



Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED15-265

DATE: 7-14-2016

PROJECT/ENTITLEMENT: Pacific Gas & Electric Minor Use Permit; DRC2015-00116

APPLICANT NAME: Pacific Gas & Electric Company **Email:** KAV6@pge.com

ADDRESS: 735 Tank Farm Road, San Luis Obispo, CA 93401

CONTACT PERSON: Kris Vardas **Telephone:** 805-595-6456

PROPOSED USES/INTENT: A request by Pacific Gas & Electric Company for a Minor Use Permit/Coastal Development Permit to allow for grading on slopes greater than 20 percent. The project consists of the removal of a 40-year old earthen berm and damaged 48-inch x 40-foot metal corrugated culvert from the bed and bank of Pecho Creek, adjacent to Diablo Canyon Road. The project will also remove vegetation and debris in Pecho Creek, for 80 linear feet upstream of the berm. The removed berm soil will be exported and spread on a previously permitted spoils disposal site 0.3 miles north of the Diablo Canyon Nuclear Power Plant main building, and approximately 4.3 miles west of the berm removal area. Following berm removal, disturbed creek banks will be recontoured to match the existing slope contours immediately adjacent and upstream of the berm removal area. Up to 15 multi-trunked willows will be removed as part of this project. A site stabilization plan has been developed for assistance with revegetation of banks, mitigation, and enhancement of riparian habitat for wildlife. Construction equipment will be staged on the south side of Diablo Canyon Road, within an existing graded and gravel-surfaced turn-out. The project will result in 3,780 cubic yards of earthwork cut and will result in the disturbance of approximately 22,500 square-feet (0.52 acres) within a 4.3 acre project limit area, across three parcels totaling approximately 2,220 acres. The spoils disposal site is located on a separate parcel totaling 968 acres. The proposed project is within the Agriculture and Public Facilities land use categories.

LOCATION: The proposed project is located approximately 115 ft. north of Diablo Canyon Road (at road mile 3) at the intersection with Pecho Creek, approximately 2 miles northwest of the community of Avila Beach.

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

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> approved/denied the above described project on _____, and has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
	Brandi Cummings (bcummings@co.slo.ca.us)		County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.9) Using Form

Project Title & No. Diablo Canyon Nuclear Power Plant Berm Removal Minor Use Permit /Coastal Development Permit ED15-265 (DRC2015-00116)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Brandi Cummings (bcummings@co.slo.ca.us)

Prepared by (Print)

Signature

7.6.16
Date

James Caruso

Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator

(for)

Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: A request by Pacific Gas & Electric Company for a Minor Use Permit/Coastal Development Permit to allow for grading on slopes greater than 20 percent. The project consists of the removal of a 40-year old earthen berm and damaged 48-inch x 40-foot metal corrugated culvert from the bed and bank of Pecho Creek, adjacent to Diablo Canyon Road. The project will also remove vegetation and debris in Pecho Creek, for 80 linear feet upstream of the berm. The removed berm soil will be exported and spread on a previously permitted spoils disposal site 0.3 miles north of the Diablo Canyon Nuclear Power Plant main building, and approximately 4.3 miles west of the berm removal area. Following berm removal, disturbed creek banks will be recontoured to match the existing slope contours immediately adjacent and upstream of the berm removal area. Up to 15 multi-trunked willows will be removed as part of this project. A site stabilization plan has been developed for assistance with revegetation of banks, mitigation, and enhancement of riparian habitat for wildlife. Construction equipment will be staged on the south side of Diablo Canyon Road, within an existing graded and gravel-surfaced turn-out. The project will result in 3,780 cubic yards of earthwork cut and will result in the disturbance of approximately 22,500 square-feet (0.52 acres) within a 4.3 acre project limit area, across three parcels totaling approximately 2,220 acres. The spoils disposal site is located on a separate parcel totaling 968 acres. The proposed project is within the Agriculture and Public Facilities land use categories and is located approximately 115 ft. north of Diablo Canyon Road (at road mile 3) at the intersection with Pecho Creek, approximately 2 miles northwest of the community of Avila Beach. The site is in the San Luis Bay Coastal planning area.

County File No.: DRC2015-00116

Supervisory District: 3

ASSESSOR PARCEL NUMBER(S): 076-151-012, 076-171-032, 076-171-016, 076-011-013

Latitude: 35 degrees 11' 4.614" N Longitude: -120 degrees 47' 26.5992" W

SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLAN AREA: San Luis Bay(Coasta **SUB:** San Luis Bay (South)

COMM: Rural

LAND USE CATEGORY: Agriculture Public Facilities

COMB. DESIGNATION: Geologic Study Flood Hazard Sensitive Resource Area Renewable Energy

PARCEL SIZE: 4 parcels totaling approximately 3,189 acres

TOPOGRAPHY: Nearly level to gently rolling

VEGETATION: Grasses Coastal scrub Oak woodland

EXISTING USES: Undeveloped agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture/Public Facilities, Cattle Grazing; Power Plant	<i>East:</i> Agriculture, Cattle Grazing;
<i>South:</i> Pacific Ocean	<i>West:</i> Agriculture, Cattle Grazing;

C. ENVIRONMENTAL ANALYSIS

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



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

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

Setting. The proposed project consists of removal of an existing earth berm and regrading and recontouring of the area. The site will be revegetated after recontouring is completed. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

The proposed project is within the Sensitive Resource Area.

Impact. No significant visual impacts are expected to occur. Project impacts on visual and aesthetics resources are considered less than significant because:

- The project site is not visible from any public vantage points.
- Views of the project site from the ocean are screened by existing topography.
- The project will rehabilitate the creek and will reform it to the contours and character of the surrounding creek.
- The amount of grading, cut, and fill is minor.
- The project involves no new sources of light and glare.

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

2. AGRICULTURAL RESOURCES
Will the project:

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

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, Farmland of Statewide Importance/if irrigated

In Agricultural Preserve? Yes, Irish Hills AG Preserve Area

Under Williamson Act contract? No

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

Concepcion loam (2 - 5 % slope). This gently sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Concepcion loam (5 - 9 % slope). This gently sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Concepcion loam (9 - 15 % slope). This moderately loamy claypan sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Concepcion loam, (15 - 30 % slope). This moderately sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Diablo and Cibo clays (30 - 50 % slope).

Diablo. This steeply sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system

constraints due to: steep slopes, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Cibo. This steeply sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Gazos-Lodo clay loams (15 - 30 % slope).

Gazos. This moderately sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Lodo. This moderately sloping fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Lodo clay loam (5 - 15 % slope). This gently to moderately sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Lodo clay loam (15 - 30 % slope). This moderately sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Lodo clay loam (30 - 50 % slope). This steeply sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Lodo clay loam (50 - 75 % slope). This very steeply sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Lodo-Rock outcrop complex (30 - 75% slope). This steeply to very steeply sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Lopez very shaly clay loam (30 - 75% slope). This steeply to very steeply sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Los Osos loam (5 - 9 % slope). This gently sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Los Osos loam (9 - 15 % slope). This moderately sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as

having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Los Osos loam (15 - 30 % slope). This moderately sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Los Osos loam (30 - 50 % slope). This steeply sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Nacimiento- silty clay loam (15 - 30 % slope). This moderately sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Nacimiento- silty clay loam (30 - 50 % slope). This steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Nacimiento- silty clay loam (50 - 75% slope). This very steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Nacimiento--Calodo complex (50 - 75% slope).

Nacimiento This very steeply sloping shallow loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Calodo This very steeply sloping shallow loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Riverwash. This variably-sloped soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

Rock outcrop-Lithic Haploxerolls complex (30 - 75 % slope). This steeply to very steeply sloping soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

Still gravelly sandy clay loam (2 - 9% slope). This gently sloping gravelly fine loamy soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics,

as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Still gravelly sandy clay loam (15 - 25% slope). This moderately sloping, gravelly fine loamy soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Xererts-Xerolls-Urban land complex (0 - 15% slope). This nearly level to moderately sloping soils is poorly drained. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class is not rated without irrigation and Class is not rated when irrigated.

Impact. The project is located in an area that supports occasional grazing activities. No other agricultural activities occur in the project site.. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

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

3. AIR QUALITY
Will the project:

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

h) *Other:* _____

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

The proposed project is within close proximity to serpentine rock and/or soil formation, which has the potential to contain naturally occurring asbestos.

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

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

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

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

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

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come

from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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

Impact. As proposed, the project will result in the disturbance of approximately 22,500 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is the removal of an earthen berm and metal culvert, and the rehabilitation and stabilization of Pecho Creek. The project will not cause any greenhouse gas emissions and no mitigation is required.

The project proposes to disturb soils that have been given a wind erodibility rating of 4L - 8, which is considered "moderate" to "high".

The project proposes to disturb an approximate 22,500 square foot area, which will include moving approximately 3,780 cubic yards of earthwork.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES <i>Will the project:</i>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

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

On-site Vegetation: Coyote brush scrub, coastal sage scrub, coast live oak woodlands and annual grassland with evidence of previous disturbance associated with active grazing and agricultural operations

Name and distance from blue line creek(s): Pecho Creek courses through the project site. 2 other unnamed tributaries are within approximately 2,500 ft.

Habitat(s): None found.

Site's tree canopy coverage: Approximately 0-33% oak woodland coverage

The project is within 1,000 feet of a serpentine outcrop area. Serpentine soils are known to support several rare and endangered plants.

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

Wildlife

None found.

Vegetation

Woodland woollythreads (Monolopia gracilens) List 1B

The project is potentially within an area known to support the woodland woollythreads (*Monolopia gracilens*). This dicot is an annual herb that is native to California and is endemic (limited) to California alone. It is found primarily in mixed evergreen forest, redwood forest, and chaparral communities at an elevation between 328 and 3937 feet. It is included in the CNPS Inventory of Rare and Endangered Plants on list 1B.2.

Habitats

None found.

Biological Resources Assessment

A *Biological Resources Assessment* was completed by Terra Verde in February 2016 for this project. All occurrences of special-status species and sensitive habitat types previously documented in the CNDDDB within a five-mile radius of the project were plotted on a map using geographic information systems (GIS). An analysis was conducted to determine which of these special status species has potential to occur within the study area.

Three special status plant species have low potential to occur on site, based on marginally suitable

habitats: Cambria morning-glory (*Calystegia subacaulis* ssp. *episcopalis*), San Luis Obispo owl's clover (*Castilleja densiflora* var. *obispoensis*), and Black-flowered figwort (*Scrophularia atrata*). The Woodland woollythreads (*Monolopia gracilens*) was identified by the CNDDDB, however no suitable habitat is present because the project is located outside of the species typical elevation range, and thus this species is not expected to occur in the project area.

The project site has the potential to contain suitable habitat for one sensitive amphibian species, three sensitive reptile species, two sensitive birds, and three sensitive mammal species.

The California Red-legged frog (*Rana draytonii*) has low potential to occur in the project area based on documented occurrences of the species, potentially suitable habitat, and long range dispersal capability.

The Southern western pond turtle (*Actinemys pallida*) may be present in the project area due to presence of suitable habitat within upper Pecho Creek.

The Coast horned lizard (*Phrynosoma blainvillii*) has low potential to occur in this project area due to marginal quality of habitat.

The Two-striped garter snake (*Thamnophis hammondi*) potentially occurs within the project area based on marginally suitable habitat and the project area being within the known range.

The Western yellow-billed cuckoo (*Cucyzyus amercanus occidentalis*) is not expected to occur in the project area due to the dated CNDDDB occurrence and local species rarity.

The Loggerhead Shrike (*Lanius ludovicianus*) has low potential to occur on site due to the presence of suitable nesting and foraging habitat within the project area.

Suitable nesting habitat is provided on site by the arroyo willow thicket, coyote brush scrub, coast live oak woodland, and annual grassland on site. Migratory birds were observed during field surveys, and the likelihood of the presence of nesting birds during the typical avian breeding season is considered very high.

Woodrat houses were observed in the area, meaning there is potential for the Monterey dusky-footed woodrat (*Neotoma macrotis luciana*) or common dusky-footed woodrat species (*Neotoma fuscescens*). No small mammal trapping for subspecies identification was completed as a part of this report.

The Big free-tailed bat (*Nyctinomops macrotis*) is not expected to occur in the project area due marginal roosting opportunity, lack of high cliffs or rocky outcrops, and no evidence of roosting.

The Pallid bat (*Antrozous pallidus*) has low potential to occur in the project area due to suitable roost habitat and suitable forage habitat.

Impact. The proposed project has potential, however low, to impact three special-status plant species including Cambria morning-glory, San Luis Obispo owl's clover, and black-flowered figwort. Direct impacts could result from initial vegetation clearing within the suitable riparian scrub habitat, and/or from overland travel by heavy equipment. (Terra Verde, February 2016).

The *Biological Resources Assessment* concludes that no direct impacts to oak trees are expected, though the berm removal has the potential to indirectly impact the critical root zone of existing oaks. 15 mature arroyo willow trees will be removed, along with some adjacent coyote scrub habitat.

The proposed project could result in direct and/or indirect impacts to the special-status wildlife species described above if present during construction activities. Likewise, elevated noise levels, increased traffic and human activity, and construction-related disturbance associated with implementation of the proposed project could result in indirect impacts to these species. (Terra Verde, February 2016).

If construction activities take place between February 15 and August 31, the project also has the potential to impact migratory nesting birds. Construction activities have the potential to directly and indirectly impact nesting birds, if the nests are located within or near the project area.

The *Site Stabilization and Restoration Plan* (Terra Verde 2016) calls for stabilization of exposed slopes, planting of compensatory willows at a 1:1 ratio for those removed, and application of a site-specific native seed mix.

Mitigation/Conclusion. The *Biological Resources Assessment* proposes mitigation measures that address sensitive plant species, environmentally sensitive habitat areas and waters/wetlands, sensitive wildlife and nesting birds. See Exhibit B for detailed mitigation measures.

5. CULTURAL RESOURCES

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

Cultural Resources

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area. No previous cultural surveys were found for the subject property. A search of ¼ mile around the subject property identified the following previous survey work: 0 reports where no resources were encountered; 0 report where resources were identified.

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

The project is within 300 feet of a blue line creek. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

The project is within 300 feet of a perennial water body. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

As a part of the *Cultural Resources Assessment* compiled by Albion Environmental, there was consultation done with many members of the Native American community. The outreach found that the project site is located within a highly sensitive area and that the area and the protection of its cultural resources are important to the local tribal community. Additionally, Albion's research failed to definitively identify the origin of the soils use to create the earthen berm, and the Extended Phase I investigation confirmed the presence of artifacts in the berm soils. (Albion Environmental, February 2016).

Impact. A Phase I (surface) survey conducted by Albion Environmental in December 2015 produced positive results. Both prehistoric and historic-era artifacts were observed on and around the earthen berm and included one fragment of ground stone, two discrete small marine shell collections, a cryptocrystalline silicate flake, and historic-era debris in the form of glass and ceramic fragments. The survey revealed that the project area has been heavily disturbed, with limited cultural material that had likely been removed from its original context.

Impacts to historical or paleontological resources are not expected. It is Albion's judgement that intact

subsurface archaeological deposits could exist within the project area along the banks of Pecho Creek. Furthermore, research indicates that the current study area is located within close proximity to important and significant archaeological sites and human burials that are located in the immediate vicinity of the project site.

Mitigation/Conclusion. Mitigation measures are proposed to protect potential artifacts or cultural materials. For detailed mitigation measures, see Exhibit B.

6. GEOLOGY AND SOILS

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level to gently rolling

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Low

Liquefaction Potential: Low to high

Nearby potentially active faults?: Yes Distance? 0.96 miles to the northwest, 0.72 miles to the southeast, 1 mile to the northeast.

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

San Luis Range Fault System

The San Luis Range fault system comprises a series of west-northwest striking faults including, from south to north, the Santa Maria River Fault, the Wilmar Avenue Fault, the Oceano Fault, the San Luis Bay Fault, and the Olson Fault. The Wilmar Avenue Fault extends from northern Nipomo to Pismo Beach, where it is exposed in the ocean bluff at the end of Wilmar Avenue. At this location, Pleistocene terrace deposits are displaced in the face of the bluff. The Wilmar Avenue Fault is approximately 5.6 miles southeast of the site. The Oceano Fault is a 12-mile long northwest-trending fault extending from the town of Nipomo to the offshore area of San Luis Bay. At its closest point, the Oceano fault is about 8.75 miles to the southeast of the site. Because of the thick dune sand and alluvial deposits within the Santa Maria Valley, the onshore trace of the fault is buried or obscured. The geometry of, and displacement across, the Oceano Fault are inferred from subsurface geophysical and well data.

The San Luis Bay fault is generally a west-trending reverse fault that displaces and locally warps late Pleistocene marine terraces near the community of Avila Beach. The fault extends west into the offshore area between the coastline and the Hosgri fault, and to the southeast offshore of Avila Beach, 0.72 miles south of the site. The San Luis Bay does not directly connect with the Wilmar Avenue fault, but has similar geometry and structural features along the southwestern margin of the San Luis Range. The Olson Fault is located along the coastline about four miles northwest of Point San Luis and 0.96 miles northwest of the site. It is the northernmost fault along the southwestern margin of the San Luis Range. The fault is not exposed in any outcrop and has no geomorphic expression. Its presence along the coast is inferred on the basis of an offset of late Pleistocene marine terrace sequence (Lettis et al, 1994).

The San Miguelito fault is located 1 mile to the east of the site. The San Luis Range Fault System is considered to have a recurrence interval of about 6,000 years for a maximum Mw 7.0 earthquake (Peterson et. al, 1996).

The project is within the Geologic Study area designation and within a high liquefaction area.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 22,500 square feet, and will remove an earthen berm from a creek bed. The creek will be revegetated and recontoured to match the surrounding bed.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

With regards to potential fire hazards, the subject project is within the High Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 10-15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials, nor the generation of

hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

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

8. NOISE

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

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. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

9. POPULATION/HOUSING

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

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

Impact. No significant project-specific impacts to utilities or public services were identified. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION

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

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

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

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

12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Referrals were sent to County Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project will add a small amount of construction-related traffic. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

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

13. WASTEWATER

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

Setting. Regulations and guidelines on proper wastewater system design and criteria are found

within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

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

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

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

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

Impacts/Mitigation. This section is not applicable, as no wastewater system is proposed.

14. WATER & HYDROLOGY

Will the project:

QUALITY

a) *Violate any water quality standards?*

b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*

c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting.

The topography of the project is nearly level to gently rolling. Pecho Creek is onsite, and two unnamed tributaries are within 2,500 ft. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Pecho Creek Distance? Onsite

Soil drainage characteristics: Moderately drained to very poorly drained

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

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

Soil erodibility: Low to moderate

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

Impact – Water Quality/Hydrology

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

- ✓ Approximately 22,500 square feet of site disturbance is proposed and the movement of approximately 3,780 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

15. LAND USE

Will the project:

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

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

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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Will the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <p>a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?</i></p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i></p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input type="checkbox"/>	County Environmental Health Services	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	None
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	None
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

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

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

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project File for the Subject Application <u>County documents</u> <input checked="" type="checkbox"/> Coastal Plan Policies <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) <input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Agriculture Element <input checked="" type="checkbox"/> Conservation & Open Space Element <input type="checkbox"/> Economic Element <input checked="" type="checkbox"/> Housing Element <input checked="" type="checkbox"/> Noise Element <input type="checkbox"/> Parks & Recreation Element/Project List <input checked="" type="checkbox"/> Safety Element <input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal) <input type="checkbox"/> Building and Construction Ordinance <input checked="" type="checkbox"/> Public Facilities Fee Ordinance <input type="checkbox"/> Real Property Division Ordinance <input checked="" type="checkbox"/> Affordable Housing Fund <ul style="list-style-type: none"> <input type="checkbox"/> Airport Land Use Plan <input type="checkbox"/> Energy Wise Plan <input checked="" type="checkbox"/> San Luis Bay Coastal Area Plan and Update EIR | <ul style="list-style-type: none"> <input type="checkbox"/> Design Plan <input type="checkbox"/> Specific Plan <input checked="" type="checkbox"/> Annual Resource Summary Report <input type="checkbox"/> Circulation Study <u>Other documents</u> <input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook <input checked="" type="checkbox"/> Regional Transportation Plan <input checked="" type="checkbox"/> Uniform Fire Code <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) <input checked="" type="checkbox"/> Archaeological Resources Map <input checked="" type="checkbox"/> Area of Critical Concerns Map <input checked="" type="checkbox"/> Special Biological Importance Map <input checked="" type="checkbox"/> CA Natural Species Diversity Database <input checked="" type="checkbox"/> Fire Hazard Severity Map <input checked="" type="checkbox"/> Flood Hazard Maps <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) <input type="checkbox"/> Other |
|---|--|

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

Biological Resources Assessment, Terra Verde Environmental Consulting, LLC, February 2016

Cultural Resource Assessment, Alboin Environmental, February 2016

Site Stabilization and Restoration Plan, Terra Verde Environmental Consulting, LLC,

Willow Tree Inventory, Terra Verde Environmental Consulting, LLC

Exhibit B - Mitigation Summary Table

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

BIOLOGICAL RESOURCES

BR-1: Overland travel shall be restricted to ruderal/disturbed areas of the upland communities (i.e., annual brome grassland and coyote brush scrub) immediately adjacent to the existing berm and will avoid the California sagebrush scrub habitat area.

BR-2: Prior to any ground disturbance, a known reference population of black-flowered figwort shall be visited to determine the current life stage of the species. A preconstruction botanical survey during the appropriate blooming period shall be conducted by a qualified botanist in all areas of suitable habitat for special-status plant species (i.e. Cambria morning-glory, San Luis Obispo owl's-clover, and black-flowered figwort) with potential to occur on site. Any sensitive plant species encountered shall be flagged for avoidance.

BR-3: Prior to project implementation, protective fencing (e.g., t-posts and yellow rope or high visibility construction fencing) will be installed along the canopy/dripline of adjacent (within 25 feet) coast live oak trees to be avoided during all berm removal and hauling operations.

In the event the critical root system and/or limbs of oak trees three inches or greater are impacted during project implementation, the Applicant shall provide mitigation per the County's guidelines (e.g., 2:1 for oak trees impacted). This shall include development of an oak tree replacement plan and establishment of an oak tree planting site that shall be protected in perpetuity.

BR-4: Impacts to arroyo willow trees lining banks of Pecho Creek will be avoided to the extent feasible during project activities. However, removal of up to 15 arroyo willow trees is anticipated due to project implementation. Mitigation will include replanting at a 1:1 ratio, or as determined by regulatory agencies, for those impacts per a voluntary restoration and riparian habitat enhancement plan (Site Stabilization and Restoration Plan) to be developed by the Applicant for long-term stabilization and enhancement of Pecho Creek.

BR-5: Prior to project initiation, all applicable agency permits with jurisdiction over the project areas (e.g., CDFW, Corps, RWQCB, and CCC) shall be obtained (as necessary based on actual project design). These agencies will likely impose additional mitigation measures to ensure avoidance or mitigation of potential impacts.

BR-6: All temporarily disturbed areas including access routes, staging areas, and disposal sites shall be stabilized using acceptable Best Management Practices (BMPs) to avoid and/or minimize erosion and sedimentation impacts to adjacent creek corridors and wetland habitat areas. Acceptable stabilization methods include the use of weed-free, natural fiber (e.e., non-monofilament) rolls, jute or coir netting, silt fencing, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project and a native erosion control seed mix provided by S&S Seeds, Inc. (S&S) or other acceptable vendor shall be applied, as necessary.

BR-7: The following general measures to minimize impacts to sensitive resources are recommended:

- Prior to grading or earthwork, an environmental awareness orientation shall be provided to construction personnel by a qualified biologist. The orientation shall familiarize workers with the sensitive environmental resources with potential to occur on site, including Pecho Creek;
- The use of heavy equipment and vehicles shall be limited to the proposed berm removal area

and defined staging area/access points. The boundaries of the work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits;

- All equipment and materials shall be stored away from the creek and riparian corridor at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the creek;
- Heavy equipment rented or transported from areas outside of the watershed/DCPP area shall be pressure washed at an offsite location prior to entering the watershed DCPP area to reduce the spread of invasive weeds; and,
- During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas. Sandbags and/or absorbent pads shall be available to prevent water and/or spilled fuel from entering the drainage. In addition, all equipment and materials shall be stored/stockpiled away from the creek. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

BR-8: A preconstruction wildlife survey shall be conducted by a qualified biologist within 48-hours of the initiation of construction activities in all areas of suitable habitat for special-status wildlife species (e.g., CRLF, southern western pond turtle, etc.). This shall include a bat survey of the existing 8-foot culvert beneath Diablo Canyon Road. Additionally, pre-activity surveys shall be conducted daily for all berm removal activities located within the Pecho Creek channel. If any sensitive species are observed during the preconstruction or daily surveys the species will be allowed to leave the area on its own accord or be relocated by a qualified biologist, if appropriate. The PG&E biologist shall be notified, and PG&E shall consult with the appropriate resource agencies on how to proceed if a special-status species is encountered.

BR-9: A biological monitor shall be present for initial vegetation removal and initial earth disturbance. To avoid impacts to woodrat species, woodrat houses will be delineated with brightly colored flagging for avoidance during all project activities.

BR-10: To protect sensitive bird species and those species protected by the MBTA, PG&E shall avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 – August 31). If avoiding construction during this season is deemed infeasible, a qualified biologist shall survey a 300-foot buffer around the project site no more than two weeks prior to construction activity beginning on site. If nesting birds are identified during the survey, they shall be avoided until they have successfully fledged. Avoidance buffer zones will consider the species present and the type of disturbance they may be subject to. Buffer assignment typically includes buffer zones of 50 feet around all non-sensitive, passerine species, and a 250-foot buffer around raptor species. All activity will remain outside of that buffer until the PG&E's biologist has determined that the young have fledged. If special-status bird species are identified, now work will begin until an appropriate buffer is determined via consultation with the local CDFW biologist and/or the USFWS.

BR-11: The *Site Stabilization and Restoration Plan* (Terra Verde Environmental Consulting) shall be implemented following removal of the earthen berm and metal culvert.

CULTURAL RESOURCES

CR-1: A qualified archaeologist shall conduct a cultural resource awareness and response training for construction personnel on the first day of the project. The training should include a description of the kinds of resources that are found in the area, protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, identify work exclusion zones and highlight the exact limits of the staging area.

CR-2: The placement of cones (or other temporary demarcation) across the entrance to the dirt road that leads down to CA-SLO-51/H. This will reiterate to construction crews that the dirt road is not to be

used for the project.

CR-3: The removal of the upper 40 cm of berms soils shall be monitored by a qualified archaeologist with Central Coast experience and by a member of the local tribal community. This limited monitoring will ensure that the removed berm soils to not contain ancestral remains or important tribal cultural resources.

DATE: July 1, 2016

**DEVELOPER'S STATEMENT & MITIGATION MONITORING PROGRAM
FOR PACIFIC GAS & ELECTRIC COMPANY MINOR USE PERMIT/COASTAL
DEVELOPMENT PERMIT
ED15-265(DRC2015-00116)**

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

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

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

BIOLOGICAL RESOURCES

BR-1: Overland travel shall be restricted to ruderal/disturbed areas of the upland communities (i.e., annual brome grassland and coyote brush scrub) immediately adjacent to the existing berm and will avoid the California sagebrush scrub habitat area.

BR-2: Prior to any ground disturbance, a known reference population of black-flowered figwort shall be visited to determine the current life stage of the species. A preconstruction botanical survey during the appropriate blooming period shall be conducted by a qualified botanist in all areas of suitable habitat for special-status plant species (i.e. Cambria morning-glory, San Luis Obispo owl's-clover, and black-flowered figwort) with potential to occur on site. Any sensitive plant species encountered shall be flagged for avoidance.

BR-3: Prior to project implementation, protective fencing (e.g., t-posts and yellow rope or high visibility construction fencing) will be installed along the canopy/dripline of adjacent (within 25 feet) coast live oak trees to be avoided during all berm removal and hauling operations.

In the event the critical root system and/or limbs of oak trees three inches or greater are impacted during project implementation, the Applicant shall provide mitigation per the County's guidelines (e.g., 2:1 for oak trees impacted). This shall include development of an oak tree replacement plan and establishment of an oak tree planting site that shall be protected in perpetuity.

BR-4: Impacts to arroyo willow trees lining banks of Pecho Creek will be avoided to the extent feasible during project activities. However, removal of up to 15 arroyo willow trees is anticipated due to project implementation. Mitigation will include replanting at a 1:1 ratio, or as determined by regulatory agencies, for those impacts per a voluntary restoration and riparian habitat enhancement plan (Site Stabilization and Restoration Plan) to be developed

Pacific Gas & Electric Company Minor Use Permit/Coastal Development Permit
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by the Applicant for long-term stabilization and enhancement of Pecho Creek.

BR-5: Prior to project initiation, all applicable agency permits with jurisdiction over the project areas (e.g., CDFW, Corps, RWQCB, and CCC) shall be obtained (as necessary based on actual project design). These agencies will likely impose additional mitigation measures to ensure avoidance or mitigation of potential impacts.

BR-6: All temporarily disturbed areas including access routes, staging areas, and disposal sites shall be stabilized using acceptable Best Management Practices (BMPs) to avoid and/or minimize erosion and sedimentation impacts to adjacent creek corridors and wetland habitat areas. Acceptable stabilization methods include the use of weed-free, natural fiber (e.e., non-monofilament) rolls, jute or coir netting, silt fencing, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project and a native erosion control seed mix provided by S&S Seeds, Inc. (S&S) or other acceptable vendor shall be applied, as necessary.

BR-7: The following general measures to minimize impacts to sensitive resources are recommended:

- a. Prior to grading or earthwork, an environmental awareness orientation shall be provided to construction personnel by a qualified biologist. The orientation shall familiarize workers with the sensitive environmental resources with potential to occur on site, including Pecho Creek;
- b. The use of heavy equipment and vehicles shall be limited to the proposed berm removal area and defined staging area/access points. The boundaries of the work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits;
- c. All equipment and materials shall be stored away from the creek and riparian corridor at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the creek;
- d. Heavy equipment rented or transported from areas outside of the watershed/DCPP area shall be pressure washed at an offsite location prior to entering the watershed DCPP area to reduce the spread of invasive weeds; and,
- e. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas. Sandbags and/or absorbent pads shall be available to prevent water and/or spilled fuel from entering the drainage. In addition, all equipment and materials shall be stored/stockpiled away from the creek. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

BR-8: A preconstruction wildlife survey shall be conducted by a qualified biologist within 48-hours of the initiation of construction activities in all areas of suitable habitat for special-status wildlife species (e.g., CRLF, southern western pond turtle, etc.). This shall include a bat survey of the existing 8-foot culvert beneath Diablo Canyon Road. Additionally, pre-activity surveys shall be conducted daily for all berm removal activities located within the Pecho Creek channel. If any sensitive species are observed during the preconstruction or daily surveys the species will be allowed to leave the area on its own accord or be relocated by a qualified biologist, if appropriate. The PG&E biologist shall be notified, and PG&E shall consult with the appropriate resource agencies on how to proceed if a special-status species is encountered.

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BR-9: A biological monitor shall be present for initial vegetation removal and initial earth disturbance. To avoid impacts to woodrat species, woodrat houses will be delineated with brightly colored flagging for avoidance during all project activities.

BR-10: To protect sensitive bird species and those species protected by the MBTA, PG&E shall avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 – August 31). If avoiding construction during this season is deemed infeasible, a qualified biologist shall survey a 300-foot buffer around the project site no more than two weeks prior to construction activity beginning on site. If nesting birds are identified during the survey, they shall be avoided until they have successfully fledged. Avoidance buffer zones will consider the species present and the type of disturbance they may be subject to. Buffer assignment typically includes buffer zones of 50 feet around all non-sensitive, passerine species, and a 250-foot buffer around raptor species. All activity will remain outside of that buffer until the PG&E's biologist has determined that the young have fledged. If special-status bird species are identified, now work will begin until an appropriate buffer is determined via consultation with the local CDFW biologist and/or the USFWS.

BR-11: The *Site Stabilization and Restoration Plan* (Terra Verde Environmental Consulting) shall be implemented following removal of the earthen berm and metal culvert.

Monitoring: Required during grading and construction activities. Compliance will be verified by the County Department of Planning and Building.

CULTURAL RESOURCES

CR-1: A qualified archaeologist shall conduct a cultural resource awareness and response training for construction personnel on the first day of the project. The training should include a description of the kinds of resources that are found in the area, protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, identify work exclusion zones and highlight the exact limits of the staging area.

CR-2: The placement of cones (or other temporary demarcation) across the entrance to the dirt road that leads down to CA-SLO-51/H. This will reiterate to construction crews that the dirt road is not to be used for the project.

CR-3: The removal of the upper 40 cm of berms soils shall be monitored by a qualified archaeologist with Central Coast experience and by a member of the local tribal community. This limited monitoring will ensure that the removed berm soils to not contain ancestral remains or important tribal cultural resources.

Monitoring: Required during grading and construction activities. Compliance will be verified by the County Department of Planning and Building.

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



Signature of Owner(s)
Date

THOMAS P. JONES

Name (Print)

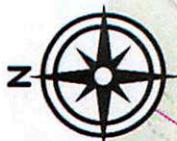
ATTACHMENT 05

Avila Beach

**BERM
SITE**



Diablo Canyon Power Plant

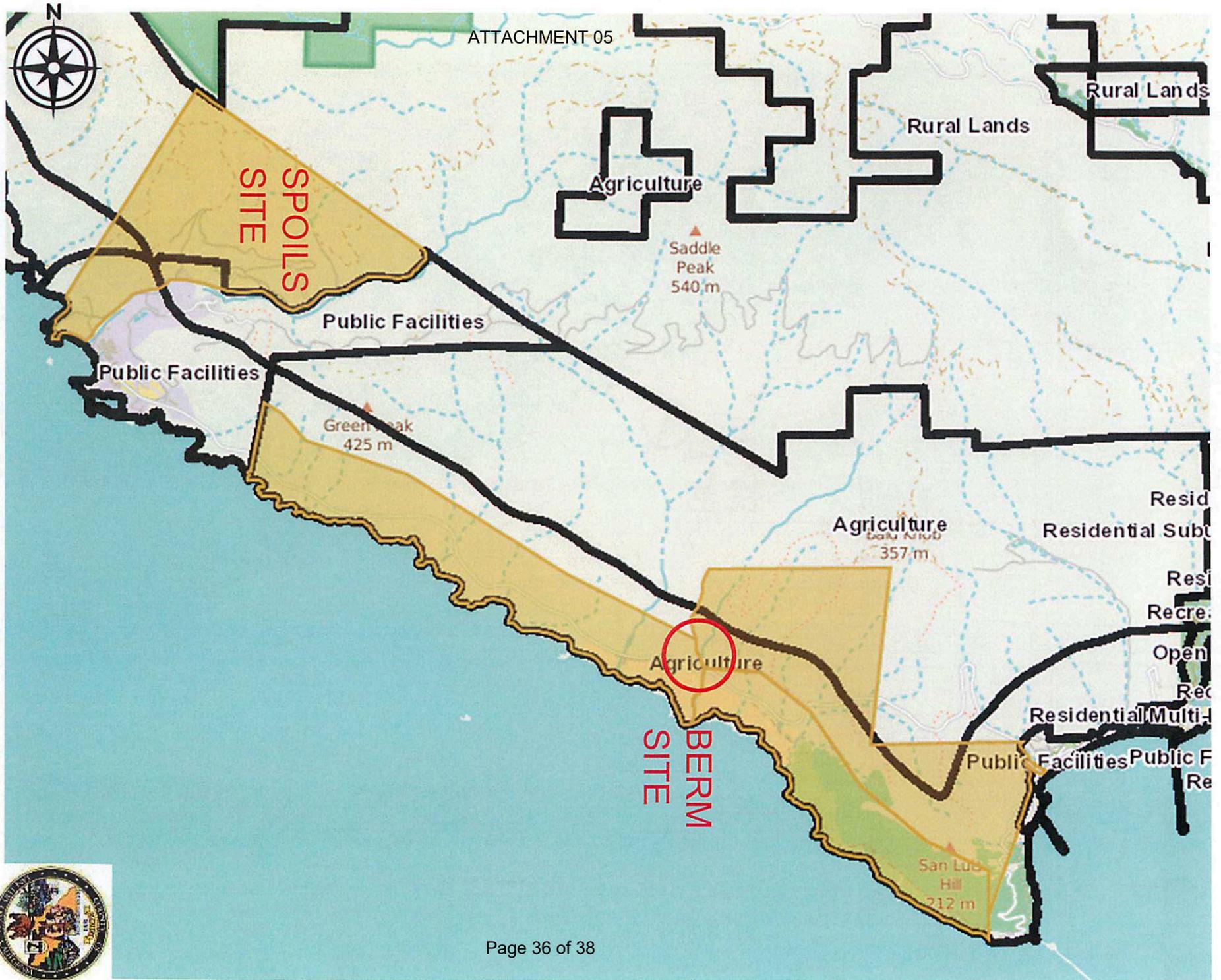


PROJECT

Pacific Gas & Electric Company
DRC2015-00116

EXHIBIT

Vicinity Map



PROJECT
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 DRC2015-00116

EXHIBIT
 Land Use Category Map





Location
of Berm

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EXHIBIT

Site Plan

