird and



special-status wildlife surveys be conducted prior to construction. In addition, measures have been included that require the County to avoid oak tree impacts. In the event that oak trees cannot be avoided during construction, measures to reduce impacts to a less than significant level have been included as well. It is estimated that fewer than five oak trees would potentially be impacted, if impacts do occur. No additional measures are required to address impacts to biological resources.

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 checked="" type="checkbox"/>	<input 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 Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

In order to meet AB52 Cultural Resources requirements, outreach to eight Native American contacts has been conducted. Comments were received from two contacts. They each requested to be included when further assessment of the potential resources onsite are conducted. Correspondence between the County and the tribal representatives is available for review in the project file.

Impact. Numerous cultural resources are known to exist near the project site. These resources were described in a report prepared in support for the Wood’s Humane Society facility (Bertrando and Bertrando, 2002). The surface survey conducted included the entire Wood’s site as well as approximately three quarters of the proposed project site. No resources were observed on the surface; however, it was noted that there is a potential for buried prehistoric or historic resources (due to the site proximity to Camp SLO and Highway 1) to be encountered. Department of Public Works’ archaeologist Kate Ballantyne surveyed the remaining portion of the project site not included in the 2002 survey, in 2017, as well as an area to the north that could be used for staging equipment during construction, and did not observe any cultural resources.

Mitigation/Conclusion. Due to the potential for buried resources to be present onsite, it is recommended that a qualified geoarchaeologist and Native American monitor be present during initial excavation activities. Based on observations of subsurface soils, the geoarchaeologist will recommend the level of additional monitoring, if any, that may be required during construction. In the unlikely event that significant buried cultural resources are present onsite, the Environmental Coordinator Office will be contacted. These measures are included in Exhibit B. No additional measures are required.

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 checked="" type="checkbox"/>	<input 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: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: High

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: Unlikely, although geotechnical engineering report noted that naturally-occurring asbestos could be encountered if deep foundations are used. It is unlikely that any naturally occurring asbestos would be encountered during any typical earthmoving activities.

Shrink/Swell potential of soil: Moderate to high

Other notable geologic features? None

The project site is not within the County Geologic Study Area, and the risk of landslide is low. The potential for liquefaction is considered high. The project site is nearly level, which typically minimizes the need for significant earthwork; however, the site is also partially located within the 100-year

floodplain. In order to address the potential for flooding, the facility may need to be raised approximately 3-feet above the current elevation or portions of the first-floor flood-proofed. In addition, a detention basin to capture stormwater runoff is proposed for the southwest portion of the site.

A geotechnical engineering and infiltration testing report was prepared for the project (Earth Systems Pacific 2017). The report noted that the soils were prone to differential settlement and are expansive. Other issues identified include the potential for undocumented fill onsite, the presence of a historic landfill (the Kansas Avenue Landfill), and the potential to encounter naturally-occurring asbestos if deep foundations are proposed. Liquefaction potential was also identified in the report.

Impact. As proposed, the project will result in the temporary disturbance of approximately 5 acres. The geotechnical engineering report conclusions are that differential settlement and expansive soils would potentially impact the building foundation if it not properly designed. Similarly, due to the nature of the soils onsite, storm water detention basins located close to the foundation could affect soils in proximity to the building foundations. Proposed grading activities would result in disturbed soil, and potential down-gradient sedimentation if not adequately controlled.

Mitigation/Conclusion. Implementation of the proposed measures in the geotechnical report would address potential impacts related to expansive soils. These measures include specific foundation requirements, potentially “over-excavating” expansive soils and replacing them with imported fill, drilling deep foundations instead, and locating storm water detention basins at least 20 feet away from structures. A Storm Water Pollution Prevention Plan (SWPPP) will be required based on the area of proposed disturbance. Implementation of the SWPPP will ensure against significant erosion and sedimentation impacts. Because the applicant will be required to implement erosion and sediment control measures associated with the SWPPP.

Measures in the Air Quality section address impacts related to naturally-occurring asbestos. These measures, along with standard engineering and construction practices, including implementation of a SWPPP and the recommendations of a geotechnical engineer, would reduce any potential impacts to a less than significant level. No additional measures are required.

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 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 CalFire?</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"/>

Setting. The project is not located in an area of known hazardous material contamination. The project parcel is within a moderate and 'high' severity risk area for fire. The project is not within the Airport Review area. The closed Kansas Avenue Landfill is located approximately 400 feet from the western side of the project (Earth Systems Pacific, 2015).

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project site is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan. Given the distance from the site to the landfill and lack of issue at Woods, which is closer to the landfill than the proposed project, the presence of the landfill (e.g. production of landfill gas) would not impact the project.

Mitigation/Conclusion. No significant impacts because of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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"/>

Setting. Based on the County Noise Element, noise levels at developments less than 340 feet from Highway 1, a transportation noise source, will exceed the County’s acceptable exterior noise threshold of 60 dBs for sensitive uses.

Impact. The project is not expected to generate loud noises other than temporary construction noise and noises from the animals (i.e. barking dogs). The construction noise would be temporary. Because the project will replace an existing shelter the noise produced during operation of the shelter will be roughly equivalent to the existing shelter (e.g. noise created by barking dogs will be transferred from the existing shelter to the new one). Noise emanating from inside the building may be lower than current levels due to the effects of modern construction standards. The project will be located approximately 450 feet from Highway 1. The dB level is 60 or lower.

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

9. POPULATION/HOUSING

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. POPULATION/HOUSING

Will the project:

c) *Create the need for substantial new housing in the area?*

d) *Other:* _____

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

Setting/Conclusion. The project will provide temporary housing for animals. It will not result in a need for new housing, and will not displace existing housing. No significant population and housing impacts are anticipated. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

a) *Fire protection?*

b) *Police protection (e.g., Sheriff, CHP)?*

c) *Schools?*

d) *Roads?*

e) *Solid Wastes?*

f) *Other public facilities?*

g) *Other:* _____

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

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

Police: County Sheriff

Location: San Luis Obispo (Kansas Ave.) (Approximately 0.88 miles to the east)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate

Response Time: 0-5 minutes

Location: Highway 1/Santa Rosa, approximately 3 miles to the east.

School District: San Luis Coastal Unified School District.

Impact. No significant impacts to utilities or public services were identified. This project will replace the existing facility and therefore will not result in any new demands for public services.

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

11. RECREATION

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

Setting. The County’s Parks and Recreation Element shows the parcel is within the SLO to Cuesta College Trail Corridor. It is also located within the Chorro Valley Trail Corridor (SLOCOG 2014); however, the project site in particular is located outside of the corridor. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

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

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

12. TRANSPORTATION/CIRCULATION

<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 type="checkbox"/>	<input checked="" 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"/>

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>h) Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>i) Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this urban area as “D” or better. The existing road network in the area including the project’s access street(s) (Oklahoma Avenue) is operating at acceptable levels. No significant traffic-related concerns were identified. Access to the existing and proposed facility is via Kansas Avenue from Highway 1, a signaled intersection.

Impact. The proposed project is estimated to generate about the same number of daily trips per day as the existing facility. Staffing levels are expected to remain similar to current levels. Daily visits by the public to the new facility may increase incrementally over time but are not expected to be significant since these trips would be spread throughout the daily operating hours. This small amount of additional traffic, if realized, will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>a) 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"/>
<i>b) 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"/>
<i>c) Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>d) Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will be served by the California Men’s Colony for wastewater disposal. According to the Men’s Colony referral response this system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use the California Men’s Colony wastewater treatment facility as its means to dispose of wastewater. The project is a replacement of the existing facility. The volume of wastewater produced would be approximately equal to current levels.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support the existing facility, no mitigation measures are necessary.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Setting. The project proposes to obtain its water from the California Men's Colony. The project will replace the existing facility, and therefore water demand is not expected to increase significantly. 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 nearly level. A poorly defined tributary to Chorro Creek is located approximately 300 feet from the project site. 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 installs temporary erosion and sedimentation measures.

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

Within the 100-year Flood Hazard designation? Yes

Closest creek? tributary to Chorro Creek Distance? Approximately 300 feet

Soil drainage characteristics: Not well drained

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 high.

The Department of Public Works prepares and implements sedimentation and erosion control plans for all construction and grading projects to minimize these impacts. 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. In addition, because this project is located outside of the County’s MS4 area, and due to its size, the project is subject to post-construction stormwater requirements of the State General Construction permit requirements. These requirements include retaining stormwater in vegetated infiltration basins onsite, for example. Potential basin locations have been identified in the preliminary plans.

Impact – Water Quality/Hydrology

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

- ✓ Approximately 4.5 acres of site disturbance is proposed as well as cut and fill required for the foundation;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ The project is partially within a 100-year Flood Hazard designation;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Vegetated detention basins will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;
- ✓ The project potentially includes floodproofing the lowest 1 foot of the building or raising the foundation within the 100-year floodplain to address potential flooding impacts.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. During the final engineering and design process it will be determined if raising the foundation or floodproofing the building (or some combination of the two) is the most effective method to address the flooding potential. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <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 checked="" type="checkbox"/>	<input 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"/>

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

Policy	Consistency Determination
LUO 22.06.030, Table 2-2 – Specialized Animal Facilities	The propose project is an animal shelter, which is an allowed use in the Public Facility land use category.
LUO 22.04.182 - Landscape	The project is located within the highway corridor design area. The area is designated to protect views of scenic backdrops, vistas, and foreground views from scenic roads and highways. The scale of the building, its setback from Highway 1, as well as proposed mitigation measures ensure the project is consistent with this ordinance standard.
LUO 22.14.070 – Geologic Study Area (GSA) Combining Designations (CD)	A small portion of the parcel is within the GSA CD. The project site is not. This standard is not applicable to the project.
LUO 22.14.100 - Renewable Energy CD	Small portions of the parcel are located in these areas. The project is consistent with applicable standards for this combining designation. It does not conflict with the potential future use of the remainder of the parcel for renewable energy.
LUO 22.14.110 - Sensitive Resource Area (SRA) – Visual Area CD	The Sensitive Resource Area combining designation is applied to areas of the county with special environmental qualities, or areas containing unique or endangered vegetation or habitat resources. The scale of the building, its setback from Highway 1, as well as proposed mitigation measures ensure the project is consistent with the Visual Area CD.
San Luis Obispo Area Plan – SRA “The Morros”	The SRA covers this area from the tops of these hills, peaks and connecting ridges down to the 200 feet along Highway 1 east of Cuesta College to the city limits. These areas correspond to the visually prominent backdrops visible from Highways 1, 101, 227, Los Osos Valley Road, Foothill Boulevard and Prefumo Canyon Road. The project is consistent with this Area Plan policy (see above discussions).

County Operations Center Master Plan.	The proposed project is located and designed consistent with the site plans in the County Operations Master Plan.
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The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures 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) | <i>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?</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>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)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

<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 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 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 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"/> San Luis Obispo Area Plan	

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

Bertrando and Bettrando Research Consultants. *Cultural Resources Inventory for the Expansion of the Proposed Woods Humane Society Animal Shelter*. December 2002.

County of San Luis Obispo, Department of Planning and Building. *Mitigated Negative Declaration for the Wood's Humane Society D020005D*. March 27, 2003.

Crawford, Multari, Clark, and Mohr. *Environmental Assessment for the County Operations Center Master Plan*. August 2002.

Earth Systems Pacific. *Findings of Research and Exploratory Trenching, Former Kansas Avenue Landfill Oklahoma Avenue Extension Master Plan*. 2015.

Earth Systems Pacific. *Geotechnical Engineering Report and Results of Lid Infiltration Testing San Luis Obispo County Operations Center Animal Services Facility*. 2017.

San Luis Obispo Council of Governments. *Chorro Valley Trail Study*. 2014.



Exhibit B - Mitigation Summary Table

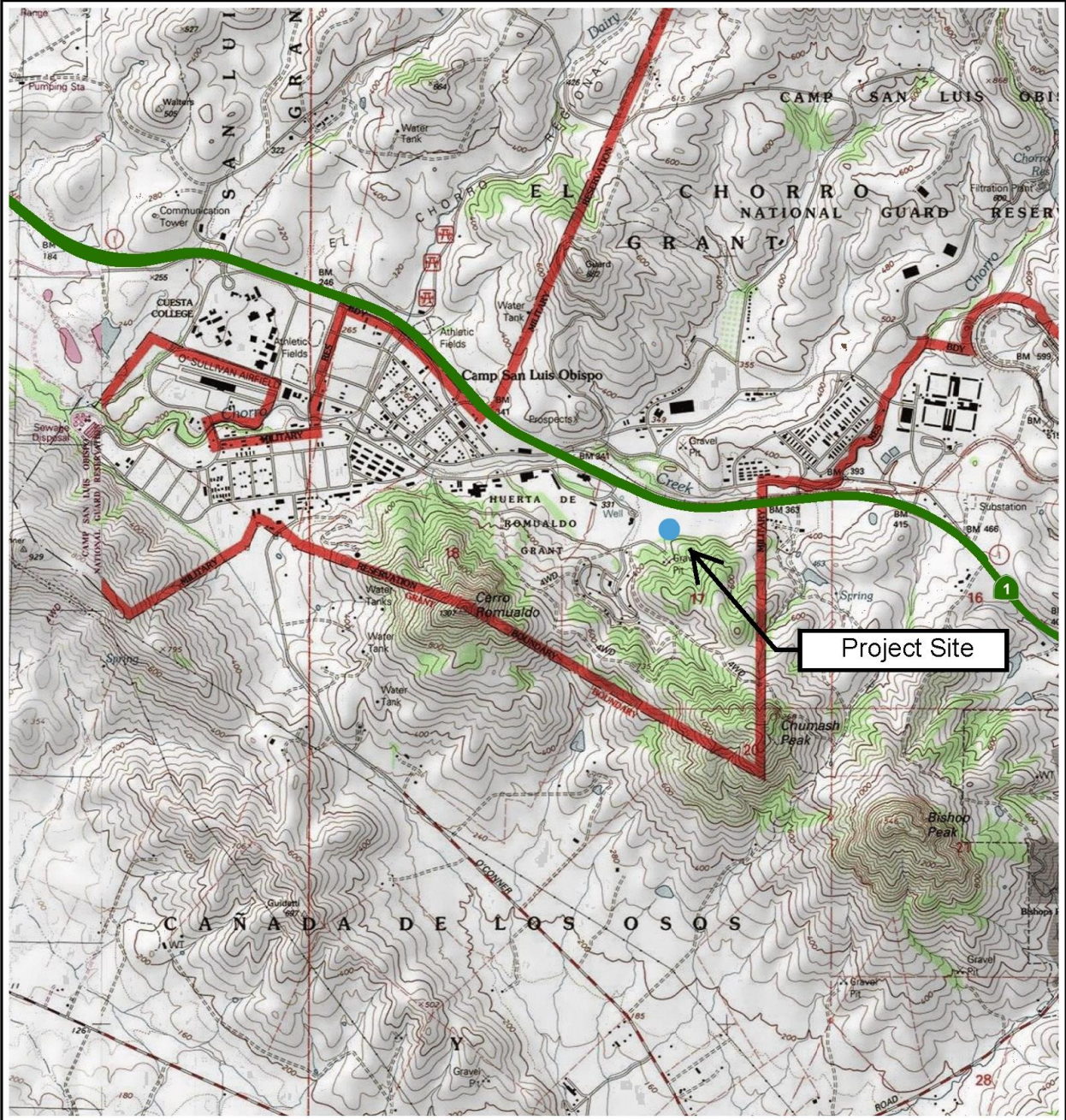
- AR-1 To provide visual screening for the project, the County will prepare a Landscape Screening Plan. The Plan will include primarily fast growing, evergreen vegetation that will screen approximately 50% of the primary structures when viewed from Highway 1 within approximately five years. The landscape plan will consist of plant material that is either native to the immediate area or is considered compatible (and non-invasive) with the nearby native vegetation.
- AR-2 To minimize visual impacts from the proposed structures, exterior colors shall be selected and applied to reduce the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the prominent natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Non-reflective, earth tone colors shall be selected.
- AR-3 All exterior lighting fixtures shall be positioned “down and into” the development and shielded so that neither the lamp nor the related reflector interior surface is visible from Highway 1 or residences to the east.
- AQ-1 Prior to construction/ground disturbing activities, the applicant will ensure that a geologic evaluation has been conducted for naturally-occurring asbestos. If asbestos is present, the applicant will comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.
- AQ-2 The County 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;
 - b. 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. 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. 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;
 - e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,

f. 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.

- BR-1 To avoid impacts to individual native (oak) trees, the following aspects will be integrated into the project design:
- A. To the extent feasible, locate all structures, and construction activities, outside of the tree dripline, and where possible outside of the tree's root zone;
 - B. Consider siting driveway location outside of the tree dripline(s); where this is not possible, trimming to about 15 vertical feet of any encroaching limbs should be done before any construction activities begin to avoid these limbs being irreparably ripped/broken by large vehicles.
- BR-2 Prior to project completion, the County shall replant all oak trees removed as a result of the development of the project at a 4:1 ratio, and in addition, shall plant at a 2:1 ratio for each tree impacted (e.g. root or branch pruning) but not removed. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area(s)). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. These newly planted trees shall be maintained until successfully established.
- BR-3 If construction activities are conducted during the typical nesting bird season (February 1 – September 1) pre-construction surveys shall be conducted by the County or its designee prior to any construction activity or vegetation removal to identify potential bird nesting activity, and:
- a. If active nest sites of bird species protected under the Migratory Bird Treaty Act are observed within the vicinity of the project site, then the project shall be modified and/or delayed as necessary to avoid direct take of the identified nests, eggs, and/or young;
 - b. If active nest sites of raptors and/or bird species of special concern are observed within the vicinity of the project site, then CDFW shall be contacted to establish the appropriate buffer around the nest site. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest and achieved independence.
- BR-4 Prior to any ground disturbance, the County shall conduct the necessary pre-construction surveys to determine presence or absence of special-status wildlife species. Wildlife surveys shall be done no more than 30 days prior to the start of work. If surveys show an absence of sensitive species, work may proceed without additional measures being required. In the unlikely event that special-status wildlife is observed, mitigation shall be implemented to avoid and/or minimize impacts. These measures could include for example, establishing a work buffer area, coordinating with applicable resource agencies, and/or follow-up surveys to confirm if and when the species is no longer utilizing the site.
- CR-1 A qualified geoarchaeologist shall monitor initial ground disturbance activities to ensure there is no disturbance of cultural remains in the project impact area. The qualified archaeologist will ensure Environmentally Sensitive Area (ESA) fencing is installed properly at the project's borders.
- CR-2 During earth moving activities, in the event archaeological resources are unearthed or discovered, construction in the vicinity of the find shall stop, and the Public Works project manager and the Environmental Coordinator shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

CR-3 In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner and Environmental Coordinator are to be notified so proper disposition may be accomplished.

Exhibit C – Maps and Site Photos




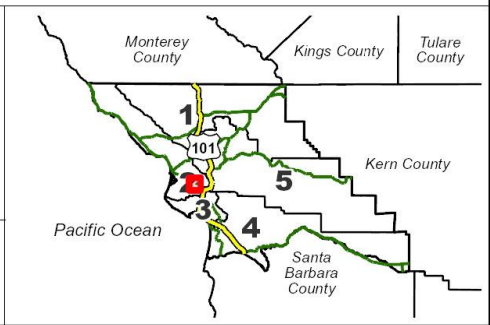
VICINITY MAP

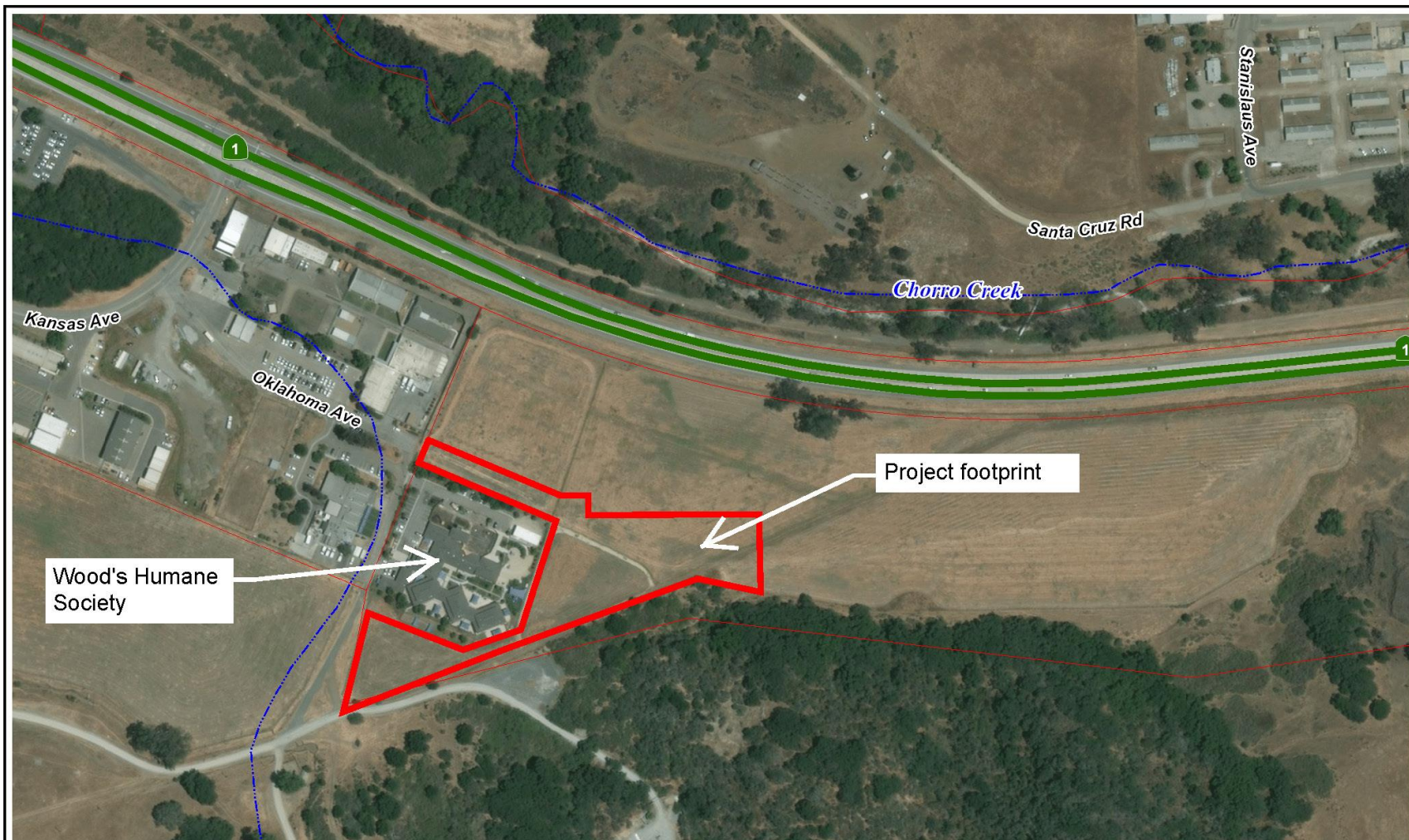
County of SLO Animal Services Facility

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

1: 31,680

0 1,320 2,640 Feet

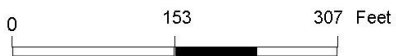


SITE MAP

County Animal Services Facility

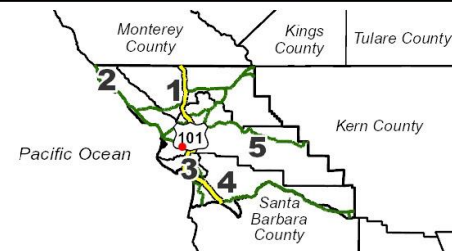
COUNTY OF SAN LUIS OBISPO - DEPARTMENT OF PUBLIC WORKS

1: 3,681



Created by: Staff

Printed: 1/9/2018



Exterior Design Alternatives

COUNTY of SAN LUIS OBISPO ANIMAL SHELTER



Roof Option 1





Photo 1. Looking west towards the building site. Wood's and Cerro Romauldo in the background.



Photo 2. Looking south across the project site. The project is located within the flat portion of the site.