COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED10-179 **DATE: October 27, 2011**

PROJECT/ENTITLEMENT: Public Works – Los Osos Circulation Study, 245R12C126

APPLICANT NAME: County of San Luis Obispo, Department of Public Works
ADDRESS: County Government Center, Room 207
San Luis Obispo, CA 93408

CONTACT PERSON: Eric Wier, Environmental Resources Division **Telephone:** (805) 788-2766

PROPOSED USES/INTENT: The Department of Public Works will update the Los Osos Circulation Study. The update will review the ongoing road improvement fee program, including the level of fees charged to new development, and suggested improvements. The focus of the Circulation Study is to identify and correct capacity deficiencies related to new development. Road impact fee monies can only be applied to projects that correct capacity deficiencies.

LOCATION: The Los Osos Road Fee Area is in the community of Los Osos, in the Estero planning area. The fee area is approximately the same as the area encompassed by the Urban Reserve Line. The projects planned to use road fees are in the Los Osos area within or adjacent to the Commerical Retail, Office Professional, Open Space, Public Facilities, Recreation, Residential Multi-Family, Residential Single Family and Residential Suburban land use categories in the Estero planning area, Second Supervisorial district.

LEAD AGENCY: County of San Luis Obispo
Department of Planning & Building
County Government Center, Room 310
San Luis Obispo, CA 93408

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....4:30 p.m. on November 10, 2011
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD begins at the time of notice publication

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 were made a condition of the 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:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	Title	Date	Public Agency

LOS OSOS CIRCULATION STUDY

ED10-179 (245R12C126)

MITIGATED NEGATIVE DECLARATION, NOTICE OF DETERMINATION, & INITIAL STUDY

October 27, 2011

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

County File Number: ED10-179 (245R12C126) SCH Number: _____

COUNTY DEPARTMENT OF PUBLIC WORKS
LOS OSOS CIRCULATION STUDY
COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & INITIAL STUDY

Abstract

The County of San Luis Obispo, Department of Public Works proposes to update the Los Osos Circulation Study. The fee area is defined by the Urban Reserve Line of the community of Los Osos. Projects planned to use the road fees are located in the community of Los Osos. The projects are within a variety of land use categories in the Estero planning area, Second Supervisorial district.

Comments on this document should be sent to Eric Wier, County Department of Public Works, County Government Center, San Luis Obispo, CA 93408.

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

Eric Wier, Environmental Programs Division
or
Ryan Chapman, P.E., Project Manager
County Department of Public Works
County Government Center, Room 207
San Luis Obispo, CA 93408
(805) 781-5252

This proposed Mitigated Negative Declaration has been issued by:

10.18.2011 Ellen Carroll
Date Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

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

10/20/11 Dave Flynn
Date for Paavo Ogren, 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

Promoting the Wise Use of Land • Helping to Build Great Communities

(ver 3.4) Using Form

Project Title & No. County Public Works - Los Osos Circulation Study; (245R12C126) ED10-179

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Eric Wier	Kelly Spoth for Eric Wier		10/18/11
Prepared by (Print)	Signature		Date
Murry Wilson	Murry Wilson	Ellen Carroll, Environmental Coordinator (for)	10/18/11
Reviewed by (Print)	Signature		Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division 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 Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: A request by the Department of Public Works to update the Los Osos Circulation Study. The update includes review the ongoing road improvement fee program, including the level of fees charged to new development, and suggested improvements. In accordance with the Mitigation Fee Act (Government Code 66000 et seq.), public agencies may exact fees from development projects for the purpose of defraying all or a portion of the cost of public facilities related to the development project. The Los Osos Road Fee Area is defined by the Urban Reserve Line of the community of Los Osos, in the Estero planning area, and depicted on the attached figures.

Background

Circulation Studies

Traffic circulation studies address the need for capacity related transportation improvements necessary to offset cumulative traffic impacts on community infrastructure that result from new development. Circulation studies identify needed improvements and include the costs and potential funding mechanisms for these improvements, resulting in “road improvement fees” that are assessed against new development.

In accordance with the Mitigation Fee Act (Government Code Section 66000 et seq.), public agencies may exact fees from development projects for the purpose of defraying all or a portion of the cost of public facilities related to development. The County of San Luis Obispo levies these “road impact fees” in several unincorporated communities. The County adopts capital improvement plans in these communities, which indicate the approximate location, size, time of availability, and cost estimates for all facilities or improvements to be financed with the road impact fees. The capital improvement plans are adopted and annually updated by a resolution of the Board of Supervisors.

The focus of the Circulation Study is to identify and correct capacity deficiencies related to new development, as they are the only projects that road impact fee monies can be applied to (per Government Code Section 66000). Other projects related to safety, bicycle, pedestrian, public transportation facilities and existing roadway geometric deficiencies must be funded by other sources. As road impact fee projects are developed the roadways will be developed to the current standard, incorporating bike paths as well as pedestrian paths where they are required by the governing plans. This environmental document addresses only improvements identified in the Circulation Study to be wholly or partially funded by “road impact fees,” and not those improvements related to safety, bicycle, pedestrian, public transportation facilities, and existing roadway geometric deficiencies.

The County of San Luis Obispo has not previously subjected circulation studies to the CEQA process. However, recent case law suggests that CEQA review is necessary. In *California Native Plant Society v. County of El Dorado* [(*2009*) *170 Cal.App.4th 1026*], the court ruled that although a comprehensive program funded by impact fees may be a sound strategy for addressing impacts, the absence of any environmental review for the adoption of the fee program meant that reviews of individual projects triggering the fee could not presumptively assume that payment of the fee constitutes full mitigation for the potential impact and CEQA review must take place at the time of the circulation study update.

County General Plan
The County's General Plan is composed of several parts, or elements, including the Land Use Element and the *Circulation Element*. The County is segregated into 13 *planning areas*. Each of the communities for which circulation studies have been prepared is within one of these planning areas. The land use within each planning area is governed by its *area plan* and the land use ordinance, which are components of the County's General Plan. The Circulation Chapters of the area plans contain recommended objectives and projects. Circulation Maps in the area plans show existing and proposed collector and arterial streets. The circulation element describes transportation management programs, major features of the circulation system, and alternative modes of travel to the private automobile. System improvements and programs are recommended to implement the circulation needs of the Land Use Element. The circulation element identifies major improvements as the land uses envisioned by the area plan develop along with growth within the communities and the surrounding area.

The Resource Management System (RMS), through the Annual Resource Summary Report, identifies the necessary timetables for making road improvements with timely funding decisions. Funding decisions for road improvements consider the feasible use of county general funds, state and federal grants and funding sources, and development fees. The RMS focuses on collecting data in order to avoid and correct resource deficiencies with regard to five essential resources: water supply, sewage disposal, schools, roads, and air quality. This information is compiled in an Annual Resource Summary Report (ASR) that guides decisions about balancing development with the resources necessary to sustain such development. It focuses on collecting data, identifying resource problems, and recommending solutions.

CEQA Analysis of General Plan – Estero Area Plan
The Final Environmental Impact Report for the Estero Area Plan was prepared in December 2003 and certified by the Board of Supervisors in November 2004. The Final EIR for the area plan update identifies existing traffic and capacities for major roads in the planning area. The Final EIR did not attempt to evaluate the environmental impacts of future transportation improvements in any detail.

This environmental document addresses environmental effects of the identified capital projects at a level of detail commensurate with the current level of design of these projects. More focused and detailed environmental review of some projects may be required prior to formally making a decision to proceed with the project. Project specific environmental review will be more meaningful when specific project details are available.

The circulation study does not commit the County to building a specific project identified in the circulation study. At the time sufficient funds are available, the County could determine that a project not listed in the circulation study would be a more appropriate use of road impact fees. In this scenario, a determination as to CEQA compliance would be required.

<u>Los Osos Circulation Study</u>
The first Los Osos Circulation Study was approved by the Board of Supervisors (BOS) on April 5, 1994. The most recent update was adopted by the BOS on December 1, 2009. The 2010 update of

the Los Osos Circulation Study identifies capital improvement projects which would use road impact fees (Table 1).

Table 1. Los Osos Circulation Study Capital Projects to Use Road Impact Fees

USGS Map Reference Number*	Project	Cost Estimate	Percent from Impact Fees
2	Install two-way left turn lane and upgrade drainage on Los Osos Valley Road from Palisades Avenue to Ravenna Avenue	$1,104,000	90%
3	Install two-way left turn lane and upgrade drainage on Los Osos Valley Road from Ravenna Avenue to Doris Avenue	$1,345,000	90%
4	Signalize intersection – Los Osos Valley Road and Pine Avenue	$314,000	90%
5	Signalize intersection – Los Osos Valley Road and Ravenna Avenue	$314,000	100%
6	Adjust curve and construct Standard Section on Ramona Avenue from 9th to 11th Streets	$439,000	100%
7	Construct Standard Section on Ramona Avenue from 11th Street to South Bay Boulevard	$1,042,000	100%
8	Realign intersection – Ramona Avenue from 4th Street to Ravenna Avenue	$1,569,000	100%
9	Install dual left turn pocket at intersection of South Bay Boulevard and Los Osos Valley Road	$479,000	100%
10	Signalize intersection – South Bay Boulevard and Ramona Avenue	$314,000	100%
11	Intersection improvements – South Bay Boulevard and Santa Ysabel Avenue	$314,000	100%
12	Widen South Bay Boulevard to 4 lanes from Santa Ysabel Avenue to Urban/Rural Reserve line	$1,059,000	70%
13	Signalize intersection – South Bay Boulevard and Nipomo Avenue	$314,000	100%
14	Widen South Bay Boulevard to 4 lanes from El Moro Avenue to Santa Ysabel Avenue	$1,023,000	70%
15	Signalize intersection – South Bay Boulevard and Pismo Avenue	$314,000	100%
16	Widen South Bay Boulevard to 4 lanes from LOVR to Nipomo Avenue	$1,234,000	70%
17	Widen South Bay Boulevard to 4 lanes from Nipomo Avenue to El Moro Avenue	$1,691,000	70%

This environmental document addresses environmental effects of the identified capital projects at a level of detail commensurate with the current level of design of these projects. More focused and detailed environmental review of some projects may be required prior to formally making a decision to proceed with the project. Project specific environmental review will be more meaningful when specific project details are available.

The need for the projects listed in the circulation study is based on the best available information at the time the update. The County is not required to build a specific project identified in the circulation study. At the time sufficient funds are available, the County could determine that a project not listed in the circulation study would be a more appropriate use of road impact fees. In this scenario, a determination as to CEQA compliance would be required.

Table 2. Summary Environmental Setting at Capital Improvement Project Sites

USGS Map Reference Number*	Project	Summary Environmental Setting
2	Two-way left turn lane and drainage on LOVR from Palisades Ave to Ravenna Ave	Heavily disturbed from roadway construction; ruderal vegetation with some coastal dune scrub; neighboring wastewater treatment plant and urban development
3	Two-way left turn lane and drainage on LOVR from Ravenna Ave to Doris Ave	Heavily disturbed from roadway construction; ruderal vegetation with some coastal dune scrub; neighboring wastewater treatment plant and urban development
4	Signalize intersection – LOVR and Pine Ave	Heavily disturbed from roadway construction; ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring institutional and residential development
5	Signalize intersection – LOVR and Ravenna Ave	Heavily disturbed from roadway construction; ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential development and future sewer pump station to northeast
6	Improve Ramona Ave from 9th to 11th Streets	Heavily disturbed from roadway construction; ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential development
7	Improve Ramona Ave from 11th Street to South Bay Blvd	Heavily disturbed from roadway construction; ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential development
8	Realign intersection – Ramona Ave from 4th St to Ravenna Ave	Disturbed from roadway construction; ruderal, coastal scrub and ornamental vegetation; listed species and cultural resources potential; neighboring residential development and open space
9	Dual left turn pocket at South Bay Blvd and LOVR	Heavily disturbed from roadway construction; oak woodland, ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential and commercial development
10	Signalize intersection – South Bay Blvd and Ramona Ave	Heavily disturbed from roadway construction; coastal dune scrub and ruderal vegetation; listed species and cultural resources potential; neighboring residential development
11	Intersection improvements – South Bay Blvd and Santa Ysabel Ave	Heavily disturbed from roadway construction; coastal dune scrub, ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential and institutional development
12	Widen South Bay Blvd from Santa Ysabel Ave to Urban/Rural Reserve line	Heavily disturbed from roadway construction; coastal dune scrub, ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential

		and institutional development
13	Signalize intersection – South Bay Blvd and Nipomo Ave	Heavily disturbed from roadway construction; coastal dune scrub, ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential development
14	Widen South Bay Blvd from El Moro Ave to Santa Ysabel Ave	Heavily disturbed from roadway construction; coastal dune scrub, chaparral, ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential and institutional development
15	Signalize intersection – South Bay Blvd and Pismo Ave	Heavily disturbed from roadway construction; coastal dune scrub, ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential and institutional development
16	Widen South Bay Blvd from LOVR to Nipomo Ave	Heavily disturbed from roadway construction; coastal dune scrub, riparian, ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential and commercial development
17	Widen South Bay Blvd from Nipomo Ave to El Moro Ave	Heavily disturbed from roadway construction; coastal dune scrub, ruderal and ornamental vegetation; listed species and cultural resources potential; neighboring residential and institutional development

***** See attached USGS map

Within the issue area discussions below, the "setting" and "impacts" sections focus not on the entire fee area, but on the areas where capital projects are planned.

It is important to note that no physical change to the environment would occur as a result of the assessment of circulation fees within the circulation fee area. Physical changes will occur as a result of improvements funded by the fees. Likewise, the assessment of circulation fees will not contribute to cumulative impacts. However, the improvements funded by the fees, in combination with other projects in the area, will result in physical changes to the environment. Mitigation measures incorporated into this environmental document, together with existing mitigation programs such as the National Pollutant Discharge Elimination System (NPDES) for water quality protection, and the SLOAPCD's Clean Air Plan (CAP) render the effects of improvement projects' contribution less than cumulatively considerable.

ASSESSOR PARCEL NUMBER(S): N/A

Latitude: N/A Longitude: N/A SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Los Osos

LAND USE CATEGORY: All

COMBINING DESIGNATION(S): Archaeolgically Sensitive , Coastal Appealable Zone , Geologic Study, Historic, Flood Hazard, Terrestrial Habitat, Wetland, Coastal Streams, Riparian, Sensitive Resource Area, Environmentally Sensitive Habitat Area

EXISTING USES: Varied

TOPOGRAPHY: Varied

VEGETATION: Varied

PARCEL SIZE: Varied

SURROUNDING LAND USE CATEGORIES AND USES:

North: Varied	*East:* Varied
South: Varied	*West:* Varied

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The Los Osos area consists of a mix of primarily residential development, with areas of commercial and institutional uses, bounded on the north and west by Morro Bay, the east by native vegetation and agriculture, and on the south by Montana de Oro State Park. The projects identified in the project description include traffic signals, intersection improvements, and road widening. These improvements will be implemented as finances permit. The projects will be on and visible from major public roadways, and all are within the urban area.

Impact. Capital improvement projects may involve road widening, traffic signal installation, and other similar development. Vegetation removal may be required as part of these projects.

The projects would not be expected to result in any significant visual impacts, but project-specific analysis would be necessary.

Mitigation/Conclusion. By employing the following mitigation measures, any impacts are expected to be reduced to a level of insignificance.

[VR1] Design to allow the inclusion of applicable streetscape features outlined in the County Design Guidelines.

[VR2] Revegetate all disturbed areas with landscaping or native-type vegetation, as appropriate.

[VR3] Where cut and fill slopes exceed five feet, apply landform grading techniques where the toe and top of cut are rounded to resemble natural slopes.

[VR4] Retaining walls shall be faced with natural appearing rock surfaces when visible to the public.

These or other mitigation measures could potentially be used for these projects. Future analysis of individual projects may require additional measures. There is no indication at this time that the projects would result in aesthetic impacts that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

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

Setting. Capital improvement projects are located within the Urban Reserve Line (URL) of the community of Los Osos. The improvement projects are not within or adjacent to production agricultural lands.

Impact. A referral was sent to the County Agricultural Commissioner addressing an update to all the County Circulation Study Fee Areas. Resulting comments from the County Agricultural Commissioner state that: "a variety of impacts to agricultural resources and operations may result from the proposed road improvements [including, but not limited to]: direct and indirect conversion of agricultural resources, including important Agricultural Soils, to nonagricultural uses; temporary and/or permanent access limitations to agricultural operations; necessity for infrastructure relocation; land use incompatibilities and operational restrictions during construction; Williamson Act public land acquisition." "Such potential impacts should be evaluated during subsequent project specific environmental review." (Auchinachie; June 27, 2011)

However, no significant impacts to agricultural resources are expected to occur as a result of improvements identified in the Los Osos Circulation Study Area as none of the identified improvements are located outside of the urban area in locations that contain agricultural lands.

Mitigation/Conclusion. No mitigation measures are needed due to the absence of agricultural lands and resources in the area of proposed improvements.

3. AIR QUALITY - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☒	☐	☐

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☒	☐	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☒	☐	☐
e) Other: _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook 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).

Los Osos is located in San Luis Obispo County, which is part of the South Central Coast Air Basin (SCCAB). The SCCAB consists of San Luis Obispo, Santa Barbara and Ventura Counties. The climate of the region is characterized as Mediterranean, with warm, dry summers and cooler, relatively damp winters. Along the coast, mild temperatures prevail most of the year due to the moderating influence of the Pacific Ocean. The effects of the Pacific Ocean are diminished inland and by major intervening terrain features such as the coastal Santa Lucia Mountain Range.

In years past, air quality in the SCCAB has exceeded established standards for lead, carbon monoxide, sulfur dioxide, ozone, and particulate matter (PM). Violations of the state standard for respirable particulate matter (PM_{10}) still occur several times a year.

On a regional basis, ozone is the pollutant of greatest concern in the SCCAB. Ozone located in the upper atmosphere acts in a beneficial manner by shielding the earth from harmful ultraviolet radiation that is emitted by the sun. However, ozone located in the lower atmosphere is a major health and environmental concern.

An attainment designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A nonattainment designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. Unclassified designations indicate insufficient data is available to determine attainment status.

San Luis Obispo County is in non-attainment for State PM_{10} & Ozone. Based on the recent pull back from EPA's proposed new Ozone Standard, part or all of SLO County is now pending a non-attainment designation for the 2008 federal ozone standard. According to SLOAPCD, the largest contributors of air pollution are motor vehicles. Reducing particulate matter air pollution is one of the San Luis Obispo County Air Pollution Control District's (SLOAPCD) highest public health priorities. Exposure to particulate pollution is linked to increased frequency and severity of asthma attacks, pneumonia and bronchitis, and even premature death in people with pre-existing cardiac or respiratory disease.

SLOAPCD is required to monitor air pollutant levels to assure that the air quality standards are met, and if they are not met, to also develop strategies to meet the standards. Depending on whether or not the standards are met or exceeded, the air basin is classified as being in attainment or nonattainment. An air quality monitoring station located in Morro Bay on Morro Bay Boulevard did not register an exceedance of the state or federal ozone standards for 2008–2009. However, the state PM_{10} standard was exceeded once in 2008 and once in 2009.

State standards for ozone and PM_{10} are currently exceeded in SLO County, thus SLOAPCD is required to develop a plan to achieve and maintain the state ozone standard by the earliest practicable date. SLOAPCD's plan is called the Clean Air Plan, or CAP. The 2001 CAP was adopted by the SLOAPCD Board in March 2002. Transportation control measures and land use planning strategies play an important role in the implementation of the CAP.

Impact. Circulation studies address the need for capacity related transportation improvements and are developed to identify and correct capacity deficiencies related to new development. Improved road circulation reduces vehicle idling time and congestion, theoretically improving air quality; therefore the Circulation Study Road Improvement Fees themselves should have a positive impact on air quality.

The improvement projects funded by the Road Improvement Fees in the Los Osos Circulation Study would involve construction activity that could generate temporary increases in local air pollution. The areas of disturbance would be determined when project designs are prepared. The projects will result in short-term construction equipment exhaust and fugitive dust emissions as well as emissions from construction commutes. During project-specific analysis, recommendations in the CEQA Air Quality Handbook will be used to calculate construction and operational phase emissions. If the project's pollutant generation levels are below specified thresholds in the Handbook, no mitigation is warranted. On the other hand, if the air pollution levels generated by a project exceed Handbook thresholds, mitigation measures will be required.

No significant air quality impacts are expected to occur from the smaller scale projects such as traffic signals. Larger scale improvements such as interchange improvements will be subject to project-specific environmental analysis. Design of these larger scale projects has not been initiated; therefore details are insufficient to identify and describe air quality impacts. Nonetheless, potentially significant air quality impacts may be identified in future analyses. It may be necessary to calculate the project's construction impacts without knowing the exact fleet of construction equipment involved in the project. Table 2-2 of the Handbook contains screening construction emission rates based on the volume of soil moved and the area disturbed. This table should only be used when specific project information is not available.

<u>Construction Phase Greenhouse Gas Impacts and Mitigation</u>
A Greenhouse Gas (GHG) impact evaluation and the implementation of feasible mitigation may be required for larger projects. The Mitigated Negative Declaration would evaluate the project's carbon dioxide (CO_2) emissions, as well as other GHG sources converted to carbon dioxide equivalents and would identify feasible mitigation.

<u>Construction Permit Requirements</u>
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. Operational sources may also require APCD permits.

<u>Hydrocarbon Contaminated Soil</u>
Hydrocarbon contaminated soil could result in adverse air quality impacts when exposed to the atmosphere. Should hydrocarbon contaminated soil be encountered during construction activities, the

APCD will be notified as soon as possible after affected material is discovered to determine if an APCD Permit will be required.

Lead During Demolition
Demolition of structures coated with lead based paint can result in the release of lead containing particles from the site. Sandblasting or removal of paint by heating with a heat gun can result in significant emissions of lead. Therefore, proper abatement of lead before demolition of these structures must be performed in order to prevent the release of lead from the site. An APCD permit may be required.

Demolition of Asbestos Containing Materials
Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). If building(s) are removed or renovated, or utility pipelines are scheduled for removal or relocation, requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM.

Developmental Burning
Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.

Construction Phase Idling Limitations
Diesel engine idling is regulated by State law: Section 2485 of Title 13 of the California Code of Regulations (for on-road vehicles) and Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation (for off-road equipment).

Truck Routing
Proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk needs to be evaluated.

Mitigation/Conclusion. Below is a list of mitigation measures typically used to mitigate impacts to air quality as a result of road construction projects. These or other comparable mitigation measures would potentially be used for these projects. Application of standard mitigation measures, and in some cases, best available control technologies (BACT) should ensure any air quality impacts are less than significant. However, future project-specific analysis will be conducted at the time more detail is available for any of the proposed improvements. The analysis at that time will identify any air quality impacts and describe appropriate mitigation measures.

[AQ-1] 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 minimize nuisance impacts and to significantly reduce fugitive dust emissions:

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed;

- 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 or soil binders are used;
- All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
- 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, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

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

- Reduce the amount of the disturbed area where possible;
- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock pile areas should be sprayed daily as needed;
- 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;
- 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;
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
- All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
- 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, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

[AQ-2] The standard mitigation measures for reducing nitrogen oxides (NO_x), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment are listed below:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

If the estimated ozone precursor emissions from the actual fleet for a given construction phase are expected to exceed the APCD threshold of significance after the standard mitigation measures are factored into the estimation, then BACT needs to be implemented to further reduce these impacts. The BACT measures can include:

- Further reducing emissions by expanding use of Tier 3 and Tier 4 off-road and 2010 on-road compliant engines;
- Repowering equipment with the cleanest engines available; and
- Installing California Verified Diesel Emission Control Strategies. These strategies are listed at: http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm

If the estimated construction emissions from the actual fleet are expected to exceed either of the APCD Quarterly Tier 2 thresholds of significance after the standard and BACT measures are factored into the estimation, then an APCD approved Construction Activity Management Plan (CAMP) (see Technical Appendix 4.5 for CAMP Guidelines) and offsite mitigation need to be implemented in order to reduce potential air quality impacts to a level of insignificance.

CAMP
The CAMP should be submitted to the APCD for review and approval prior to the start of construction and should include, but not be limited to, the following elements:

- A Dust Control Management Plan that encompasses all, but is not limited to, dust control measures that were listed above in the "dust control measures" section;
- Tabulation of on and off-road construction equipment (age, horse-power and miles and/or hours of operation);
- Schedule construction truck trips during non-peak hours to reduce peak hour emissions;
- Limit the length of the construction work-day period, if necessary; and,
- Phase construction activities, if appropriate.

Off-Site Mitigation
Examples off-site mitigation strategies include, but are not limited to, the following:

- Fund a program to buy and scrap older heavy-duty diesel vehicles or equipment;
- Replace/repower transit buses;
- Replace/repower heavy-duty diesel school vehicles (i.e. bus, passenger or maintenance vehicles);
- Retrofit or repower heavy-duty construction equipment, or on-road vehicles;
- Repower or contribute to funding clean diesel locomotive main or auxiliary engines;
- Purchase VDECs for local school buses, transit buses or construction fleets;
- Install or contribute to funding alternative fueling infrastructure (i.e. fueling stations for NG, LPG, conductive and inductive electric vehicle charging, etc.);
- Fund expansion of existing transit services; and,
- Replace/repower marine diesel engines.

[AQ-3] Asbestos / Naturally Occurring Asbestos Naturally occurring asbestos (NOA) has been identified by the state 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 2009 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 ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. If NOA is not present, an exemption request must be filed with the Air District. More information on NOA can be found at http://www.slocleanair.org/business/asbestos.php.

These or other mitigation measures could potentially be used for these projects. Future analysis of individual projects may require additional measures. There is no indication at this time that the projects would result in impacts to air quality that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

4. BIOLOGICAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a loss of unique or special status species or their habitats?	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☐	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Other: _____	☐	☐	☐	☐

Setting. Plant cover types within the capital project areas include: grassland, oak woodland, coastal dune scrub, riparian woodland, ruderal/weedy vegetation and ornamental landscaping. Oak woodland, coastal dune scrub and riparian woodland are considered sensitive habitats warranting protection. The general biological conditions of the project areas are described in the project description, Table 2.

The Los Osos Habitat Conservation Plan (LOHCP) is under preparation. The LOHCP area is coincident with the community's Urban Reserve Line plus one parcel owned by the California Department of Fish and Game. The LOHCP is being prepared with the intention that once implemented, impacts to Morro shoulderband snail (federally Endangered) and Morro manzanita (federally Threatened) will be "covered activities" under the LOHCP.

The California Natural Diversity Database and California Native Plant Society Inventory identified the following species potentially existing within USGS Morro Bay South quadrangle:

Special Status Plant Species with Potential to Occur in the Project Area

Name	Listing Status	Habitat Requirements and Elevation Range	Life Form
Arroyo de la Cruz manzanita (*Arctostaphylos cruzensis*)	1B.2	Northern Coastal Scrub; infrequent on coastal hills; < 150 m	Shrub
Santa Lucia manzanita (*Arctostaphylos luciana*)	1B.2	Chaparral, shale outcrops, slopes; 500-700 m	Shrub
Morro manzanita (*Arctostaphylos morroensis*)	FT, 1B.1	Coastal sand-plains, stabilized dunes; chaparral; < 200 m	Shrub
Oso manzanita (*Arctostaphylos osoensis*)	1B.2	chaparral, woodland, cismontane woodland; 300–500 m	Shrub
Pecho manzanita (*Arctostaphylos pechoensis*)	1B.2	Closed-cone coniferous forests, chaparral, coastal scrub, siliceous shale; < 850 m	Shrub
Dacite manzanita (*Arctostaphylos tomentosa* ssp. *daciticola*)	1B.1	Chaparral, cismontane woodland; < 300 m	Shrub
Wells' manzanita (*Arctostaphylos wellsii*)	1B.1	Chaparral, sandstone outcrops, closed-cone conifer forests; < 400 m	Shrub
Marsh sandwort (*Arenaria paludicola*)	SE, FE, 1B.1	Wet soil, coastal freshwater marshes, scarce or hidden by larger plants, occasionally in swamps; < 300 m	Perennial herb
Miles' milk-vetch (*Astragalus didymocarpus* var. *milesianus*)	1B.2	Grassy areas near the coast; < 60 m	Annual herb
San Joaquin spearscale (*Atriplex joaquiniana*)	1B.2	Alkaline soils; <300 m	Annual herb
La Panza mariposa-lily (*Calochortus obispoensis*)	1B.2	Heavy soil on ocean bluff; 100-500 m	Perennial herb (bulb)
Hardham's evening-primrose (*Camissonia*	1B.2	Chaparral, cismontane woodland, decomposed carbonate; 240-600 m	Annual herb

hardhamiae)			
San Luis Obispo sedge (*Carex obispoensis*)	1B.2	Restricted to vicinity of brooks and streams on serpentine, chaparral, forming large clumps in dry to moist soil; coniferous forest; < 610 m	Perennial herb (rhizomatous)
San Luis Obispo owl's-clover (*Castilleja densiflora* ssp. *obispoensis*)	1B.2	Coastal grassland; < 100 m	Annual herb
salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*)	SE, FE, 1B.2	Coastal dunes, coastal salt marshes and swamps; < 10 m	Annual herb
Brewer's spineflower (*Chorizanthe breweri*)	1B.3	Areas of serpentine rock, dry rocky areas, chaparral, foothill woodlands; closed cone pine forest; < 800 m	Annual herb
Chorro Creek bog thistle (*Cirsium fontinale* var. *obispoense*)	SE, FE, 1B.2	Seep areas underlain by or near serpentine; < 300 m	Perennial herb
beach spectaclepod (*Dithyrea maritima*)	ST, 1B.1	Frequent on low sand dunes, coastal perennial with widely spreading rhizomes, seashores, sandy places; < 50 m	Perennial herb (rhizomatous)
Betty's dudleya (*Dudleya abramsii* ssp. *bettinae*)	1B.2	Bare rocky areas on serpentine, valley grassland; about 240 m	Perennial herb
mouse-gray dudleya (*Dudleya abramsii* ssp. *murina*)	1B.3	Serpentine outcrops; 120-300 m	Perennial herb
Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*)	1B.1	Coastal bluff scrub, valley and foothill grasslands, rocky slopes, often found in clay and serpentinite; < 450 m	Perennial herb
Blochman's leafy daisy (*Erigeron blochmaniae*)	1B.2	Coastal dunes, Santa Barbara Area and San Luis Obispo Counties; < 30 m	Perennial herb (rhizomatous)
Indian Knob mountainbalm (*Eriodictyon altissimum*)	SE, FE, 1B.1	Disturbed areas in chaparral dominated by chamise and toyon; about 250 m	Perennial shrub
San Benito fritillary (*Fritillaria viridea*)	1B.2	Serpentine chaparral; 1500 m	Perennial herb (bulb)
Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)	1B.1	Coastal salt marshes and swamps, playas, vernal pools; < 1000 m	Annual herb
Jones' layia (*Layia jonesii*)	1B.2	Pastures and grassy slopes; sea level to 150 m	Annual herb
crisp monardella (*Monardella crispa*)	1B.2	Coastal dunes and back beaches; shifting dunes also in stabilized sand; < 100 m	Perennial herb (rhizomatous)
San Luis Obispo monardella (*Monardella frutescens*)	1B.2	Stabilized dunes, sandy scrub; < 200 m	Perennial herb (rhizomatous)
Palmer's monardella (*Monardella palmeri*)	1B.2	Chaparral, forest, serpentine; 200-800 m	Perennial herb (rhizomatous)
Diablo Canyon blue grass (*Poa diaboli*)	1B.2	Chaparral, cismontane woodland, coastal scrub, coniferous forest; on shale, sometimes burned areas; 120-400 m	Perennial herb (rhizomatous)
most beautiful jewel-flower (*Streptanthus albidus* ssp. *peramoenus*)	1B.2	Open, grassy or nearly barren slopes, often serpentine; about 150-800 m	Annual herb
California seablite (*Suaeda californica*)	FE, 1B.1	Coastal salt marshes and swamps; < 5 m	Shrub

The information in this table was obtained from Hoover (1970), the California Native Plant Society Electronic Inventory (2011) and CNDDB (2011).

California Department of Fish and Game Listing Codes Federal Listing Codes

ST	State Threatened	FT	Federally Threatened
SE	State Endangered	FE	Federally Endangered

California Native Plant Society Listing Code
1B Rare, threatened or endangered in California and elsewhere
- 1B.1 Seriously endangered in California
- 1B.2 Fairly endangered in California
- 1B.3 Not very endangered in California

Habitat Associations and State and Federally Listed Wildlife Species with Potential to Occur in the Project Area

Name	Listing Status	Habitat Association
Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*)	SE, FE	Coastal dune scrub on stabilized sand dunes
tidewater goby (*Eucyclogobius newberryi*)	FE	Estuary; lower segments of coastal streams
Morro shoulderband snail (*Helminthoglypta walkeriana*)	FE	Coastal dune scrub and other vegetation types on Baywood fine sand soils
California black rail (*Laterallus jamaicensis coturniculus*)	ST	Emergent wetland dominated by pickleweed and cordgrass, and brackish emergent wetland with these two species and bulrush
south/central California coast steelhead (*Oncorhynchus mykiss irideus*)	FT	Coastal streams, open ocean
California clapper rail (*Rallus longirostris obsoletus*)	SE, FE	Salt-water and brackish marshes
California red-legged frog (*Rana draytonii*)	FT	Freshwater shorelines with extensive vegetation; requires 11 to 20 weeks of permanent water for larval development

The information in this table was obtained from the CNDDB (2011), Jennings and Hayes (1994), Moyle et al. (1989).

California Department of Fish and Game Listing Codes		Federal Listing Codes	
ST	State Threatened	FT	Federally Threatened
SE	State Endangered	FE	Federally Endangered

Impact. No significant impacts to biological resources are expected to occur from smaller scale projects such as traffic signals. Larger scale improvements such as road widening will be subject to project-specific environmental analysis. Design of larger scale projects has not been initiated; therefore details are insufficient to identify and describe impacts to biological resources. Impacts to the aquatic species listed above (goby, steelhead, frog and rails) are not expected to occur because none of the improvement projects occur on or adjacent to aquatic habitats. Nonetheless, potentially significant impacts to biological resources may be identified in future analyses.

Construction may involve the use of heavy equipment for trenching, boring, and backfilling, as well as multiple truck trips to transport equipment, pipe, and import/export of material. Construction activity could result in adverse impacts to native vegetation and special status species.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts to biological resources and describe appropriate mitigation measures. Listed below are mitigation measures typically used to mitigate impacts to biological resources.

[BR-1] Construction activities shall be planned to avoid trees, shrubs, and sensitive habitats to the extent practicable. Consideration shall be given to trimming and pruning trees where possible, rather than complete removal. Operation and parking of vehicles and equipment shall not occur within the dripline of trees that will not otherwise be affected.

[BR-2] Prior to project completion, 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. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough from 6-12" layer). Only designated trees shall be removed. Trees scheduled for removal shall be marked.

These newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g. deer, rodents), regular weeding (minimum of once early fall and once early spring) of at least a three foot radius out from the plant and adequate watering (e.g. drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.

[BR-3] All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g. flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. Care shall be taken to avoid surface roots within the top 18" of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

[BR-4] Servicing and fueling of vehicles shall be accomplished with the use of the following best management practices:

a. Servicing and fueling shall take place as far as practical from waterways. When fueling, tanks shall not be "topped off."

b. A secondary containment, such as a drain pan or drain cloth, shall be used when fueling to catch spills or leaks.

c. Fueling and servicing shall be done only in designated areas.

d. Employees and subcontractors shall be trained in proper fueling, servicing, and clean-up procedures.

e. All fluid spills shall be reported immediately.

f. Storage of hazardous materials shall be as far as practical from waterways.

g. A contingency plan for possible leaks and spills of hazardous materials into waterways shall be developed and implemented as appropriate.

[BR-5] Upon completion of the project, all temporarily disturbed areas shall be returned to original contours.

[BR-6] Persons who are under County or contractor control shall not have firearms or pets; nor shall they engage in hunting or fishing.

[BR-7] The construction zone shall be kept free from litter by providing suitable disposal containers for trash and all construction-generated material wastes. These containers shall be emptied at regular intervals and the contents properly disposed.

[BR-8] The amount of construction-related disturbance shall be limited to the extent practicable. The project limits shall be conspicuously flagged or otherwise marked in the field. Construction activities shall be restricted within the marked areas. Storage, parking, and laydown areas shall be clearly marked. Equipment and vehicles shall be kept out of areas identified as wetlands and waters of the United States.

[BR-9] Prior to construction the County shall conduct a pre-construction survey for special status wildlife. If such wildlife are encountered during construction, the qualified biologist shall relocate individuals to suitable habitat outside the project impact area.

[BR-10] If construction activities are conducted during the typical nesting bird season (February 15 – September 15) 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 CDFG 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; and,

c. Active nests shall be documented by a qualified biologist and a letter-report shall be submitted to the County, USFWS and CDFG, documenting project compliance with the MBTA and applicable project mitigation measures.

[BR-11] If construction activities will result in loss of sensitive habitat that is intact or supports sensitive plant or animal species, replacement at an appropriate ratio will apply.

These or other mitigation measures could potentially be used for these projects. Future analysis of individual projects may require additional measures. There is no indication at this time that the projects would result in impacts to biological resources that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

5. CULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb pre-historic resources?	☐	☒	☐	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☐	☒
d) Other:_____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No paleontological resources are known to exist in the area. The Los Osos area is known to be archaeologically sensitive, with several prehistoric sites identified within the community. The Estero Area Plan designates the Los Osos Schoolhouse near the northeast corner of Los Osos Valley Road and Palisades Avenue as an historic structure.

Impact. Proposed projects may result in impacts to archaeological resources due to activities such as excavation, soil compaction or soil filling work over sensitive sites. If a site has the potential to be impacted a Phase II survey may be required, which may result in the need for Phase III work, depending on the extent of the impacts. No impacts to historic structures are anticipated.

The nature and extent of impacts to archaeological resources are evaluated with respect to potential development. All projects, including the smaller scale projects such as traffic signals, will be evaluated for their potential to affect archaeological resources. Potentially significant impacts to archaeological resources may be identified in future analyses.

Mitigation/Conclusion. If an archaeological site is located within a proposed project area and it is feasible to avoid the site, this will be done. If avoidance is infeasible, further evaluation and mitigation may be required, such as a Phase I, II, or III survey. In general, a Phase I investigation includes a literature search and a surface survey to determine whether archaeological materials are present. Phase II (subsurface testing) involves determining the horizontal and vertical extent of an archaeological site. Phase III (data recovery) consists of intensive and methodical excavation and study of a pre-determined sample of the archaeological site. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts to cultural resources and describe appropriate mitigation measures. Listed below are mitigation measures typically used to mitigate impacts to cultural resources.

[CR-1] A qualified archaeologist 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.

These or other mitigation measures could potentially be used for these projects. Future analysis of individual projects may require additional measures. There is no indication at this time that the projects would result in impacts to cultural resources that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☒	☐	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?	☐	☐	☐	☒
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☒	☐	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
e) Include structures located on expansive soils?	☐	☐	☐	☒
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☒	☐	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
h*) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) Preclude the future extraction of valuable mineral resources?	☐	☐	☐	☒
*j) Other:*_____	☐	☐	☐	☐

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

Topography: Nearly level to steeply sloping

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

Shrink/Swell potential of soil: Negligible

Other notable geologic features? None

The geologic zone mapped within the road fee area is "sand dune deposits." The topography within the project areas ranges from nearly level to steeply sloping. The elevation ranges from sea level to approximately 160 feet above sea level. None of the project areas are within the Geologic Study Area designation. The Los Osos fault is located near some of the project areas, and is classified as an "Active Fault." The Air Pollution Control District lists the fee area as within an area known to contain serpentine or ultramafic rock and/or soils. Standard mitigation requirements for road construction and maintenance will be applied pursuant to Section 93105 (d)(1)&(2) of the Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (refer to the Air Quality Section).

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

Within the 100-year Flood Hazard designation? No

Closest creek? Los Osos Creek Distance? Varies by project - from 0 to 9,500 feet

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, a drainage plan to minimize potential drainage impacts shall be prepared. 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

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. Some projects will require grading, and may alter the existing drainage patterns slightly, however no significant impacts to geologic and soil resources are expected to occur from the smaller scale projects such as traffic signals. Larger scale improvements such as road extensions will be subject to project-specific environmental analysis. Design of these larger scale projects has not been initiated; therefore details are insufficient to identify and describe impacts to geologic and soil resources. Nonetheless, potentially significant impacts to geologic and soil resources may be identified in future analyses.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts to geologic and soil resources and describe appropriate mitigation measures. Listed below are mitigation measures typically used to mitigate impacts to geologic and soil resources.

[GS-1] Install appropriate erosion control measures (i.e., silt fences, hay bales) along the base of the proposed work area and at the downstream end of the proposed construction zone and maintain erosion control mechanisms on a daily basis.

[GS-2] Check and maintain erosion control measures on a daily basis throughout the duration of work activities. Erosion control measures should be re-installed appropriately as the proposed work area changes.

[GS-3] Restore all previously vegetated areas that are cleared during project activities through revegetation with appropriate indigenous native species.

These or other mitigation measures could potentially be used for these projects. Future analysis of individual projects may require additional measures. There is no indication at this time that the projects would result in impacts to geologic or soil resources that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☐	☒	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☐	☒
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☒	☐	☐
e) Create any other health hazard or potential hazard?	☐	☒	☐	☐
f) Other: _____	☐	☐	☐	☐

Setting. The Fee Improvement Area may include areas of hazardous material contamination associated with the railroad, auto-related services and the like. The road fee area is not within an Airport Review area. Any transportation improvement projects constructed with road fees would coordinate with emergency services providers. If partial or complete road closures would be required during construction, emergency access would be provided to individual businesses and residences. Emergency response time is approximately 15 minutes. The project is within a medium severity risk area for fire.

Impact. Construction of capital improvement projects may require the use of hazardous materials such as fuels and lubricants, and may pose a fire safety risk. The projects may temporarily affect traffic flow during construction, however are not expected to conflict with any regional evacuation plan. Potential impacts could involve mechanical failure of some equipment resulting in fuel or fluid spills. Improper operation of equipment in proximity to dry vegetation could result in an equipment caused fire.

No significant impacts due to hazards or hazardous materials are expected to occur from the smaller scale projects such as traffic signals. Larger scale improvements will be subject to project-specific environmental analysis. Design of these larger scale projects has not been initiated; therefore details are insufficient to identify and describe impacts due to hazards or hazardous materials. Nonetheless, potentially significant impacts due to hazards and hazardous materials may be identified in future analyses.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts due to hazards and hazardous materials and describe appropriate mitigation measures. Listed below are mitigation measures typically used to mitigate impacts to hazards and hazardous materials.

The water quality mitigation measures will serve to mitigate any potential impact from equipment fueling or failure by including measures to contain and clean up any spill. Standard contract specifications address hazardous materials. Fire hazard and NOA impacts will be reduced to a level of insignificance with the following mitigation measures:

[HZ-1] Any staging or equipment/vehicle parking areas shall be free of combustible vegetation and work crews shall have shovels and a fire extinguisher on site during all construction activities.

[HZ-2] Prior to construction, an evaluation of areas of serpentinite outcrops or serpentine-rich soils shall be made by a qualified professional such as a Certified Industrial Hygienist (CIH) as to whether such conditions represent a threat to human health. If so, a safety program shall be initiated and shall include providing personal protective equipment to workers and a worker education program.

All applicable dust control measures outlined in the following document shall be implemented: 17 CCR Section 93105. Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations.

The Naturally Occurring Asbestos (NOA) ATCM requirements may include but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program will also be required for some projects (*http://www.slocleanair.org/business/asbestos.asp*).

These or other mitigation measures could potentially be used for these projects. Future analysis of individual projects may require additional measures. There is no indication at this time that the projects would result in impacts to hazards and hazardous materials that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

8. NOISE - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☒	☐	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☒	☐	☐
c) Expose people to severe noise or vibration?	☐	☐	☒	☐

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Other: _____	☐	☐	☐	☐

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. Future projects are not expected to generate loud noises beyond typical construction noise, which is exempt under the County's noise ordinance. However, the projects that involve road widening or traffic signals, which may move roads slightly closer to sensitive noise receptors such as residences or introduce idling noise at an existing intersection, may create noise impacts.

No significant impacts due to noise are expected to occur from the smaller scale projects such as traffic signals. Larger scale improvements will be subject to project-specific environmental analysis. Design of these larger scale projects has not been initiated; therefore details are insufficient to identify and describe noise impacts. Nonetheless, potentially significant impacts due to noise may be identified in future analyses.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any noise impacts and describe appropriate mitigation measures. Listed below are mitigation measures typically used to mitigate noise impacts.

To minimize short-term construction noise impacts, the projects will comply with the Noise Element of the San Luis Obispo County General Plan by limiting construction activities associated with the project to specific hours, as follows:

[N-1] All construction activities associated with the project shall occur between the hours of 7:00 A.M. and 6:00 P.M. Monday through Friday and from 9:00 A.M. and 5:00 P.M. on Saturday. There will be no construction activities on Sundays.

The following additional noise reduction measures may also be appropriate for some projects:

[N-2] Construction of acoustic barriers to shield nearby noise-sensitive land uses. For aesthetic concerns, the use of sound barriers or any other architectural features that could block views from scenic highway or other view corridors shall be discouraged to the extent feasible. Long expanses of walls or fences should be interrupted with offsets and provided with accents to prevent monotony. Whenever feasible, a combination of construction elements should be used, including solid fences, walls, and landscaped berms.

[N-3] Site/project redesign and use of buffers to ensure that future development is compatible with transportation facilities.

[N-3] Changes to transportation facility design. Examples include changes in proposed roadway alignment or construction of roadways so that they are depressed below grade of nearby sensitive land uses to create an effective barrier between the roadway and sensitive receptors.

[N-4] Use of low-noise pavements (e.g., rubberized asphalt).

These or other mitigation measures could potentially be used for these projects. Future analysis of individual projects may require additional measures. There is no indication at this time that the projects would result in noise impacts that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

9. POPULATION/HOUSING - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or 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) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The project areas include a mix of housing types on a variety of lot sizes.

Impact. Future capital improvement projects would not displace existing housing. The projects will not result in a need for a significant amount of new housing.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts to population/housing and describe appropriate mitigation measures. There is no indication at this time that the projects would result in impacts to population/housing that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

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

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
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

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

Police: County Sheriff Location: Los Osos

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

Location: Within Los Osos

School District: San Luis Coastal Unified School District.

The projects are limited to the existing roadway and associated work that will improve the safety and efficiency of the road system in Los Osos. The community of Los Osos is served by Cal Fire for fire protection, and the County Sheriff's Department for police services. Los Osos is served by three community water systems and currently relies on septic systems.

Impact. No significant project-specific impacts to utilities or public services are expected. Proposed road improvements are expected to provide beneficial impacts by improving response time for police and fire. These projects, along with others in the area not associated with the Road Improvement Fee Program, will have a cumulative effect on police and fire protection, and schools.

The projects will not result in an increase in the local population and will not construct any facility that requires ongoing public safety services. Construction will result in minor traffic delays

No significant impacts to public services/utilities are expected to occur from the capital projects funded through the Road Impact Fee Program, although larger scale improvements will be subject to project-specific environmental analysis. Design of these larger scale projects has not been initiated; therefore details are insufficient to identify and describe impacts to public services/utilities.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts to public services/utilities and describe appropriate mitigation measures. There is no indication at this time that the projects would result in impacts to public services/utilities that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

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

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Other _____	☐	☐	☐	☐

Setting. The County's Parks and Recreation Element shows several potential trails in the community (*Los Osos Map D*). Some of the capital projects to be funded by the Road Improvement Fee Program are proposed in locations that may affect trails, parks, recreational resources, coastal access, and/or natural areas.

Impact. The proposed projects involve road improvements, therefore impacts to recreation are not expected. Beneficial impacts include the addition of bike lanes on some projects, as the Road Improvement Fee Program requires any new facilities to be designed to current standards, which include bike lanes. The proposed projects will not create a significant need for additional park or recreational resources. Nonetheless, larger projects will be analyzed in future CEQA analyses for their potential impacts to recreation.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts to recreation and describe appropriate mitigation measures. There is no indication at this time that the projects would result in impacts to recreational resources that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other: _____	☐	☐	☐	☐

Setting. The Road Improvement Fee Program was created to identify needs for transportation improvements in the Los Osos Area. The fee was established to address and fund these improvements. In general, when the County improves a road, design includes all necessary improvements to accommodate all roadway users. As such the following are referenced in determining the road's final design:

County General Plan Circulation Element
Area and Specific Plans
County Sidewalk Ordinance
County Bikeways Plan
County Public Improvement Standards
Coordination with San Luis Obispo Regional Transit Authority

Therefore, circulation studies provide for the implementation of other County Plans.

Impact. Impacts to transportation will be beneficial. The program was created to impose fees on new development for the purpose of correcting transportation deficiencies created by new development. The capital improvement projects funded by the program will not result in an increase in the local population. Minor delays should be expected during construction of individual projects.

Mitigation/Conclusion. The Road Improvement Fee Program is itself mitigation for all new development in the Program Area. The fee is designed to fund road improvements that are identified as necessary due to new development in the Los Osos area.

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

Setting. The community of Los Osos is currently served by individual septic systems. The County is moving ahead with the design and construction of a new wastewater project for a portion of the urban area.

Impact. Road work may require temporary impacts to portions of the wastewater collection system during construction, however no significant impacts to wastewater are expected to occur from capital projects funded by Road Impact Fees. Transportation improvement projects will not introduce new generators of wastewater to the project area. If necessary a portable chemical toilet will be on site for use by construction crews.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts to wastewater and describe appropriate mitigation measures. There is no indication at this time that the projects would result in impacts to wastewater that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

14. WATER - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any water quality standards?	☐	☒	☐	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☒	☐	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
e) Adversely affect community water service provider?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The topography of the road fee area varies from nearly level to steeply sloping. Los Osos Creek is the most prominent creek within the fee area.

Water Supply

Los Osos's water source is the Los Osos Groundwater Basin, supplied by the Los Osos Community Services District (CSD), and two private water companies. The community of Los Osos is experiencing a difficult water supply situation, as groundwater pumping of the lower portion of the Los Osos groundwater basin has led to seawater intrusion into the basin. This poses a threat to the community's potable water supply. According to the 2009-2010 Annual Resource Summary Report prepared by the County Department of Planning and Building, Los Osos is at a level of severity III for water supply. Level III occurs when the demand for the resource equals or exceeds its supply and is the most critical level of concern.

Water Quality
Groundwater - Safe yield in the lower aquifer is currently being exceeded, causing seawater intrusion in the lower aquifer.

Surface - Projects involving more than one acre of disturbance may be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. Construction of capital improvement projects will involve temporary disturbance, partial or full closure of existing roadways, materials storage, and contractor staging areas. Exposed and freshly disturbed soils, heavy equipment utilizing diesel fuel and hydraulic fluids, and road surface materials all pose a threat to water quality during the construction period. Soil along existing roadways may be exposed during the construction phase of larger capital improvement projects. Adverse water quality impacts could result from the release of fine sediments into any potential nearby creeks or rivers, and the accidental release of petroleum products from construction equipment. Projects such as road widenings will increase the amount of impervious surfaces, and may result in an incremental increase in flood potential, reduction in groundwater recharge and/or direct discharge of pollutants into waterways.

Water may be required during construction for dust control and to achieve compaction specifications. The water requirements for construction will be short term and are expected to be insignificant. Larger scale improvements will be subject to project-specific environmental analysis. Design of these larger scale projects has not been initiated; therefore details are insufficient to identify and describe impacts to water resources. Nonetheless, potentially significant impacts to water resources may be identified in future analyses.

Mitigation/Conclusion. No mitigation measures are needed at this time; however future project-specific analysis will identify any impacts to water resources and describe appropriate mitigation measures. Listed below are mitigation measures typically used to mitigate impacts to water.

Construction will follow standard drainage, erosion and sedimentation control measures, minimizing impacts to any water resources. Soils exposed during construction will be hydroseeded and planted. In addition to the above-listed Geology and Soils erosion control mitigation measures in Section 6, the following mitigation measures may reduce the potential impacts:

[WR-1] All project-related spills of hazardous materials shall be cleaned up immediately.

[WR-2] On a daily basis, check and maintain all equipment and vehicles that would be operated within the identified work area to ensure proper operation and avoid potential leaks or spills.

[WR-3] Evaluate potential increases in surface water runoff volume for each circulation improvement project with the potential to have significant effects on drainage ways prior to final design approval. If it is found that increased runoff or increase flood hazards, site-specific measures to control runoff (i.e., the use of detention or retention basins, french drains, vegetated swales and medians, or other techniques designed to delay peak flows) shall be implemented.

[WR-4] Direct runoff into subsurface percolation basins and traps that would allow for the removal of sediment, urban pollutants, fertilizers, pesticides, and other chemicals.

[WR-5] Employ best management practices (BMPs) to control the discharge of materials from the site and into creeks and local storm drains. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets, soil stabilizers, and native erosion control grass seed.

[WR-6] Incorporate Low Impact Development (LID) techniques, including best management practices (BMPs) and integrated management practices (IMPs), into the roadway improvements. LID techniques that infiltrate, filter, store, evaporate, and detain runoff shall be encouraged in order to reduce stormwater runoff improve water quality, and increase recharge of the groundwater basin.

[WR-7] Employ porous pavement materials, where feasible, to allow for groundwater percolation.

[WR-8] Thoroughly evaluate the drainage and groundwater recharge characteristics of the area in which a circulation improvement is proposed prior to the finalization of project design. In those instances where the capacity of the existing or planned stormwater drainage systems may be exceeded, identify appropriate site-specific measures to control surface runoff and to detain surface water runoff on-site, if feasible. Based on the results of the drainage/groundwater recharge evaluation, any proposed improvement project shall be designed to minimize the area of impervious surface and to maintain existing drainage/groundwater recharge patterns to the extent practicable.

These or other mitigation measures could potentially be used for these projects. Future analysis of individual projects may require additional measures. There is no indication at this time that the projects would result in impacts to water resources that could not be mitigated to a level of insignificance with the incorporation of standard mitigation measures.

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

Setting/Impact. Surrounding uses are identified on Page 6 of the Initial Study. The proposed project

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

The Los Osos Habitat Conservation Plan (LOHCP) is under preparation. The LOHCP area is coincident with the community's Urban Reserve Line plus one parcel owned by the California Department of Fish and Game. The LOHCP is being prepared with the intention that once implemented, impacts to Morro shoulderband snail (federally Endangered) and Morro manzanita (federally Threatened) will be "covered activities" under the LOHCP.

The projects are consistent or compatible with the surrounding uses as summarized on page 6 of this Initial Study. The projects are limited to road and associated work that will be consistent with the surrounding land uses and will facilitate efficient and safe movement of people through the area. The projects are all within the Coastal Zone and may require that a Coastal Development Permit (CDP) be processed.

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

c)	***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***	☐	☐	☒	☐

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Proponent**
☐	County Environmental Health Division	**Not Applicable**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**In File****
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☒	CA Coastal Commission	**None**
☒	CA Department of Fish and Game	**None**
☒	CA Department of Forestry (Cal Fire)	**In File****
☒	CA Department of Transportation	**None**
☐	Community Service District	**Not Applicable**
☒	Other Los Osos Community Advisory Council	**None**
☐	Other _____	**Not Applicable**

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

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

- ☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☐ Coastal Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element (includes Energy, Conservation)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☐ Solid Waste Management Plan
- ☐ Circulation Study
- ☐ Area Plan and Update EIR

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
- ☐ Other ____

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

Los Osos Circulation Study, Annual Update Report and Fifth Year Update, Final Report. County of San Luis Obispo, Department of Public Works and Omni-Means, Ltd. July 2002.

2006 Update, Los Osos Circulation Study. County of San Luis Obispo, Department of Public Works. October 2006.

2010 Update, Los Osos Circulation Study. County of San Luis Obispo, Department of Public Works. October 2010.

Mitigation Monitoring Plan

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

If the recommended mitigation measures and monitoring plan are implemented successfully, the potential significant adverse effects stemming from project construction will be reduced to a level of insignificance.

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

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

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

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

2010 Update
Los Osos Circulation Study

On April 5, 1994 the Board of Supervisors approved the Los Osos Circulation Study and adopted a Resolution imposing road improvement fees on new development under the provisions of Ordinance 2379. The Board adopted the most recent update of the Los Osos Circulation Study on December 1, 2009.

Building Activity
Since the last Update, one other building permit was issued for a diagnostic facility, and there were no other residential permits issued. The reporting period of this update is from July 1, 2009 through June 30, 2010.

Road Improvement Fund
During the 2009/2010 fiscal year the fund received $3,360.00 in new fees and $1,849 in interest. At the end of the 2009/2010 fiscal year there was approximately $234,440 in the account.

Fee Appeals
There were no Road Improvement Fee appeals during the last fiscal year.

TRANSPORTATION IMPROVEMENTS
The Los Osos Circulation Study contains a list of recommended improvements for several modes of transportation in the community as well as projects from the adopted Capital Improvement Program that are funded through Road Improvement Fees.

PROJECTS RECENTLY COMPLETED

Installation of a Traffic Signal at Los Osos Valley Road and Palisades Avenue
This project installed a traffic signaled at this intersection to assist pedestrian crossings and relieve delays on Palisades Avenue.

PROJECTS UNDER DEVELOPMENT

Roadway Flooding on LOVR at Bush
The Public Works Department is working on expanding a drain inlet on the south side of Los Osos Valley Road to collect the water before it crosses the roadway. This project will be complete this summer.

LOVR Corridor Study
This study looks at Los Osos Valley Road from the Creek to Bush Street and needed

transportation improvements for buildout. These improvements include the final striping plan, median placement, and intersection improvements such as signals. The final plan should be complete by June 2011.

The report is will be complete by June 2011

Funding will be from an Urban Justice Grant and Roadway Impact Fees.

ROAD IMPROVEMENT FEES

Since the last update the Caltrans Construction Price index has decreased by 6.8% this decrease is due to lower than anticipated bid openings throughout the state over the summer. The lower bids appear to be related to the current economic conditions and the costs of the labor and materials needed for constructing these projects have not decreased. This leads us to believe that the current low construction costs will not continue for the long run. Staff is recommending continuing the fees at there current schedule for this year and recalculating the fee next year using new cost estimates and the Caltrans Construction Cost Index basing the cost estimate change on the index rate at the time of the 2009 update of 253.3 basis points.

The fees are in the table below:

Land Use	Proposed Fee
Residential	$4,303/pht
Retail	$2,120/pht
Other	$3,261/pht

Attachments
Figure 1 - Map of Study Area
Table A - Capital Improvement Projects Table
Table B - Road Impact Fee Fund Balance

Figure 1 - Study Area and Fee Boundary

	Budgeted Projects Funded from Los Osos RIF			Total As of
				06/30/10
	Project #	Description	Budgeted 2009/10	
	Los Osos RIF - Beginning Cash Balance		469,108	343,093.02
		Fees	6,000	3,360.00
		Interest	5,000	1,848.77
		Subtotal Cash Balance		348,301.79
		Project Costs:	Budgeted 2009/10	Total Spent This Fiscal Year As of
				06/30/10
245R12C126	P12C126	Los Osos Traffic Study	$6,000	$11,215
300365	New	Dual LTL So Bay at LOVR	112,675	0
300169	P12A345	LOVR/Palisades Signal	102,644	102,644
		After USHA and PROP 1B funds are exhausted		
		Total Project Costs	221,319	113,859.35
		Ending Cash Balance		234,442.44

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Los Osos Circulation Study
2009 Update
Appendix A - Capital Improvement Projects Table

Project #	Road	From	To	Improvements	Cost Estimate	Less			Funding From Impact Fees	Percent of Cost Funded From Impact Fees	Actual Construction Cost	Other Funding	Expected Commencement [1]
						Non-qualifying	Other Sources	Through Traffic					
1	N/A	N/A	N/A	Circulation Study Updates Thru 2038	$600,000				$600,000	100%			2009
2	LOVR	Bush Drive	Palisades Avenue	Install WB-RT Lane and Upgrade Drainage	$840,000	$247,000		$59,300	$533,700	90%		USHA/Road Budget	2009
3	LOVR	Palisades Ave	At Intersection	Signalization	$314,000			$31,400	$282,600	90%		USHA	2009
4	LOVR	Palisades Ave	Ravenna Ave	Install TWLTL and Upgrade Drainage	$1,104,000	$160,000		$94,400	$849,600	90%			2015
5	LOVR	Ravenna Ave	Doris Ave	Install TWLTL and Upgrade Drainage	$1,345,000			$134,500	$1,210,500	90%			2015
6	LOVR	Pine Avenue	At Intersection	Signalization	$314,000			$31,400	$282,600	90%			2015
7	LOVR	Ravenna Ave	At Intersection	Signalization	$314,000				$314,000	100%			2015
8	Ramona Ave	9th	11th	Adjust Curve Construct Standard Section	$439,000				$439,000	100%			2025
9	Ramona Ave	11th	South Bay	Construct Standard Section	$1,042,000				$1,042,000	100%			2025
10	Ramona Ave	4th Street	Ravenna Ave	Intersection Realignment	$1,569,000				$1,569,000	100%			2025
11	South Bay Blvd	LOVR	At Intersection	Dual Left Turn Pocket	$479,000				$479,000	100%			2025
12	South Bay Blvd	Ramona Ave.	At Intersection	Signalization	$314,000				$314,000	100%			2015
13	South Bay Blvd	Santa Ysabel Ave	At Intersection	Intersection Improvements	$314,000				$314,000	100%			2015
14	South Bay Blvd	Santa Ysabel Avenue	Urban/Rural Reserve Line	Widen to 4 Lanes	$1,059,000			$317,700	$741,300	70%			2024
15	South Bay Blvd	Nipomo Ave	At Intersection	Signalization	$314,000				$314,000	100%			2012
16	South Bay Blvd	El Moro	Santa Ysabel Avenue	Widen to 4 Lanes	$1,023,000			$306,900	$716,100	70%			2013
17	South Bay Blvd	Pismo Avenue	At Intersection	Signalization	$314,000				$314,000	100%			2027
18	South Bay Blvd	LOVR	Nipomo Ave	Widen to 4 Lanes	$1,234,000			$370,200	$863,800	70%			2013
19	South Bay Blvd	Nipomo Ave	El Moro	Widen to 4 Lanes	$1,691,000			$507,300	$1,183,700	70%			2013
20	11th Street	El Moro Ave	Santa Ysabel Avenue	Install class II bike lanes	$100,000				$0	0%			N/A
21	13th Street	Pismo Ave	Paso Robles	Roadway Extension	$180,000		$27,045		$0	0%		Local	N/A
22	17th/Mtn View	South End	Pismo Avenue	Construct Standard Section	$120,000				$0	0%			N/A
23	17th/Mtn View	LOVR	South End	Install class I bike path	$550,000		$71,453		$0	0%		Bikeways	N/A
24	18th Street	Pismo Ave	Santa Maria	Roadway Extension	$500,000		162382		$0	0%		Local	N/A
25	18th Street	Ramona Avenue	North End	Install class I bike path	$200,000		$15,248		$0	0%		Bikeways	N/A
26	2nd Street	El Moro Ave	Santa Ysabel Avenue	Parking Upgrade	$310,000		$0		$0	0%		N/A	N/A
27	3rd Street	Ramona Ave.	Pismo Avenue	(Abandoned) Install class I bike path	$180,000				$0	0%			N/A
28	3rd Street	Pismo Avenue	El Moro	Install class II bike lanes	$85,000				$0	0%			N/A
29	7th Street	Nipomo Ave	San Luis	Roadway Extension	$240,000		$27,045		$0	0%		Local	N/A
30	Binscarth Road	Pecho Road	Broderson	Construct Standard Section	$390,000		$0		$0	0%		N/A	N/A
31	Broderson Ave	LOVR	Binscarth	Install class I bike path	$21,000		$81,135		$0	0%		Bikeways	N/A
32	Broderson Ave	Binscarth	Ramona Ave	Install class I bike path	$85,000		$25,375		$0	0%		Bikeways	N/A
33	Doris Ave	Rosina	South Court	Road Extension with Class I bike path	$350,000		$195,953		$0	0%		USHA	N/A
34	Doris Ave	LOVR	Rosina	Install class II bike lanes	$100,000				$0	0%			N/A
35	El Moro Ave	2nd	10th	Install class II bike lanes	$200,000		$27,045		$0	0%		Bikeways	N/A

Los Osos Circulation Study
2009 Update
Appendix A - Capital Improvement Projects Table

Project #	Road	From	To	Improvements	Cost Estimate	Less			Funding From Impact Fees	Percent of Cost Funded From Impact Fees	Actual Construction Cost	Other Funding	Expected Commencement (1)
						Non-qualifying	Other Sources	Through Traffic					
36	Fairchild Way	Los Olivos	Santa Ynez	Roadway Extension	$450,000		$93,935		$0	0%		Local	N/A
37	Highland Drive	West End	Pecho Valley	Install class I bike path	$500,000		$71,008		$0	0%		Bikeways	N/A
38	LOVR	Fairchild Avenue	At Intersection	Signalization	$314,000	$369,280	$369,280		$0	0%		USHA	2012
39	LOVR	10th	Los Osos Creek	Construct Roadway Following Corridor Study	$2,000,000		$274,007		$0	0%			N/A
40	LOVR	9th	10th	Construct Roadway Following Corridor Study	$400,000		$0		$0	0%		N/A	N/A
41	LOVR Access Control Study	9th Street	L.O. Creek	Access Control Along LOVR	$75,000	$75,000	$75,000		$0	0%		CBTP Grant & Road Fund	2007
42	Nipomo Ave	7th	Mtn View	Install class II bike lanes	$500,000		$0		$0	0%		N/A	N/A
43	Palisades Ave	Highland	Skyline	Construct Calss II Bikeways	$600,000		$0		$0	0%		N/A	N/A
44	Paso Robles Ave	3rd	10th	Roadway Extension	$620,000		$31,720		$0	0%		Parks/Trails	N/A
45	Pecho Road	LOVR	Binscarth	Install class II bike lanes	$270,000		$54,090		$0	0%		Bikeways	N/A
46	Pecho Valley Road	Pecho Road	Montano De Oro	Class I or II TBD	$1,200,000		$730,222		$0	0%		Bikeways	N/A
47	Pismo Avenue	3rd	4th	Install class I bike path	$150,000		$15,248		$0	0%		Bikeways	N/A
48	Pismo Avenue	4th Street	16th	Install class I bike path	$750,000		$152,143		$0	0%		Bikeways	N/A
49	Pismo Avenue	16th	18th	Install class II bike lanes	$120,000		$20,256		$0	0%		Bikeways	N/A
50	Pismo Avenue	18th	South Bay	Install class II bike lanes	$140,000		$20,256		$0	0%		Bikeways	N/A
51	Ramona Ave	4th Street	9th Street	Install class II bike lanes	$150,000		$28,938		$0	0%		Bikeways	N/A
52	Ravenna Ave	LOVR	Ramona Ave	Road Extension and Class I bike path	$1,000,000				$0	0%			N/A
53	Rosina Drive	Doris	Pine	Roadway Extension	$400,000		$94,714		$0	0%		Local	N/A
54	San Luis Ave	6th	13th	Roadway Extension	$800,000		$243,407		$0	0%		Local	N/A
55	Santa Maria Ave	12th	18th	Roadway Extension	$800,000		$202,895		$0	0%		Local	N/A
56	Santa Paula	13th	16th	Multi Use Trail	$150,000		$38,036		$0	0%		Parks/Trails	N/A
57	Santa Ynez Ave	9th	South Bay Blvd	Install class II bike lanes	$300,000		$60,880		$0	0%		Bikeways	N/A
58	Skyline Drive	Doris	Palisades Ave	Road Extension and Class I bike path	$500,000				$0	0%			N/A
59	Skyline Drive	Palisades Ave	7th	Road Extension and Class II bike lanes	$180,000				$0	0%			N/A
60	Skyline Drive	Pecho Road	Doris	Roadway Extension	$250,000				$0	0%			N/A
61	South Bay Blvd	LOVR	Pismo Avenue	Install class I bike path	$400,000				$0	0%			N/A
complete	El Moro Ave	12th	South Bay	Class I Bikeway	$173,085		$173,085		$0	0%	$447,000	RSHA	COMPLETE
complete	Santa Maria Ave	8th	9th	Construct Standard Section	$40,072		$102,059		$0	0%	$73,798	USHA	COMPLETE
complete	South Bay Blvd	El Moro Ave	At Intersection	Signalization	$154,308				$183,500	100%	$183,500		COMPLETE
complete	South Bay Blvd	LOVR	Bay Oaks	Road Extension	$878,013				$0	0%			COMPLETE
complete	LOVR Corridor Study	9th Street	Doris Ave	TBD	$40,000				$38,330	100%	$38,330		COMPLETE
abandoned	Ramona Ave	Fearn	Doris	ABANDONED	$121,684		$7,012		$0	0%		Parks/Trails	ABANDONED
abandoned	South Bay Blvd	Bay Oaks	Travis	ABANDONED	$1,605,285				$0	0%	disallowed under Estero		ABANDONED
TOTALS					$31,253,000		$2,906,905	$1,853,100	**$12,584,730**		$0		

(1) Expected construction commencement date is the approximate date on which funding is expected to be deposited to complete improvement.

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

DATE: **June 27, 2011**

TO: **Eric Wier, Environmental Resource Specialist**

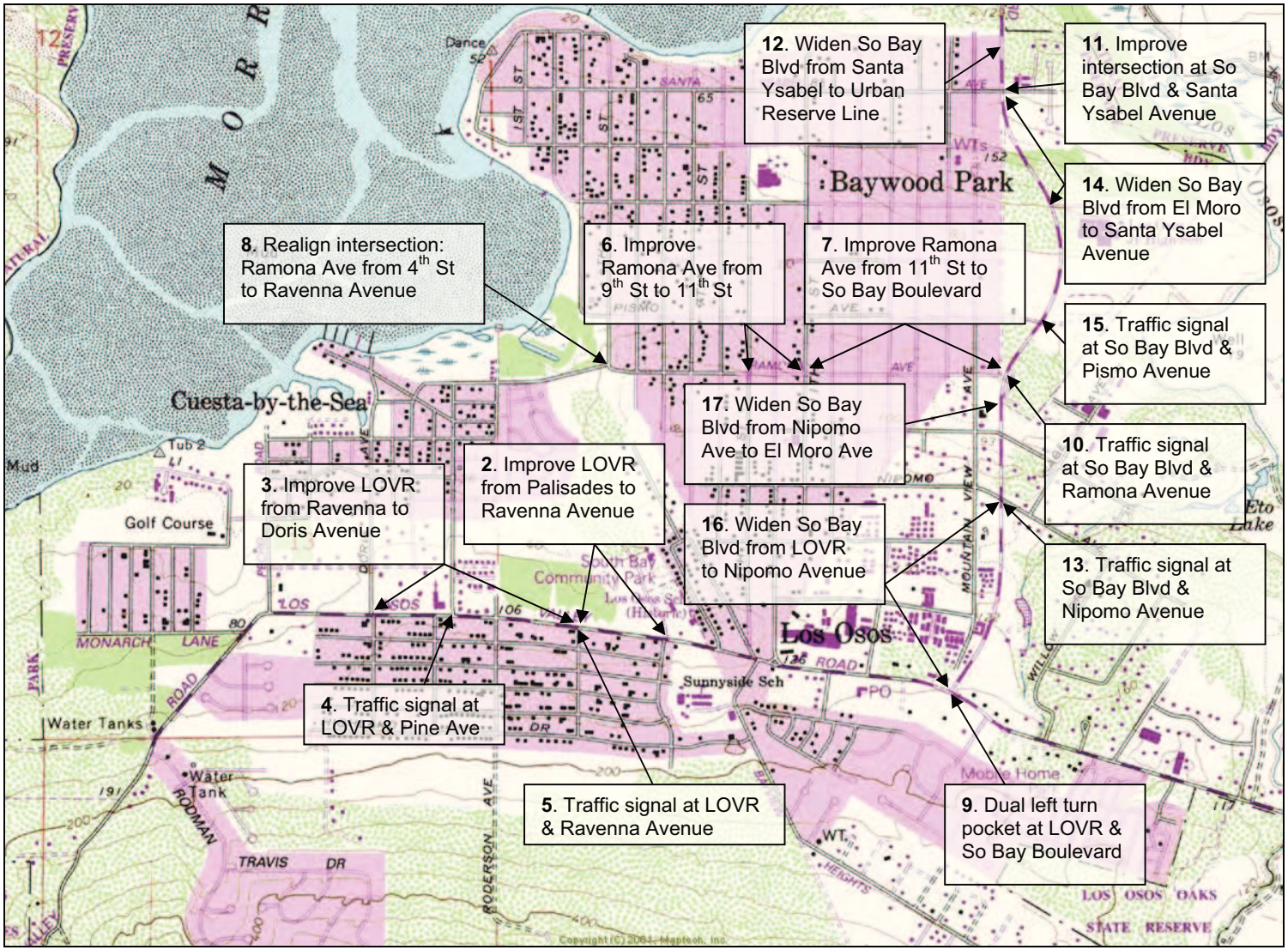
FROM: **Lynda L. Auchinachie, Agriculture Department**

SUBJECT **2011 Department of Public Works Transportation and Circulation Studies (1589)**

Thank you for the opportunity to review and comment on the 2011 Transportation and Circulation Studies. The studies address the need for capacity related transportation improvements necessary to offset cumulative traffic impacts on community infrastructure that result from new development. The studies identify the location for potential improvement projects and many of the projects are located within agricultural areas. It is not possible to identify project specific impacts based on current information; however, a variety of impacts to agricultural resources and operations may result from the proposed improvements and such potential impacts should be evaluated during subsequent project specific environmental review. Impacts may include, but not be limited to, the following:

- direct and indirect conversion of agricultural resources, including Important Agricultural Soils, to nonagricultural uses
- temporary and/or permanent access limitations to agricultural operations
- necessity for infrastructure relocation
- land use incompatibilities and operational restrictions during construction
- Williamson Act public land acquisition

These comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to protect agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture. If I can be of further assistance, please contact me at 781-5914.



Los Osos Circulation Study; 245R12C126 Location Map (Source: USGS Morro Bay South Quad)