



**CITY OF
SAN LUIS OBISPO**

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
EID-0274-2017/ARCH-0050-2017**

- 1. Project Title:**
Twin Creeks

- 2. Lead Agency Name and Address:**
City of San Luis Obispo
919 Palm Street
San Luis Obispo, CA 93401

- 3. Contact Person and Phone Number:**
Rachel Cohen, Associate Planner
(805) 781-7574

- 4. Project Location:**
791 Orcutt Road (APN: 053-222-007), 3330 Broad Street (APN: 053-221-016) and 3360 Broad Street (APN: 053-221-030), San Luis Obispo, CA.

- 5. Project Sponsor's Name and Address:**
C.M. Florence
Oasis Associates, Inc.
3427 Miguelito Court
San Luis Obispo, CA 93401

- 6. General Plan Designations:**
Community Commercial and High Density Residential

- 7. Zoning:**
Community Commercial with a Planned Development Overlay (C-C-PD) and High-Density Housing with a Planned Development Overlay (R-4-PD)

- 8. Description of the Project:**
Twin Creeks is a mixed-use project on 5.7 acres located at 791 Orcutt Road, and 3330 – 3360 Broad Street, San Luis Obispo, CA (see Attachment 1). The proposed project is a modification/revision of a mixed-use project (also known as Creekston) that was approved as part of the Four Creeks Rezoning Project in 2005. This Initial Study/Mitigated Negative Declaration tiers off the certified 2005 FEIR for the Four Creeks Rezoning Project and addresses any potential impacts not already addressed in the FEIR.

The 1.5 acres along Broad Street contains existing residential and commercial structures and the rest of the site is vacant and undeveloped. The site topography is relatively level. The site's east and west boundaries include Sydney Creek and Bishop Creek, respectively. These riparian corridors include several non-native, mature eucalyptus and pepper trees. The project proposes to remove approximately 12 trees (11 eucalyptus and one 12-inch oak) and replant approximately 115 trees as part of the landscape plan.

The project includes the construction of 102 residential apartments – (49) 1 bedroom units, (51) 2 bedroom units, and (2) 3 bedroom units, a community room, 4,103 square feet of retail space, and active/passive public and private outdoor amenities, and the requisite grading, drainage, and stormwater improvements. The proposed project consists of nine (9) one, two, three, and four-story buildings (identified on plans as Buildings A – J). Buildings A and B have maximum heights of 48.5 feet. Buildings C, D, E, F, and G have maximum heights of 35 feet. Building H is 25 feet tall and Building J is approximately 17.5 feet tall.

The project will be accessed by two (2) new driveways on Orcutt Road and an additional driveway on Broad Street. The most westerly Orcutt Road driveway provides for a full access approach, while the easterly driveway is limited to right in/right out movements. A new pedestrian bridge would connect the project to Sacramento Drive. Parking for the project is provided throughout the site including ADA accessible spaces, motorcycle, and bicycle spaces. Carports with solar panels are provided in two locations – south of Buildings A and B, and south of Building F. Three (3) Solid waste enclosures are located throughout the site (Attachment 2, Site Plan).

9. Project Entitlements:

Architectural Review.

10. Surrounding Land Uses and Settings:

The site is located southeast of the intersection of Orcutt Road and Broad Street in the City of San Luis Obispo. The following describes the zoning and uses directly adjacent to the project site:

North – Manufacturing (M-PD) and Commercial Service (C-S)/ Commercial Development
South – Commercial Service (C-S-S) / Mix of Residences and Commercial
East – High Density Residential (R-4-PD) / Multi-family Housing (under construction)
West – Community Commercial (C-C-S) / Commercial/Retail Development

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

Letters for a request for consultation were sent out June 7, 2017 by both mail and e-mail. California Native American Tribal consultation has not been requested for the subject project.

12. Other public agencies whose approval is required:

Air Pollution Control District (APCD)
Regional Water Quality Control Board (RWQCB)
California Department of Fish and Wildlife (CDFW)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

X	Aesthetics		Greenhouse Gas Emissions		Population / Housing
	Agriculture Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology / Water Quality		Recreation
X	Biological Resources		Land Use / Planning	X	Transportation / Traffic
	Cultural Resources		Mineral Resources		Tribal Cultural Resources
	Geology / Soils		Noise		Utilities / Service Systems
	Mandatory Findings of Significance				

FISH AND WILDLIFE FEES

	The Department of Fish and Wildlife has reviewed the CEQA document and written no effect determination request and has determined that the project will not have a potential effect on fish, wildlife, or habitat (see attached determination).
X	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Wildlife for review and comment.

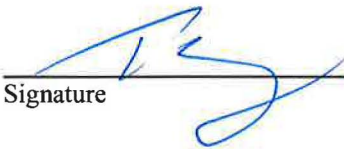
STATE CLEARINGHOUSE

X	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Wildlife, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
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DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that 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.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potentially significant” impact(s) or “potentially significant unless mitigated” impact(s) 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	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) 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.	



 Signature

10-13-17

 Date

 Tyler Corey, Principal Planner

For: Michael Codron,

 Community Development Director

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 19, "Earlier Analysis," as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063 (c) (3) (D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they addressed site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ER # EID-0274-2017/ARCH-0050-2017					

1. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?	1, 5, 18,19, 24,25, 30, 32	--X--			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, open space, and historic buildings within a local or state scenic highway?	5,12, 19,26			--X--	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	19,27, 25			--X--	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	10,12, 19,25			--X--	

Evaluation

As evaluated in the City of San Luis Obispo General Plan Land Use and Circulation Element (LUCE) Update EIR (October 2014), the City is located eight miles from the Pacific Ocean and lies at the convergence of two main drainages: the Los Osos Valley which drains westerly into Morro Bay via Los Osos Creek, and San Luis Valley which drains to the south-southwest into the Pacific Ocean at Avila Beach via the San Luis Obispo Creek. The topography of the city and its surroundings is generally defined by several low hills and ridges such as Righetti Hill, Bishop Peak and Cerro San Luis. These peaks are also known as Morros and provide scenic focal points for much of the City. The Santa Lucia Mountains and Irish Hills are the visual limits of the area and are considered the scenic backdrop for much of the City. The surrounding hills have created a hard-urban edge where development has remained in the lower elevations.

The project site vicinity exhibits quality views of nearby natural landmarks, including South Hills and provides views through the trees of Righetti Hill and Islay Hill.

a) Orcutt Road is identified in Figure 3 of the Circulation Element as having Medium Scenic Value. The primary scenic value from within and around the subject site is the view of South Hills to the west. As a road of “medium scenic value,” development along this segment of Orcutt Road would require a design that preserves views of and towards the South Street Hills. The 2005 Creekston project was determined to have a significant impact on the surrounding scenic views due to the proposed building heights and their location on the site. The 2005 FEIR included a mitigated project alternative that identified that even with the implementation of alternate mitigation measure AES/mm-3 aesthetic impacts remain significant and unavoidable. Alternate AES/mm-3 (which replaced mitigation measures AES/mm-3 and AES/mm-4) states “As shown in the Creekston project plans, submitted August 15, 2005, the row of eucalyptus trees along the eastern edge of the development area will be maintained and the two 57’ tall loft buildings will be relocated adjacent to the row of eucalyptus tree. The relocation of the buildings adjacent to the tall stand of eucalyptus trees will help to provide context for the proposed building height, and achieve some of the goals of AES/mm-4.”

City Council determined that these impacts were acceptable by reason of overriding considerations because the project implemented major goals and policies of the Housing Element. Ordinance No. 1486 (2005 Series) (which included the approval of the FEIR) states that the Loft Buildings have a maximum height of 57 feet and all other buildings on the site have a maximum height of 37 feet. The Loft Buildings in the 2005 original plans are located approximately 180-200 feet away (south) of the back of sidewalk along Orcutt Road. Buildings located along Orcutt Road were required to have a maximum building height of 37 feet per Ordinance No. 1486.

The Twin Creeks project proposes the construction of Buildings A and B adjacent to Orcutt Road. Buildings A and B have a proposed maximum height of 48 feet 6 inches and are setback 4 feet 9 inches from the back of sidewalk. The 2005 FEIR stated that buildings of this height would have significant and unavoidable impacts. Based on the review of the previously approved project the City Council adopted findings of overriding considerations and established mitigation measure AES/mm-3 as discussed above and set height requirements and setbacks as part of Ordinance No. 1486. As designed, the project does not comply with mitigation AES/mm-3 or Ordinance No. 1486. Therefore, the Twin Creeks project will be required to comply with mitigation AES/mm-3 and Ordinance No. 1486. Based on compliance with mitigation measure AES/mm-3 and Ordinance No.

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1486, the proposed project would result in similar significant and unavoidable impacts to that of the previously approved 2005 project and would be consistent with the statement of overriding considerations previously adopted by the City Council.

Table 1: Proposed Building Heights and Setbacks

Ord. No. 1486 (2005 Series) Creekston Project Development Standards	Currently proposed Twin Creeks project
Loft Buildings (approximately 200 feet away (south) of Orcutt maximum height of 57 feet	Building A & B located along Orcutt Road have a maximum height of 48 feet 6 inches.
All other buildings can have a maximum height of 37 feet.	All other buildings are 35 feet tall or less.
All buildings along Orcutt road shall have a minimum 8-foot setback from Orcutt Road and all buildings along Broad street shall have a minimum setback of 5-feet	The building along Orcutt Road have a 4-foot, 9-inch setback and the buildings along Broad Street have a 5-foot setback

b) The project is not within the view corridor of any eligible or officially designated state scenic highway. Therefore, the project is considered to have a less than significant impact.

c) The existing visual character of the site will change from a vacant to developed lot as a result of the proposed project, pursuant to and consistent with the objectives of the Planned Development and the General Plan. The design of the mixed-use development will require the review and approval of the Architectural Review Commission (ARC) to ensure consistency with the City’s Community Design Guidelines as well as the Four Creeks FEIR and the Planned Development, and must demonstrate compliance with City codes and standards addressing aesthetics and visual character. The Four Creeks FEIR considered this as an impact and established mitigation measure AES/mm-2 that requires the ARC, City staff, and other reviewing authorities shall not approve the project unless specific findings can be made. These findings include:

- a. The project maintains a high quality of craftsmanship in development through use of authentic building styles, design elements, and materials.
- b. The project buildings are clustered to achieve a "village" scale. The various buildings are designed to create a visual and functional relationship with one another.
- c. The project buildings provide a sense of human scale. The project buildings incorporate significant wall and roof articulation to reduce apparent scale. Roofs are multi-planed to avoid large, monotonous expanses. Horizontal and vertical wall articulation are expressed through the use of elements such as wall offsets, recessed windows and entries, awnings, and second floor setbacks.
- d. The project buildings incorporate setbacks at the ground floor level and/ or upper levels (stepped-down) along street frontages such that they do not visually dominate the adjacent neighborhood.
- e. The project buildings' elements are in proportion. Building designs demonstrate continuity, harmony, simplicity, rhythm, and balance and are in proportion to one another.
- f. The project's internal streets are designed as if they were pleasing public streets, with comprehensive streetscapes including sidewalks, and planting strips between curb and sidewalk with canopy trees.
- g. The project landscaping is planned as an integral part of the overall design and not simply located in “left over” areas. Landscaping is used to help define outdoor spaces, soften the project structures' appearance, and to screen parking, loading, storage, and equipment areas
- h. Where visual screening at ground level is required (for those portions of the development visible from Broad Street and Orcutt Road), the project utilizes a combination of elements as appropriate, such as walls, berms, and landscaping.
- i. The project maintains views of the South Street Hills and the Santa Lucia Foothills to the greatest extent possible.

The site contains several trees within the two creeks that border the property. The 2005 Four Creeks FEIR determined that the removal of eucalyptus trees from Sydney Creek would have an impact on the aesthetic character of the project and decrease spatial qualities desirable for creating a village-like, pedestrian -scale development. The revised Twin Creeks project proposes to remove 15 trees and replant approximately 115 trees as part of the development (this is further discussed in the Biological Resources section below). As proposed, the Twin Creeks project will not adversely affect the vegetative character of the site and the surrounding neighborhood, and the proposed tree removals will not increase noticeability of the project, and will not decrease spatial qualities desirable for creating a village-like, pedestrian-scale development. As such, mitigation measure

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AES/mm-7 no longer applies to the revised project and will be removed. Through the provided mitigation measure AES/mm-2, the project would result in less than a significant impact.

d) The project is located in an already urbanized area with light sources from neighboring commercial and residential uses as well as light from vehicular circulation along neighboring streets. Existing sources of nighttime lighting in the vicinity of the site include streetlights along Orcutt Road, Broad Street and Sacramento Drive, spillover lighting from surrounding multifamily residential and commercial development, and light from the headlights of vehicles traveling on the surrounding roadways. Development of the project site would result in an increase in ambient nighttime lighting through exterior lighting and interior lighting spillover. The project will be required to comply with the City’s Night Sky Preservation Ordinance. The new light source will not adversely affect day or nighttime views in the established San Luis Obispo urbanized area because construction and lighting standards require new light to be shielded and directed downward to ensure glare and fugitive light does not leave the site. Therefore, impacts from new sources of light or glare will be less than significant because all lighting associated with the project be reviewed and approved by the ARC in compliance with Chapter 17.23 of the City’s Zoning Regulations (Night Sky Preservation Ordinance).

Conclusion: Based on compliance with mitigation measure AES/mm-3 and Ordinance No. 1486, the proposed project would result in similar significant and unavoidable impacts to that of the previously approved 2005 project and would be consistent with the statement of overriding considerations previously adopted by the City Council.

2. AGRICULTURE RESOURCES. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	1,19				--X--
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	1,12, 19				--X--
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	1,12, 19				--X--

Evaluation

The city is located in the heart of San Luis Obispo County and the Central Coast Region, both of which are important key agricultural centers within the State of California. The region’s agricultural industry is an important part of the local economy. It provides employment and income directly for those in agriculture, and it helps drive growth in the tourism industry, which in turn generates further economic activity and consumer spending.

a) The project site is not designated as Prime or Unique Farmland or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The site has not been actively farmed and is not zoned for agricultural use. Therefore, the proposed project would not result in conversion of such agricultural resources to nonagricultural use.

b) The project site is not located on active farmland, nor is it under a Williamson Act contract. The project site is designated for residential uses in the General Plan. The project site is surrounded by developed properties and public streets. Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

c) Redevelopment of the site will not contribute to conversion of active farmland. No impacts to existing on site or off site agricultural resources are anticipated with development of the project site.

Conclusion: No impacts to agricultural resources are anticipated.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Issues, Discussion and Supporting Information Sources ER # EID-0274-2017/ARCH-0050-2017	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Conflict with or obstruct implementation of the applicable air quality plan?	1,2, 9,11, 13,19, 20,22			--X--	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	1,2, 19,20			--X--	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	1,2, 19,20			--X--	
d) Expose sensitive receptors to substantial pollutant concentrations?	1,2 19, 20			--X--	
e) Create objectionable odors affecting a substantial number of people?	1,2, 19, 20			--X--	

Evaluation

Air quality in the San Luis Obispo region of the County is characteristically different than other regions of the County (i.e., the Upper Salinas River Valley and the East County Plain), although the physical features that divide them provide only limited barriers to transport pollutants between regions. The County is designated nonattainment for the one-hour California Ambient Air Quality Standards (CAAQS) for ozone and the CAAQS for respirable particulate matter (PM₁₀). The County is designated attainment for national ambient air quality standards (NAAQS). Measurements of ambient air quality from the monitoring station at 3220 South Higuera Street are representative of local air quality conditions.

a-d) The San Luis Obispo Air Pollution Control District (SLO APCD) adopted the 2001 Clean Air Plan (CAP), which is a comprehensive planning document intended to provide guidance to the SLO APCD and other local agencies, including the City, on how to attain and maintain the state standards for ozone and PM₁₀. Conservation and Open Space Element Policy 2.3.2 states that the City will help the SLO APCD implement the CAP. The CAP presents a detailed description of the sources and pollutants which impact the jurisdiction, future air quality impacts to be expected under current growth trends, and an appropriate control strategy for reducing ozone precursor emissions, thereby improving air quality. The proposed project is consistent with the general level of development anticipated and projected in the CAP. No new impacts would occur that were not addressed in the Four Creeks FEIR.

Both the US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called “criteria” pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. As mentioned above, San Luis Obispo is currently designated as nonattainment for the state and federal ambient air quality standards for ground-level ozone and PM_{2.5} as well as the state standards for PM₁₀.

CEQA Appendix G states the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make significance determinations. The April 2012 CEQA Air Quality Handbook is provided by the SLO APCD for the purpose of assisting lead agencies in assessing the potential air quality impacts from residential, commercial and industrial development, and includes thresholds of significance and mitigation measures specific to criteria pollutants and impacts to sensitive receptors. Under CEQA, the SLO APCD is a responsible agency for reviewing and commenting on projects that have the potential to cause adverse impacts to air quality.

According to the 2005 Four Creeks FEIR, project construction will generate short-term emissions of air pollutants. Construction-related emissions would primarily be dust (particulates) generated from soil disturbance and combustion emissions generated by construction equipment. Such dust generation was determined to be a short-term potentially significant impact on air quality that could exceed established state and federal thresholds for regional or local air quality or otherwise conflict with City and County air quality plans or programs. In addition, the project site is situated near existing residential

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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units thereby potentially exposing sensitive receptors to substantial pollutant concentrations. The project will be required to comply with the mitigation measures outlined in the FEIR (AQ/mm-1 through AQ/mm-15) and submit a Construction Activities Management Plan (AQ/mm-1) and a Dust Control Plan (AQ/mm-4) to SLO APCD for comment and/or approval prior to grading and construction of the project.

The Four Creeks FEIR also noted long-term (“operational”) air quality impacts that would result from on-going emissions generated by the project-related vehicular trips, as well as additional natural gas and electricity usage. Area source emissions result from a combination of the previously mentioned vehicle traffic, combined with stationary sources such as fireplaces, space/water heaters, and a combination of project related commercial and industrial contributions. The FEIR provided Mitigation Measures AQ/mm-10 and 12 which outline measures to reduce area source emissions and offset vehicle emissions from the project. Additionally, AQ/mm-13 requires the project include an aggressive tree planting plan that will provide shade for the buildings and reduce energy demands.

Construction Significance Criteria:

Temporary impacts from the project, including but not limited to excavation and construction activities, hauling, vehicle emissions from heavy duty equipment, and exposure to naturally occurring asbestos and asbestos containing materials, has the potential to create dust and emissions that exceed air quality standards for temporary and intermediate periods. The project is subject to Four Creeks FEIR Mitigation Measure AQ/mm-1 and includes the Application of CBACT (Best Available Control Technology for construction related equipment), which would mitigate potential construction-related impacts to less than significant.

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO APCD has identified that NOA may be present throughout the City of San Luis Obispo (APCD 2012 CEQA Handbook, Technical Appendix 4.4). Pursuant to SLO APCD requirements and ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), the applicant is required to provide geologic evaluation prior to any construction activities and comply with existing regulations regarding NOA, if present. Based on compliance with identified mitigation (AQ/mm-8) and existing regulations, this potential impact would be less than significant.

The project will include grading, which has the potential to disturb asbestos that is often found in underground utility pipes and pipelines (i.e. transit pipes or insulation on pipes). Demolition can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Based on compliance with identified mitigation (AQ/mm-9) and these existing regulations, potential impacts would be less than significant.

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. The Four Creeks FEIR Mitigation Measures AQ/mm-1 includes the Application of CBACT, AQ/mm-4 Dust Control and Monitoring, and AQ/mm-6 Cover Stockpiled Soils related to fugitive dust emissions during proposed construction activities are required.

Construction equipment itself can be the source of air quality emission impacts, including sensitive receptor exposure to diesel particulates and other air pollutants, and may be subject to California Air Resources Board or SLO APCD permitting requirements. This includes portable equipment, 50 horsepower (hp) or greater or other equipment listed in the SLO APCD’s 2012 CEQA Handbook, Technical Appendices, page 4-4. Truck trips associated with the proposed excavated site material (i.e., soils) that will be cut from the site may also be a source of emissions subject to SLO APCD permitting requirements, subject to a specifically selected truck route. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: <https://www.arb.ca.gov/msprog/truck-idling/factsheet.pdf> and <https://www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf>. Impacts related to vehicle and heavy equipment emissions are considered mitigable under the Four Creeks FEIR subject to SLO APCD review and/or approval of project plans, and compliance with Best Available Control Technologies (BACT) identified in Four Creeks FEIR Mitigation Measure AQ/mm-1 Application of CBACT.

Operational Screening Criteria for Project Impacts:

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 2-1 of the SLO APCD CEQA Air Quality Handbook indicates the thresholds of significance for construction operations including the threshold of significance for reactive organic gases (ROG) and oxides of nitrogen (NO_x), Diesel Particulate Matter (DPM), and Fugitive Particulate Matter (PM₁₀). An air quality analysis was conducted for the proposed project to identify the project's emissions, which are shown in Table 1. The project, as proposed, has emission levels below the APCD Air District's threshold of significance and therefore, the operational phase air quality impacts specific to this project are considered less than significant.

Table 1: Air Quality

Pollutant	APCD Threshold of Significance (Quarterly Tier 1)	Twin Creeks Project (Quarterly)
ROG & NO _x	2.5 tons	1.28 tons
Diesel Particulate Matter (DPM)	0.13 tons	0.08 tons
Fugitive Particulate Matter (PM ₁₀)	2.5 tons	0.03 tons

As identified in the Four Creeks FEIR, the Four Creeks project would cause a significant increase in vehicle and area source emissions, and when analyzed in conjunction with the projects outlined in the cumulative development scenario analysis would result in significant cumulative impacts to air quality. At the time, the Four Creeks FEIR was certified and the project approved, the City adopted a corresponding statement of overriding considerations. The proposed Twin Creeks project is consistent with the approved Four Creeks project; therefore, no new cumulative air quality impacts would occur that were not addressed in the Four Creeks FEIR. In addition, all adopted mitigation measures addressing potentially significant air quality impacts would apply to the proposed project.

e) The project includes the development of a mixed-use project, as anticipated by the LUCE, and does not include any land uses which would have the potential to produce objectionable odors in the area. There are no uses in the area that generate objectionable odors that may significantly affect future residents, employees, or visitors. Therefore, potential impacts would be less than significant.

Conclusion: With implementation of Four Creek FEIR-required and supplemental construction and operational mitigation measures as referenced above, the project will have a less than significant impact on air quality.

4. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1,5,15,19,26			--X--	
b) Have a substantial adverse effect, on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1,5,15,19,26			--X--	
c) Have a substantial adverse effect on federally protected wetlands as defined in Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1,5,15,19,26			--X--	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	1,5,15,19,26			--X--	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1,5,15,19,26			--X--	

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f) Conflict with the provisions of an adopted habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	1,5, 15,19, 26				--X--
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Evaluation

The urbanized area of the City of San Luis Obispo lies at the convergence of two main geologic features: Los Osos Valley, which drains westerly into Morro Bay via Los Osos Creek, and San Luis Valley, which drains to the south- southwest into the Pacific Ocean at Avila Beach via San Luis Obispo Creek. San Luis Obispo, Stenner, Prefumo, and Brizzolara Creeks, and numerous tributary channels pass through the city, providing important riparian habitat and migration corridors connecting urbanized areas to less-developed habitats in the larger area surrounding the City.

Much of the areas outside the city limits consist of open rangeland grazed year-round, along with agricultural lands dominated by annual crop rotations and vineyards. A variety of natural habitats and associated plant communities are present within the City, and support a diverse array of native plants and resident, migratory, and locally nomadic wildlife species, some of which are considered as rare, threatened, or endangered species. However, the largest concentrations of natural and native habitats are located in the larger and less developed areas outside the city limits.

The Four Creeks FEIR included botanical and wildlife data gathered during biological surveys conducted by Morro Group biologists in September, October, and December of 2004, and from previous biological surveys prepared for projects located in the vicinity of the project site. The FEIR evaluated the biological impacts of the Creekstön project components, and recommended mitigation measures where appropriate. The most significant sensitive natural resource features on the project site are the creek corridors and associated wetland and grassland areas. The applicant submitted a supplemental Biological Assessment (BA) Addendum Report (Sage Institute Inc. 2017) that provided an evaluation of the current Twin Creeks project in comparison to the analysis documented in the Four Creeks FEIR in regards to the rare plant, monarch butterfly, nesting bird, and creek setback mitigation measures in the FEIR. The information provided in the BA are incorporated into the discussion and analysis below.

a-d) As described in the Four Creeks FEIR, habitats present within the project site include riparian, wetlands, blue gum eucalyptus woodland and ruderal vegetation / disturbed annual grassland.

The FEIR identified 24 sensitive grassland plant species during the literature search for consideration during project evaluation, with only four species determined with the potentially suitable habitat within the Four Creeks Rezoning project area. The FEIR determined that the habitat conditions within the Four Creeks project site are suitable for the following three grassland associated sensitive plant species: Obispo Indian paintbrush (*Castilleja densiflora ssp. obispoensis*), Jones' layia (*Layia jonesii*), and adobe sanicle (*Sanicula maritima*). Although these species were identified as potentially existing, none were found on the site. Sage Institute Inc. (SII) conducted a field survey in May 2017 that found that observable plant growth clearly showed the site dominated by non-native grasses, with few non-native and native forbs widely scattered around the site that is typical of the area. Observation of the plant species was limited due to required fire suppression mowing. The report states that *remnants of the three sensitive plant species may have been observable if present, but they were not observed. The dominance of non-native grasses and forbs, and the FEIR stating that there may have been past agricultural practices, indicates these species were not likely present. No other rare, threatened, or endangered plant species were observed within the project area during the SII field surveys* (Sage Institute Inc. 2017). As proposed the project will result in the same impacts as outlined in the 2005 FEIR. The Twin Creeks project will be required to be consistent with the mitigation measures outlined in the 2005 FEIR. Prior to ground disturbance the project will be required to comply with mitigation measure BIO/mm-15 which states that botanical surveys shall be conducted to determine presence or absence of Obispo Indian paintbrush, Jones's Layia, or Adobe Sanicle in annual grasslands within the project site. Mitigation Measure BIO/mm-16 requires the project to that if onsite mitigation to permanent loss of sensitive plant populations in annual grassland habitat is not feasible, an offsite sensitive plant mitigation component shall be incorporated into the Sensitive Plant Species Revegetation and Restoration Plan, subject to review and approval by California Department of Fish and Wildlife (CDFW) and the City.

The Four Creeks FEIR notes that grassland habitat and trees onsite provide suitable habitat for a variety of special status avian species and monarch butterfly (*Danaus plexippus*). On-site eucalyptus may provide autumnal/winter aggregation sites for

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monarchs; however, this species is not known to overwinter in the trees on the site. The FEIR identified the following special-status species have the potential to occur onsite:

- Cooper’s hawk, (*Accipiter cooperii*), California Species of Special Concern (CSC)
- Tricolored blackbird, (*Agelaius tricolor*), Federal Species of Concern (FSC)/CSC
- Pallid bat, (*Antrozous pallidus*), CSC
- Burrowing owl, (*Athene cunicularia*), FSC/CSC
- Western yellow-billed cuckoo, (*Coccyzus americanus occidentalis*), FSC/SE (California State Endangered)
- White-tailed kite, (*Elanus leucurus*), FSC/State Fully Protected (FP)
- California horned lark, (*Eremophila alpestris actia*), CSC
- Loggerhead shrike, (*Lanius ludovicianus*), CSC

Implementation of the project has the potential to result in direct and indirect impacts to these species and their habitat (in addition to other common and migratory wildlife) as a result of construction activities and long-term use of the site, similar to the previously approved project. Prior to and during construction, the project is subject to Four Creeks FEIR Mitigation Measures. BIO/mm-17 states that Prior to construction, if construction activities are scheduled to occur between November 1 and March 1, a qualified biologist shall conduct surveys for overwintering monarch butterflies. Impacts on nesting birds is outlined in Mitigation Measure BIO/mm-18 which states that prior to construction, if construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a preconstruction survey (approximately 1 week prior to construction) to determine presence/absence for tree-nesting birds within riparian corridors and ground-nesting birds within annual grasslands onsite. The proposed project will comply with the mitigation measures included in the FEIR and therefore, potential impacts to special-status and native wildlife and their habitat would be less than significant.

Bishop Creek and Sydney Creek border and flow through the project site on a seasonal basis. The Four Creeks FEIR states that construction of the proposed project on the site would permanently remove or otherwise impact drainage, riparian areas and wetlands as a result of the removal of in-stream vegetation as part of the project. The proposed Twin Creeks project will have slightly reduced impacts in these areas as what was considered in the FEIR because the revised project does not include the constructions of a pedestrian/vehicle bridge over Bishop Creek. Although the overall number of impacts may be less, the Twin Creeks project will still affect drainage, riparian, and wetland areas and will require compliance with the following mitigation measures included in the 2005 FEIR; BIO/mm-1 states that prior to construction, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP), which shall include detailed sediment and erosion control plans submitted to the City of San Luis Obispo for approval; BIO/mm-2 requires that to avoid erosion and downstream sedimentation, and to avoid impacts to aquatic species, no work in drainages shall occur during the rainy season (November 1 through April 30); BIO/mm-3 limits equipment access and construction to happen on the banks rather than from within the drainage; BIO/mm-4 requires stockpiles to be located a where they will run-off during the rainy season into drainage; BIO/mm-5 states during construction and operation, installation of filtration devices designed to remove oil, grease, and other potential pollutants from stormwater runoff shall be required for all project storm water runoff directed to drainages traversing the project site; BIO/mm-6 outlines the use of surfactants or herbicide and that application shall not occur within 20 feet of drainages/riparian area, in compliance with the City’s riparian setback requirements; BIO/mm-7 requires that construction plans shall show all riparian areas and the 20-foot setback boundaries; BIO/mm-8 outlines that the applicant shall implement a Riparian Habitat Revegetation and Restoration Plan in consultation with the CDFG and the City Natural Resources Manager to protect native trees and native riparian understory vegetation; BIO/mm-9 requires that Prior to issuance of grading permit, the applicant shall obtain all necessary permits, approvals, and authorizations from jurisdictional agencies; BIO/mm-10 states that prior to construction, the applicant shall provide funding for a qualified, City approved environmental monitor for the construction phase of the project to ensure compliance with EIR mitigation measures, the Revegetation and Restoration Plan, any applicable permit conditions, and any conditions required by the City of San Luis Obispo. BIO/mm-11 requires that if onsite mitigation to permanent loss of riparian habitat is not feasible, an offsite riparian mitigation component shall be incorporated into the Revegetation and Restoration Plan, subject to review and approval by jurisdictional agencies; BIO/mm-12 outlines that if impacts to wetlands cannot be avoided, the impacts shall be minimized to the extent practicable. All wetland vegetation planned for removal shall be specified on construction plans. Except for activities requiring removal of wetland vegetation that are specified on construction plans, all ground disturbances and vegetation removal shall be prohibited within a 20-foot setback from the outer edge of the riparian canopy of any drainage onsite. All riparian areas and 20-foot setback boundaries shall be

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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shown on all grading plans; BIO/mm-13 states that the applicant shall incorporate a wetland mitigation component into the Revegetation and Restoration Plan outlined in BIO/mm-2; and BIO/mm-14 outlines that if on-site mitigation to permanent loss of wetlands is not feasible, an off-site wetland mitigation component shall be incorporated into the Revegetation and Restoration Plan, subject to review and approval by jurisdictional agencies.

Through the provided mitigation, the project would result in less than a significant impact.

e) Project Plans, Sheet 5 shows the project grading and frontage improvement plan which includes the locations of existing trees and those that are proposed to be removed. The plans show that grading and construction activities would require the removal of individual eucalyptus trees, pepper trees and oak trees. One eucalyptus tree and a cluster of oak trees located within the 20-foot setback of Bishop Creek are proposed for removal. One 12-inch oak tree is proposed to be removed within the 20-foot setback of Sydney Creek. An additional 12 trees are proposed to be removed outside of the 20-foot creek setback. These 12 trees include eucalyptus trees (7), pepper trees (2) and oak trees (3). The project proposes to remove a total of approximately 15 trees and replant approximately 115 trees as part of the landscape plan. The replacement trees include London Plane, Chinese Pistache, Brisbane Box, Marina Strawberry Tree, Cajeput Tree, Fruitless Olive, Morinine locust, Crepe Myrtle and Ornamental Pear (Attachment 3, Project Plans, Sheet 19).

The City Arborist and the Natural Resources Manager have reviewed the proposed plans and support removal and replanting of the trees as shown on plans with a slight modification. The City Arborist is requiring that the project includes at least one 15-gallon coast live oak in the species of trees to be replanted on the site. In addition, the City Arborist is recommending the applicant remove the large 24-inch eucalyptus tree in the bank of Sydney Creek with a lean towards the proposed structure D as the tree will not sustain pruning without becoming a risk to the proposed construction and future occupancy. As such, mitigation measure BIO-1-2017 requires that the project replant at least one 15-gallon coast live oak tree on the site as part of the landscape to replace the removal of the 12-inch oak tree. BIO-2-2017 requires that the large 24-inch eucalyptus tree in the bank of Sydney Creek with a lean towards the proposed structure D be removed and all other tree removals and all necessary pruning of the other specimens on the must be done by a Certified Arborist.

Through the provided mitigation, the project would result in less than a significant impact.

f) The project site is not part of a local, regional, or state habitat conservation plan.

Conclusion: The 2005 Four Creeks FEIR included various biological mitigation measures that would be applicable to this project. These are included at the conclusion of this report, and address special-status plant species, riparian and development setbacks, and riparian and wetland mitigation pursuant to any resource agency requirements that may be imposed independently of the city, vegetation clearing and bird nesting and monarch pre-construction surveys. While potential impacts to wildlife are not considered significant, the Four Creeks FEIR included mitigation that provide for addressing wildlife and landscape design measures as part of project planning and construction. With recommended project features as designed, and implementation of identified mitigation, the project will have a less than significant impact on biological resources.

5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historic resource as defined in §15064.5.	12,19, 27,28, 29			--X--	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5)	12,19, 27,28, 29			--X--	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	12,19, 27			--X--	
d) Disturb any human remains, including those interred outside of formal cemeteries?	12,19, 27			--X--	

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Evaluation

Pre-Historic Setting: As outlined in the City’s LUCE Update EIR, archaeological evidence demonstrates that Native American groups (including the Chumash) have occupied the Central Coast for at least 10,000 years, and that Native American use of the central coast region may have begun during the late Pleistocene, as early as 9000 B.C., demonstrating that historical resources began their accumulation on the central coast during the prehistoric era. The City of San Luis Obispo is located within the area historically occupied by the Obispeño Chumash, the northernmost of the Chumash people of California. The Obispeño Chumash occupied much of San Luis Obispo County, including the Arroyo Grande area, and from the Santa Maria River north to approximately Point Estero. The earliest evidence of human occupation in the region comes from archaeological sites along the coast.

Historic Resource Setting: The area of San Luis Obispo became colonialized by the Spanish Incursion initially in 1542, with the first official settlement on Chumash Territory occurring in 1772, when the Mission San Luis Obispo de Tolosa was established. By the 1870s (after the earliest arrivals of Chinese immigrants in 1869), a Chinatown district had been established in the downtown area near Palm and Morro Street. By 1875, 2,500 residents were documented in a 4-square mile area around what is now the City of San Luis Obispo. By 1901, the City was served by the Pacific Coast Railway and mainline Southern Pacific, and in 1903 the California Polytechnic State University was established. The last era of growth generally lasted from 1945 to the present. Many of the residential subdivisions in the Foothill and Laguna Lake area were developed between 1945 and 1970 and the city’s population increased by 53% during this time.

a-d) The 2005 FEIR for the Four Creeks Rezoning Project analyzed the project site and possibility of impacts to Cultural Resources. The FEIR outlines that the 5.7-acre portion of the property located between Sydney Creek and Bishop Creek did not have any cultural resources identified in the historic records search, archaeological records search, or the Phase I surface survey. The 1.5 acres of the site located along Broad Street contains existing structures (residential and commercial uses) that front on the street and have been heavily impacted by structures, large eucalyptus trees, sheds, cars, and residential landscaping. A Historic Records Check was conducted in 1994 and no significant historic resources were identified. The current structures on the three parcels are not old enough or connected to history or a personage or unusual enough to qualify as significant cultural resources. The archeological survey of the site did not identify any unique paleontological resources or sites or unique geologic features on the project site.

Based on this information, development of this site would not have an adverse impact on any known prehistoric, paleontological, or historic cultural resources; however grading activities have the potential to disturb unknown prehistoric, paleontological, or historic cultural resources. As such, the FEIR established Mitigation Measures INSIG/mm-2, INSIG/mm-3, and INSIG/mm-4.

Conclusion: Based on the results of the Phase I cultural resources survey and compliance with the previously adopted FEIR Mitigation Measures INSIG/mm-2, INSIG/mm-3, and INSIG/mm-4, the project will have less than a significant impact on cultural resources.

6. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
I. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	1, 4, 9,14, 19		--X--	
II. Strong seismic ground shaking?	1,4, 14,19		--X--	
III. Seismic-related ground failure, including liquefaction?	1,4 14,19		--X--	
IV. Landslides?	1,4, 14,19		--X--	

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b) Result in substantial soil erosion or the loss of topsoil?	1,4, 19,25			--X--	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	1, 4, 9,14, 19			--X--	
d) Be located on expansive soil, as defined in Table 1802.3.2 of the California Building Code (2013), creating substantial risks to life or property?	1, 4, 9,14, 19,25			--X--	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	1, 4, 9,14, 19,25				--X--

Evaluation

San Luis Obispo lies within the southern Coast Range Geomorphic Province. This province lies between the Central Valley of California and the Pacific Ocean and extends from Oregon to northern Santa Barbara County. The Coast Range province is structurally complex, and is comprised of sub-parallel northwest-southeast trending faults, folds, and mountain ranges.

Rock types in the San Luis Obispo area are mainly comprised of volcanic, metavolcanics, and a mixture of serpentinite and greywacke sandstone. These rocks are highly fractured and are part of the Mesozoic aged Franciscan Formation. Intrusive and extrusive volcanic deposits of Tertiary age and marine sedimentary deposits of the Miocene aged Monterey Formation are also found in the area. The most distinctive geomorphological feature of the San Luis Obispo area is the series of Tertiary aged volcanic plugs (remnants of volcanoes) which extend from the City of San Luis Obispo northwesterly to Morro Bay. Hollister Peak, Bishop Peak, Cerro San Luis Obispo, Islay Hill, and Morro Rock are all comprised of these volcanic plugs.

Faulting and Seismic Activity: The predominant northwest-southeast trending structures of the Coast Range Province are related to the San Andreas Fault Transform Boundary. Other faults in the San Luis Obispo area that are considered active or potentially active include the San Juan Fault, the East and West Huasna Faults, the Nacimiento Fault Zone, the Oceano Fault, the Oceanic Fault, Cambria Fault, the Edna Fault, the Hosgri Fault, and the Los Osos Fault. The East and West Huasna Faults, the Nacimiento Fault Zone, the Cambria Fault, and the Edna Fault have not yet been officially classified by the California Division of Mines and Geology.

The Alquist-Priolo Earthquake Fault Zone (formerly known as a Special Studies Zone) is an area within 500 feet from a known active fault trace that has been designated by the State Geologist. Per the Alquist-Priolo legislation, no structure for human occupancy is permitted on the trace of an active fault. The portion of the fault zone closest to the city is located near the southern flank of the Los Osos Valley, northwest of Laguna Lake, but lies just outside of the city limits.

Seismically Induced Ground Acceleration: Seismically induced ground acceleration is the shaking motion that is produced by an earthquake. Probabilistic modeling is done to predict future ground accelerations, taking into consideration design basis earthquake ground motion, applicable to residential or commercial, or upper-bound earthquake ground motion, applied to public use facilities like schools or hospitals.

Landslides: Landslides occur when the underlying support can no longer maintain the load of material above it, causing a slope failure. Ground shaking and landslide hazards are mapped by the City and are shown in the General Plan. Much of the development in San Luis Obispo is in valleys, where there is low potential for slope instability. However, the city contains extensive hillsides. Several are underlain by the rocks of the Franciscan group, which is a source of significant slope instability. The actual risk of slope instability is identified by investigation of specific sites, including subsurface sampling, by qualified professionals. The California Building Code (CBC) requires site-specific investigations and design proposals by qualified professionals in areas that are susceptible to slope instability and landslides.

Liquefaction: Liquefaction is defined as the transformation of a granular material from a solid state to a liquefied state as a consequence of increased pore water pressure. As a result, structures built on this material can sink into the alluvium, buried structures may rise to the surface or materials on sloped surfaces may run downhill. Other effects of liquefaction include lateral spread, flow failures, ground oscillations, and loss of bearing strength. Liquefaction is intrinsically linked with the depth of groundwater below the site and the types of sediments underlying an area.

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The soils in the San Luis Obispo area that are most susceptible to ground shaking, and which contain shallow ground water, are the ones most likely to have a potential for settlement and for liquefaction. The actual risk of settlement or liquefaction is identified by investigation of specific sites, including subsurface sampling, by qualified professionals. Previous investigations have found that the risk of settlement for new construction can be reduced to an acceptable level through careful site preparation and proper foundation design, and that the actual risk of liquefaction is low.

Differential Settlement: Differential settlement is the downward movement of the land surface resulting from the compression of void space in underlying soils. This compression can occur naturally with the accumulation of sediments over porous alluvial soils within river valleys. Settlement can also result from human activities including improperly placed artificial fill, and structures built on soils or bedrock materials with differential settlement rates. This phenomenon can alter local drainage patterns and result in structural damage. Portions of the City have been identified as possibly being underlain by soft organic soils, resulting in a high potential for settlement (General Plan Safety Element).

Subsidence: Ground subsidence occurs where underlying geologic materials (typically loosely consolidated surficial silt, sand, and gravel) undergo a change from looser to tighter compaction. As a result, the ground surface subsides (lowers). Where compaction increases (either naturally, or due to construction), the geologic materials become more dense. As a result, the ground surface overlying the compacting subsurface materials subsides as the underlying geologic materials settle. Ground subsidence can occur under several different conditions, including:

- Ground-water withdrawal (water is removed from pore space as the water table drops, causing the ground surface to settle)
- Tectonic subsidence (ground surface is warped or dropped lower due to geologic factors such as faulting or folding); and
- Earthquake-induced shaking causes sediment liquefaction, which in turn can lead to ground-surface subsidence.

Expansive Soils: Expansive soils are soils that are generally clayey, swell when wetted and shrink when dried. Wetting can occur in a number of ways (i.e., absorption from the air, rainfall, groundwater fluctuations, lawn watering, broken water or sewer lines, etc.). Soil expansion can cause subtle damage that can reduce structural integrity. Portions of the city are known to exhibit the soil types (refer to General Plan Safety Element) identified as having a moderate to high potential for expansion.

2005 Four Creeks FEIR: The project site does not present significant geologic hazard impacts that would require mitigation measures above the recommendations contained in the Geotechnical and Soils reports prepared for the individual project components. Site-specific issues such as expansive soils, differential settlement, and liquefaction potential do warrant special building construction techniques as identified in the individual geo-technical/soils reports prepared for the proposed project.

While fault rupture at the project site cannot be totally excluded, the FEIR indicates that the potential is so low that it can be considered less than significant under CEQA. There is also no direct evidence for active faulting on the project site, and the potential for faulting beneath the parcels is so low that it too can be considered less than significant under CEQA. The proposed project would be subject to the requirements of UBC Zone 4 for resistance to seismic shaking, and no additional mitigation measures are considered necessary. These requirements account for the probabilistic effects of the Los Osos Fault.

The FEIR concluded these impacts can be mitigated to less than significant levels by complying with site specific geotechnical/soils investigation recommendations (Four Creeks FEIR Mitigation Measures INSIG/mm-1).

a-d) Although there are no fault lines on the project site or within close proximity, the site will most likely be subjected to excessive ground shaking in the event of an earthquake. Structures must be designed in compliance with seismic design criteria established in the CBC. To minimize this potential impact, the CBC and City Codes require new structures be built to resist such shaking or to remain standing in an earthquake.

The Safety Element of the General Plan indicates that the project site has a high potential for liquefaction, which is true for most of the City. Development will be required to comply with all City Codes, including Building Codes, which require proper documentation of soil characteristics for designing structurally sound buildings to ensure new structures are built to resist such shaking or to remain standing in an earthquake. Incorporation of required CBC, City Codes, and development in accordance with the General Plan Safety Element will reduce impacts related to seismic hazards to less than significant levels.

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The most significant source of potential erosion of on-site soils would be during initial site ground disturbance/construction and from stormwater runoff. However, compliance with the City’s Stormwater Management Plan (SWMP) will ensure that the creation of additional impervious areas will not increase the amount of runoff within the watershed, and will not affect percolation to the groundwater basin or adversely alter drainage patterns. Based on compliance with existing regulations potential impacts related to drainage and stormwater would be less than significant.

As discussed in the Four Creeks FEIR, potential impacts may occur as a result of development in areas having a high potential for settlement, and moderate to high potential for expansion or contraction of soils; these impacts would be mitigated to less than significant by standard engineering practices in compliance with existing regulations and Four Creeks FEIR Mitigation Measure INSIG/mm-1.

e) The proposed project will be required to connect to the City’s sewer system. Septic tanks or alternative wastewater systems are not proposed and will not be used on the site.

Conclusion: The Four Creeks FEIR included various mitigation measures that would be applicable to this project. These are included at the conclusion of this report, and would mitigate potential drainage and erosion impacts and underlying geologic and soil conditions (see INSIG/mm-1). The project would also be constructed in compliance with City Codes, the CBC and the City’s Stormwater Management Plan (SWMP). With project features as designed, compliance with existing regulations, and implementation of identified mitigation, the project will have less than significant geology and soils impacts.

7. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	1,13, 20,21, 31			--X--	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	1,13, 20,21			--X--	

Evaluation

Prominent greenhouse gas (GHG) emissions contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Anthropogenic (human-caused) GHG emissions in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of unnatural warming of the earth’s climate, known as global climate change or global warming. Global sources of GHG emissions include fossil fuel combustion in both stationary and mobile sources, fugitive emissions from landfills, wastewater treatment, agricultural sources, deforestation, high global warming potential (GWP) gases from industrial and chemical sources, and other activities.

The major sources of GHG emissions in the City are transportation-related emissions from cars and trucks, followed by energy consumption in buildings. These local sources constitute the majority of GHG emissions from community-wide activities in the city, and combine with regional, statewide, national, and global GHG emissions that result in the cumulative effect of global warming, which is causing global climate change. A minimum level of climate change is expected to occur despite local, statewide, or other global efforts to mitigate GHG emissions. The increase in average global temperatures will result in a number of locally-important adverse effects, including sea-level rise, changes to precipitation patterns, and increased frequency of extreme weather events such as heat waves, drought, and severe storms.

Statewide legislation, rules and regulations that apply to GHG emissions associated with the Project Setting include the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32), the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill [SB] 375), Advanced Clean Cars Rule, Low Carbon Fuel Standard, Renewable Portfolio Standard, California Building Codes, and recent amendments to the California Environmental Quality Act (CEQA) pursuant to SB 97 with respect to analysis of GHG emissions and climate change impacts.

Plans, policies and guidelines have also been adopted at the regional and local level that address GHG emissions and climate change effects in the City. The SLO APCD’s CEQA Air Quality Handbook includes guidance on GHG emission thresholds and supporting evidence, that may be applied by lead agencies within San Luis Obispo County (APCD 2012, Source 20). The City also adopted a Climate Action Plan (CAP) that includes a GHG emissions inventory, identifies GHG emission reduction

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targets, and includes specific measures and implementing actions to both reduce community-wide GHG emissions (refer to Source 13). The CAP also includes measures and actions to help the city build resiliency and adapt to the effects of climate change.

a-b) Air quality impacts resulting from the buildout of the City’s General Plan have been analyzed in detail under the LUCE Update EIR. Specifically, in 2009 the City conducted a GHG emissions inventory of annual emissions for the baseline year 2005. The City’s CAP also included forecasted business-as-usual (BAU) emissions for 2010, 2020 and 2035. The CAP BAU forecast supersedes forecasted emissions included in the original 2009 inventory. According to the emissions forecast, communitywide BAU emissions would increase by approximately 9 percent in 2020 compared to 2005 levels, and would further increase by approximately 21 percent in 2035 compared to 2005 levels. However, projected growth assumed under the LUE is equal to or slightly less than the growth projections used to estimate worst case future GHG emissions in the CAP. Therefore, expected long-term operational GHG emissions generated by new development is consistent with the land use and zoning evaluated under the LUCE Update and would be consistent with forecasted BAU communitywide emissions in the CAP.

The CAP includes a communitywide GHG emissions reduction target of 15 percent below 2005 levels by 2020. In order to address the forecasted increase in long-term operational emission impacts, the CAP includes specific GHG reduction measures that are designed to achieve this target, in combination with state and federal legislative reductions. As shown in the LUCE Update EIR, with implementation of the GHG reduction measures, communitywide emissions would be reduced to 16 percent below 2005 levels by the year 2020, exceeding the 15 percent target. Please refer to LUCE EIR Table 4.7-3 (titled “Consistency of Proposed LUCE Update Policies and Programs with Climate Action Plan Measures and Actions”) for a detailed review of LUE policies and their consistency with applicable CAP measures.

The emissions from project-related vehicle exhaust comprise the vast majority of the total project CO₂ emissions. Construction activities would generate GHG emissions through the use of on- and off-road construction equipment in new development. Long-term CO₂ and GHG emissions are primarily from building heating systems, electricity usage, and increased regional power plant electricity generation due to the project’s electrical demands.

An evaluation of the project indicates that the construction and operation of the mixed-use project (102 residential units and 4,103 square feet of commercial space) would not exceed the threshold of significance for the APCD Greenhouse Gas (GHG) Annual Bright Line threshold (1,150 MT CO₂e/year from operational and amortized construction impacts) (see Table 2 below).

Table 2. GHG Emissions Summary

Pollutant	APCD Threshold	Twin Creeks Project
Greenhouse Gases	1,150 MT CO ₂ e/year	1,037.76 MT CO ₂ e/year

Therefore, the proposed project development would be consistent with the communitywide GHG emissions reductions assumed in the CAP and the incremental contribution of GHG emissions associated with implementation of the proposed project would not result in significant impacts.

Conclusion: Based on review of the CEQA Air Quality Handbook, the projected project emissions and Title 24 regulations, impacts are considered less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	4,19, 24			--X--	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	4,19, 24			--X--	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	4,19, 24				--X--

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d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	4,19, 24				--X--
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	4,19, 24			--X--	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	4,19, 24			--X--	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	4,19, 24				--X--
h) Expose people or structures to a significant risk of-loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	4,19, 24				--X--

Evaluation

a-b) The Four Creeks FEIR determined no hazardous materials, substances or waste exist on the subject site. Construction of the proposed project would be required to comply with applicable building, health, fire, and safety codes. Hazardous materials would be used in varying amounts during construction and occupancy of the project. Construction and maintenance activities would use hazardous materials such as fuels (gasoline and diesel), oils, and lubricants; paints and paint thinners; glues; cleaners (which could include solvents and corrosives in addition to soaps and detergents); and possibly pesticides and herbicides. The amount of materials used would be small, so the project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials, as such uses would have to comply with applicable federal, state, and local regulations, including but not limited to Titles 8 and 22 of the CCR, the Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code. Therefore, potential impacts would be less than significant, similar to the determination in the FEIR.

c) The project site is not located within one-quarter mile of an existing or proposed school. Thus, there is no impact.

d) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. Thus, there is no impact.

e-f) The project site is located in the vicinity of the San Luis Obispo County Regional Airport, and is subject to the County Airport Land Use Plan (ALUP). The City Council found the rezoning of the project site to be consistent with the ALUP, and ultimately received the endorsement of the Airport Land Use Commission. The Four Creeks FEIR includes mitigation measure HAZ/mm-2 which requires that the applicant develop Covenants, Codes, and Restrictions (CC&Rs) that disclose to potential buyers or leasers that aircraft over-flights occur, and that such flights may result in safety hazard impacts should an aircraft accident occur and also requires that an aviation easement be recorded over the entire site. The proposed project does not include any elements that would be inconsistent with the Airport Land Use Commission's previous review of the project and the determination in the FEIR. Therefore, there is less than significant impact with mitigation.

g) The proposed project and its proposed circulation and land use plan has been reviewed by the Fire Marshal who has recommended conditions of approval which will assure compliance with adopted fire/emergency-related codes. The project as designed will not impair implementation of, or physically interfere with, the adopted emergency response plan or emergency evacuation plans of the City. Thus, there is no impact.

h) The project site is not in an area identified as subject to wildland fire hazards. Thus, there is no impact.

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Conclusion: Impacts are considered less than significant with mitigation (in the case of the airport disclosures required pursuant to the Four Creeks FEIR Mitigation Measure HAZ/mm-2 referenced above) or there is no impact from the project as proposed.

9. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	1,7,15,17,19			--X--	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	1,7,15,17,19				--X--
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	1,7,15,17,19			--X--	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	1,7,15,17,19			--X--	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	1,7,15,17,19			--X--	
f) Otherwise substantially degrade water quality?	1,7,15,17,19			--X--	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	1,7,15,17,19				--X--
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	1,7,15,17,19				--X--
i) Expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	1,7,15,17,19				--X--
j) Inundation by seiche, tsunami, or mudflow?	4,19				--X--

Evaluation

The City of San Luis Obispo is generally located within a low-lying valley centered on San Luis Obispo Creek. The Four Creeks FEIR identified that the project site is intersected by Alrita-Carla Creek, Bishop Creek, Sydney Creek, and Escorp Drainage; four tributaries of Acacia Creek that merge at the southern portion of the site. Bishop Creek has a healthy riparian corridor characterized by dense willow trees along the top of the creek's banks. Sydney Creek has a degraded corridor, characterized by tall eucalyptus trees. Alrita-Carla Creek and Escorp Drainage are more sparsely vegetated.

Acacia Creek is a direct tributary to San Luis Obispo Creek. San Luis Obispo Creek and its tributaries are identified in the Waterway Management Plan as having significant issues involving reoccurring flood events and bank instability. These problems have been identified as requiring active channel management within the watershed. Management actions for the waterways within the watershed include channel sediment removal, vegetation control, stream restoration and enhancement, repair of existing failing bank protection structures, construction of new bank protection and flood control channel modifications, and most importantly, controlling and regulating stormwater releases from new development to pre-development rates.

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According to the 2005 Four Creek FEIR, the project site is not within the 100-year flood zone, but is within the 500-year flood zone. In 2005 the majority of the site was identified as being within Zone C as shown on the Flood Insurance Rate Map (FIRM). FIRM defines zone C as those areas with minimal flooding. There are also several small areas within the site that are shown to be in Zone B, which is defined as areas between the limits of the 100-year and 500-year flood events, or certain areas subject to 100-year flooding with average depths less than 1-foot. (Since the 2005 EIR these zones have been updated and Zone C is Zone X and Zone B is referred to X-shaded (XB) per current FEMA maps/study).

a, f) The project site is located within the San Luis Obispo Creek watershed area. Due to its size and location, the project is subject to the Drainage Design Manual (DDM) of the Waterway Management Plan (WMP) and newly adopted Post Construction Stormwater Requirements for storm water control. Under these standards, projects where Impervious Area \geq 22,000 SF and in Watershed Management Zone 1 shall meet Post Construction Requirements 1 – 4 as follows: 1) Site Design and Runoff Reduction, 2) Water Quality Treatment, 3) Runoff Retention, and 4) Peak Management. For the SLO City/DDM drainage criteria to be accommodated, Special Floodplain Management Zone Regulations require the analysis to verify that there will be: 1) No change in the 100, 50, 25, 10, 5 & 2 year peak flow runoff exiting the property, 2) Use of Best Management Practices (BMP’s) to minimize potential release of sediments and clarify storm flows in minor storm events to reduce pollutants moving downstream into San Luis Creek, and 3) City Standard Criteria for Source Control of Drainage and Erosion Control, page 7 and 8 Standard 1010, “Projects with pollution generating activities and sources must be designed to implement operation or source control measures consistent with recommendations from the California Stormwater Quality Association.

The Twin Creeks proposed project site is located on a natural crest and does not receive any off-site run-on. The crest splits the project down the middle, dividing watersheds into east or west creek discharging. The main access road of the Twin Creeks project splits the project down the middle, leaving detention basins to discharge into the east and west creeks. The detention basins are located underground, in the parking lot areas. They are comprised of a 6-inch pervious concrete section over a 2.5-foot drain rock section with 40% porosity. These rock sections are supplemented with two underground storage chamber systems. As water flows over top and through the pervious concrete and drain rock, sediment is filtered out of the storm water prior to discharge into the creek. Discharge devices from each underground basin will restrict discharge flows to the pre-developed 2-, 5-, 10-, and 100-year flow rates. Roof runoff will be treated through bio-filtration swales where feasible prior to entering the underground basin systems.

The drainage design is constrained primarily by the underlying soils. The project site is underlain by sandy clays with infiltration rates ranging between 0.0 and 0.05 inches per hour. At this infiltration rate, retaining the increase in runoff on-site is not feasible. Instead, the drainage design incorporates treatment and detention.

The system design will limit the post development runoff to that of the pre-development condition for the 2, 10, 25, 50, & 100-year storm events. The project will treat runoff in accordance with the Post Construction Stormwater Requirements and City Engineering Standard 1010.B. City Engineering Standard for Source Control of Drainage and Erosion Control, page 7 and 8 Standard 1010.B clarifies that “Projects with pollution generating activities and sources must be designed to implement operation or source control measures consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development/Redevelopment.”

Based on the project design and compliance with relevant state and City standards (as discussed above), water quality impacts would be considered less than significant, similar to the determination identified in the FEIR.

b) The project will be served by the City’s sewer and water systems and will not deplete groundwater resources or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Thus, there is no impact.

c-e) Implementation of the project would create additional impervious surfaces, which has the potential to generate run-off resulting in erosion and sedimentation. Physical improvement of the project site will be required to comply with the drainage requirements of the DDM. This plan was adopted for the purpose of insuring water quality and proper drainage within the City’s watershed.

The DDM requires that site development be designed so that post-development site drainage does not significantly exceed pre-development run-off. The proposed project retains the amount of stormwater to reduce discharge to pre-development rates, and

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provides treatment and infiltration for the volume of water required by the Regional Water Quality Control Board (RWQCB). Based on the proposed drainage and stormwater management system and compliance with City and RWQCB regulations, implementation of the project would not result in significant impacts related to erosion, sedimentation, pollution of ground and surface waters, or flooding.

g-i) The proposed project as proposed would not include development located in flood waters during a 100-year storm event per the Federal Emergency Management Agency (FEMA) Flood Hazard Boundary or Flood Insurance Rate Map. The project will not impede or re-direct the flow of any waters. Therefore, no impact would occur.

j) The proposed development is outside the zone of impacts from seiche or tsunami, and the existing upslope projects do not generate significant storm water runoff such to create a potential for inundation by mudflow. Therefore, no impact would occur.

Conclusion: The 2005 Four Creeks FEIR determined that the hydrologic impacts resulting from development of the proposed project would not be cumulatively considerable. The proposed project has been designed in accordance with the DDM to retain its stormwater runoff for controlled release, thereby not increasing downstream runoff volumes or flooding risks. Based on the proposed preliminary drainage plan, including construction and operation of drainage basins approved by the City Public Works Department, and compliance with RWQCB and SWPPP regulations potential impacts would be less than significant.

10. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	1,6, 30			--X--	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1,6, 19, 30				--X--
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1,6, 19				--X--

Evaluation

a) The proposed infill development project is consistent with the development anticipated for the project site under the General Plan and zoning designation (Ordinance No. 1486 (2005 series)), since the site is designated for a mix of High Density Residential and Commercial land uses and is designed to fit among existing multi-family residential and commercial development surrounding it, and will not physically divide an established community. Impacts are considered less than significant.

b) The proposed project will not conflict with applicable land use plans, policies, or regulations for the purpose of avoiding or mitigating an environmental effect. The project is proposed to be consistent with city regulations and development standards, The City's General Plan and the zoning designation of the site (Ordinance No. 1486 (2005 series)).

c) As discussed in subsection 4, Biological Resources, the proposed project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan or natural community conservation plan.

Conclusion: Impacts are considered less than significant.

11. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	5				--X--
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	5				--X--

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Evaluation

a, b) As noted in the Four Creek FEIR there are no known mineral resources are present at the project site. Implementation of the proposed project would not result in the loss of availability of a known mineral resource. The project site is not designated by the general plan, specific plan, or other land use plans as a locally important mineral recovery site.

Conclusion: No impacts are anticipated.

12. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	2,3, 9,19			--X--	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	2,3, 9,19			--X--	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	2,3, 9,19			--X--	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	2,3, 9,19			--X--	
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	2,3, 9,19			--X--	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	2,3, 9,19				--X--

Evaluation

a) According to the 2005 Four Creeks FEIR, the proposed project is located in an area zoned for a mix of commercial and residential land uses that are predicted to be exposed to traffic noise levels that exceed the Noise Element standard of 60 decibels (dB) (FEIR Table NS-1). The project site is bound by Orcutt Road to the north and Broad Street to the east. These two major thoroughfares carry heavy traffic volumes and connect multiple residential, commercial/retail, and industrial areas within the City. Additionally, the project is located near the UPRR railroad tracks. Trains approaching the project site sound their horn because of the at-grade crossing with Orcutt Road. Consequently, to reduce the effects of such traffic and train related noise to sensitive residential receptors, the FEIR established Mitigation Measures NS/mm-2 and NS/mm-3 to reduce noise exposure of new sensitive receptors on the site to meet City Standards.

The proposed project will be required to comply with the established mitigation strategies, which would attenuate outdoor noise levels below the 60 dB threshold. Additionally, prior to final inspection or occupancy, the applicants shall provide the Community Development Director with a report from an engineer qualified in noise analysis, indicating that outdoor noise mitigation measures have been installed as discussed in NS/mm-2. Therefore, no new noise impacts would occur that were not addressed in the Four Creeks FEIR.

b) As discussed in the 2005 Four Creeks FEIR, the project site would be subject to groundborne vibrations due to its proximity to the UPRR tracks. Railroad operations do not constitute a continuous vibration source and therefore the 2005 FEIR determined there would be a less than significant impact of groundborne vibration or groundborne noise levels.

c) Based on noise modeling presented in the 2005 Four Creeks FEIR (refer to Table NS-11 Projected General Plan Buildout Automobile Noise Levels), the project would not result in a significant increase in transportation-related noise along Orcutt Road, Broad, Laurel, Duncan or McMillian. The proposed project would generate 917 daily vehicle trips versus the 2,052 daily trips proposed with the 2005 approved project, and thus have a less impact on noise as identified in the FEIR. Thus, impacts to permanent ambient noise levels are less than significant.

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d) Project construction or other temporary or periodic noise generation may result in temporary increases (spikes) in ambient noise levels. The project will add a minimal increase in noise due to the nature of a new, infill mixed-use project. The project by reference acknowledges that it will comply with FEIR Mitigation Measure NS/mm-1, which requires a Noise Reduction Plan as part of the building submittal and references the City’s Noise Ordinance in terms of construction hours and techniques to reduce temporary impacts from noise levels. Thus, the impact is less than significant.

e, f) The project is located in the vicinity of the San Luis Obispo County Regional Airport, and is subject to the County Airport Land Use Plan (ALUP). Some residents may be exposed to noise generated by airport operations but the noise levels are not expected to exceed thresholds established by the ALUP and the City General Plan; therefore, consistent with the Four Creeks FEIR, this impact is considered less than significant.

Conclusion: Based on the location of the project and compliance with Four Creeks FEIR Mitigation Measures NS/mm-1, NS/mm-2 and NS/mm-3, potential noise impacts would be less than significant.

13. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	1,2,6,19			--X--	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	1,2,6,19				--X--
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	1,2,6,19				--X--

Evaluation

a) The proposed project consists of a residential development of up to 102 residential apartments and 4,103 square feet of retail space within existing City limits, and would be served by existing City infrastructure. The project site is designated for mixed use development under the General Plan and Zoning Ordinance. The proposed project would not involve any other components that would induce further growth not already anticipated under the General Plan and envisioned under the current site zoning designation. Therefore, potential impacts would be less than significant.

b) The proposed project does not include the demolition of any residential units and therefore does not result in a loss of existing housing. No impact would occur.

c) The proposed project does not include the demolition of any residential units, and therefore, would not displace people or necessitate the construction of replacement housing elsewhere. No impact would occur.

Conclusion: Based on the project’s consistency with the General Plan and Zoning Regulations, impacts would be less than significant.

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	1, 4, 9			--X--	
b) Police protection?	1, 4, 9			--X--	
c) Schools?	1, 4, 9			--X--	
d) Parks?	1, 4, 9			--X--	

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e) Other public facilities?	1, 4, 9			--X--	
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Evaluation

Fire Protection: The San Luis Obispo Fire Department (SLOFD) provides fire and emergency services to the City of San Luis Obispo. The Fire Department is organized into five divisions: Emergency Operations, Fire Prevention and Life Safety, Training and Equipment, Administrative, and Support Services. In addition to providing fire and emergency services to the city, SLOFD maintains an Emergency Services Contract with Cal Poly. Under the current contract, SLOFD provides fire and emergency services to the university in return for a set annual fee.

Police Protection: The San Luis Obispo Police Department (SLOPD) provides police protection services within the city limits. SLOPD is responsible for responding to calls for service, investigating crimes and arresting offenders, enforcing traffic and other laws, and promoting community safety through crime prevention and school-safety patrols. The Police Department consists of two bureaus, Administration and Operations, each of which has four divisions. The Police Department operates out of one main facility located at 1042 Walnut Street and a small additional office at 1016 Walnut Street.

Public Schools: The San Luis Coastal Unified School District (SLCUSD) serves an area between the coast and the Los Padres National Forest, and from Morro Bay to the north and Arroyo Grande to the south. In total, the District operates ten elementary schools, two middle schools, two high schools, one continuation high school, and an adult education facility. In addition to the K-12 educational program, the SLCUSD offers a variety of additional educational programs, including: cooperative preschool, preschool early education, and parent participation. Within the San Luis Obispo LUCE Planning Subarea, the District operates six elementary schools, one middle school, one high school, and one continuation high school.

a) The proposed project site is served by the City of San Luis Obispo Fire Department. Implementation of the proposed project would increase the intensity of use of the site and would marginally increase the demand for fire protection services over existing conditions. The project would be similar to the land uses on surrounding properties, and the site is already served by the City for fire protection. The proposed development is consistent with the anticipated land use and zoning for the site and is consistent with the neighboring uses. The project is required to comply with the Uniform Fire Code, and would not require the provision of new or physically altered governmental facilities; therefore, the project would have less than significant impacts.

b) The project site is served by the City of San Luis Obispo Police Department for police protection services. Development of the site would not result in the need for increased patrols or additional units such that new police facilities would need to be constructed. There would be no physical impacts related to the construction of new police facilities, and impacts related to police protection would be less than significant.

c) Consistent with Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the applicant will be required to pay developer fees to the San Luis Coastal Unified School District (SLCUSD). These fees would be directed toward maintaining adequate service levels, which include incremental increases in school capacities. Implementation of this state fee system would ensure that any significant impacts to schools which could result from the proposed project would be offset by development fees, and in effect, reduce potential impacts to a less than significant level.

d) The City's Parkland In-Lieu Fee Program assesses fees based on each new lot in a subdivision so that the City can meet the goals included in the Parks and Recreation Element of the General Plan, including maintenance of existing facilities. Further, deterioration at parks and recreation-oriented public facilities from the proposed project on a city-wide basis is not expected. The proposed project would have a less than significant impact on parks.

e) Please refer to Section 16, Transportation/Traffic, below for a detailed assessment of transportation improvements required. The proposed project would have a less than significant impact on transportation infrastructure and public facilities with the incorporation of the required transportation mitigation measures discussed in the Transportation/Traffic Section below.

Conclusion: Impacts are considered less than significant with mitigation.

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15. RECREATION.

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	1, 10			--X--	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	1, 10			--X--	

Evaluation:

As discussed in the City LUCE Update EIR there are 26 parks in the city, consisting of eight community parks, 10 neighborhood parks, and eight mini parks. There are also six joint use facilities, and several recreation centers and special facilities (e.g., Damon Garcia Sports Fields and the SLO Swim Center). There is currently approximately 151.65 acres of parkland in the City, of which 33.53 acres are neighborhood parks. In addition to developed parks, the City owns or manages over 6,970 acres of open space within and adjacent to San Luis Obispo, some of which provide trails that accommodate hiking and mountain biking.

a-b) The project includes outdoor amenities and common areas, including limited creek corridor open space and access trails within the site (please refer to the project site plans for a detailed depiction of outdoor amenity spaces). The 2005 Four Creeks FEIR identifies Mitigation Measures ISIG/mm-5 which states that the applicants shall comply with Sections 16.40.040 through 16.40.100 of the City Municipal Code and dedicate land equivalent to five acres for each 1,000 residents expected to reside within the subdivision or pay in-lieu fees, as applicable. No significant recreational impacts are expected to occur with development of the site. Impacts are considered less than significant.

Conclusion: Based on the project’s compliance with the City’s General Plans and Municipal Code, potential impacts would be less than significant.

16. TRANSPORTATION/TRAFFIC. Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			--X--		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			--X--		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					--X--
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?					--X--
e) Result in inadequate emergency access?					--X--
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?					--X--

Evaluation

The City is accessed primarily by roadways including US 101, State Route (SR) 1 and SR 227. Routes of regional significance providing access include Los Osos Valley Road, Foothill Road, Broad Street, O’Connor Way, Prefumo Canyon Road, South

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Higuera Street and Orcutt Road. The local roadway system is characterized by a regular street grid in the downtown area and neighborhood street patterns in other parts of the City.

In accordance with the City General Plan Circulation Element Section 6.1.2 Multimodal Level of Service (LOS) Objectives, Service Standards, and Significance Criteria, acceptable vehicle traffic operating conditions are LOS E in the Downtown and LOS D outside of the Downtown. Level of Service (LOS) is a qualitative measure of the effect of a number of factors, including speed and travel time, traffic interruptions, freedom to maneuver, driving comfort and convenience. LOS are designated A through F from best to worst, which cover the entire range of traffic operations that might occur. LOS A represents essentially free-flow conditions, and LOS F indicates substantial congestion and delay.

The City of San Luis Obispo considers roadways operating at LOS D or better to be acceptable, excepting segments downtown where LOS is allowed to drop to E. The only segment noted to be deficient under existing conditions is Broad Street south of Buckley Road, which is under State of California and County jurisdiction. Five study intersections operate at unacceptable levels of service (LOS), E or F, during the AM, Noon, or PM peak hours.

a-b) Central Coast Transportation Consulting conducted a Multi-modal Transportation Impact Study, based on the City of San Luis Obispo's standards and policies. Facilities operated by the City of San Luis Obispo were evaluated using thresholds identified in the 2014 Circulation Element. Table 2 of the Circulation Element specifies that level of service (LOS) D or better operations shall be maintained for bicycle, transit, and vehicle modes in the study area. The minimum LOS standard for pedestrians is LOS C. The Circulation Element establishes priorities of each mode. Project impacts are considered significant if the project degrades a higher priority mode. The intersection Sacramento Drive/Orcutt Road operates below the LOS D threshold for vehicles; the northbound approach operates at LOS F during the PM peak hour due to high left turning volumes. This intersection currently meets the signal warrant during the PM peak hour due to the combination of volume and delay. See Appendix D for the signal warrant calculation sheet.

The project trip generation estimate shows 58 new AM peak hour trips, 89 new PM peak hour trips, and 917 new daily trips. Note that this estimate does not include reductions for pass-by trips or the above average trip rates by non-auto modes in San Luis Obispo. Therefore, it is a conservative estimate of new vehicle trips generated by the project. Based on this evaluation the Project traffic would cause and/or exacerbate a deficient level of service, as defined in City's General Plan, at the intersection of Sacramento & Orcutt Road. Mitigation measure TR-1-2017 requires that prior to the issuance of building permits the applicant shall design and install a traffic signal at the intersection of Sacramento & Orcutt Road. Traffic Signal warrant analysis shall be conducted prior to design and installation and based on that analysis alternative mitigation may be substituted to the satisfaction of the Public Works Director. Costs for implementing mitigation measures above and beyond the applicant's fair share percentage are eligible for Transportation Impact Fee credits or reimbursement agreement.

With the provided mitigation, the project would result in less than a significant impact.

c) The project is located in the vicinity of the San Luis Obispo County Airport but will not result in any changes to air traffic patterns. No impact would occur.

d) The proposed project would not modify existing intersections or roadways. The project driveways would be consistent with City code requirements for ingress/egress to safely and adequately serve the project. Because the project is a similar use to those in the immediate vicinity, the project would not introduce any incompatible uses. No impact would occur.

e) The project has been reviewed by the City Fire Marshal (March 2017) to ensure adequate emergency access has been provided. As proposed, the project would not alter the existing travel flow of vehicles, bicyclists, or pedestrians or substantially increase traffic on local streets in a way that would negatively affect emergency access. Therefore, the proposed project would not have a negative effect on emergency access, and no impact would occur.

f) The project is consistent with policies supporting alternative transportation due to the site's location within an urbanized area, and its proximity to shopping, parks and services. The San Luis Obispo Regional Transit Authority (RTA) and the City of San Luis Obispo Transit Division (SLO Transit) provide transit service to the site area. SLO Transit Route 1B provides fixed-route service to the site. RTA offers Dial-A-Ride curb to curb services within the city limits. City standards for the C-C and R-4 zones require provisions of on-site bicycle storage to be provided. The proposed project is required to include 201 bicycle

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storage spaces within the 102 residential units and 2 long term bicycle parking spaces and 11 short term bicycle parking spaces for commercial uses on the project site, consistent with the City Zoning Regulations Table 6.5. Therefore, no impact would occur.

Conclusion: The new Mitigation Measure TR-1-2017 ensures transportation and traffic impacts of the project are mitigated to less than significant impact.

17. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register as defined in Public Resources Section 5020.1(k)?					--X--
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.					--X--

Evaluation

On June 7, 2017, local Native American tribal groups that have a cultural and traditional affiliation to the area of the City of San Luis Obispo were formally noticed that an Initial Study of Environmental Review was being completed for a proposed project at 791 Orcutt Road and invited to provide consultation on the proposed project. None of the noticed Tribal Groups identified a Tribal Cultural Resource (TCR) on the site or requested consultation.

a) The project site does not contain any structures that are listed as historic resources or are eligible for historic status in the California Register of Historic Resource or the City's Historic Resource Program. Therefore, no impact will occur.

b) Gibson Consulting (2004) conducted an Archival Records Search and Phase One Archeological Surface Survey as part of the Four Creeks FEIR. This included a records search, archival research, and field surveys. No information was presented or records were found that identified that the site as a significant resource to a California Native American tribe. Therefore, no impacts to Tribal Cultural Resources would occur.

Conclusion: No Tribal Cultural Resources were identified by contacted tribes or during the archaeological survey conducted on the project site; therefore, no impact would occur.

18. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	1,15,16,19				--X--
b) Require or result in the construction or expansion of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1,15,16,19				--X--
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	1,16,19				--X--
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded entitlements needed?	1,15,16,19				--X--
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate	1,16,19				--X--

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capacity to serve the project's projected demand in addition to the provider's existing commitments?					
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	1,16,19			--X--	
g) Comply with federal, state, and local statutes and regulations related to solid waste?	1,16,19			--X--	

Evaluation

Water: As discussed in the City's LUCE Update EIR, the City of San Luis Obispo Utilities Department provides potable and recycled water to the community and is responsible for water supply, treatment, distribution, and resource planning. The City is the sole water provider within the city limits and most of the City's water is supplied from multiple surface water sources. However, the City also uses recycled water to supplement irrigation demand. With the update of the City's Water and Wastewater Element in 2016, the City Council reaffirmed the policy for a multi-source water supply. Consistent with the multi-source water supply concept, the City obtains water from five sources:

- Salinas Reservoir (Santa Margarita Lake) and Whale Rock Reservoir: Combined Safe Annual Yield 6,940 AF/year
- Nacimiento Reservoir: 5,482 AF/year dependable yield/ contractual limit
- Recycled water from the City's Water Resource Recovery Facility (WRRF): 193 AF in 2016.

Recycled Water: The project will be required to utilize recycled water as appropriate for the site (Mitigation Measure UTIL/mm-1).

Wastewater: The wastewater system for the City includes facilities for wastewater collection and treatment. The City's collection system serves residential, commercial, and industrial customers. Sewer service is provided only to properties within the city limits, with the exception of a few residential properties located just outside of the city limits, Cal Poly San Luis Obispo, and the County of San Luis Obispo Airport. There are approximately 14,400 service connections. The City's Water Resource Recovery Facility (WRRF) processes wastewater in accordance with the standards set by the State's RWQCB. The WRRF removes solids, reduces the amount of nutrients, and eliminates bacteria in the treated wastewater, which is then discharged to San Luis Obispo Creek. The WRRF is designed for an average dry weather flow capacity of 5.1 million gallons per day (MGD) and a peak wet weather flow capacity of 22 MGD. In 2016, average flows to the WRRF were approximately 3.5 MGD.

Solid Waste: The City's Utilities Department is responsible for administering an exclusive franchise agreement with San Luis Garbage Company to collect and dispose solid waste generated by residential, commercial, and industrial customers in San Luis Obispo. This agreement also includes curbside recycling, and green waste service. There are three solid waste disposal facilities within San Luis Obispo County. Most solid waste collected in the city is disposed of at the Cold Canyon Landfill. Cold Canyon Landfill is currently (2016) permitted to receive up to 1,650 tons of solid waste per day, with an estimated remaining capacity of 14,500,000 cubic yards (60.1 percent remaining capacity). In 2015, the Cold Canyon Landfill operator estimated the landfill is expected to reach capacity in 2040.

a-c, e) The 2005 Four Creeks FEIR identified that wastewater from the proposed project would flow to the existing Rockview lift station. Due to the limited capacity of this station, the additional wastewater flows from complete buildout of the proposed project would result in a significant impact if the project were constructed prior to the new Tank Farm Regional lift station and gravity sewer project being completed. Since the approval of the FEIR, the Tank Farm lift station has been constructed. As such, with the new lift station in place, the site is able to accommodate the full build out of the site. Since the lift station has been constructed the proposed Twin Creeks project will not be required to comply with the 2005 FEIR Mitigation Measure UTIL/mm-3 and UTIL/mm-4 and they have been removed. Development of the site is required to be served by City water service, which has adequate capacity to serve the use. Existing storm water facilities are present in the vicinity of the project site, and it is not anticipated the proposed project will result in the need for new facilities or expansion of existing facilities which could have significant environmental effects. This project has been reviewed by the City's Utilities Department and no resource/infrastructure deficiencies have been identified. These impacts would be less than significant.

d) The 2005 Four Creeks EIR identified that the originally proposed project was not anticipated to significantly impact City of San Luis Obispo beyond current available domestic water supplies, however it recognized that the project would have a

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relatively high percentage of water usage and should utilize applicable water conservation measures. Mitigation Measure UTIL/mm-1 requires the use of recycled water for irrigation. Current City standards and the City’s access to sufficient water makes a water conservation plan not necessary for the proposed Twin Creeks project. As such mitigation measure UTIL/mm-2 of the 2005 FEIR is no longer applicable and will be removed.

The 2014 LUCE Update EIR also determined that the City has sufficient water supplies for build-out of the City’s General Plan. The changes proposed by the Twin Creeks project comply with the City’s General Plan and no resource/infrastructure deficiencies have been identified. Thus, compliance with the City requirements will assure that impacts related to water supplies are less than significant.

f-g) The proposed project will be served by San Luis Garbage Company, which maintains standards for size and access to ensure that collection is feasible, both of which will be reviewed by the Architectural Review Commission. The location and size of trash enclosures proposed for the project have been reviewed by the City and it has been determined that the trash enclosures are sufficient in size to handle the demands of the proposed project.

The Integrated Waste Management Act of 1989 (AB 939) requires each city and county in California to reduce the flow of materials to landfills by 50% (from 1989 levels) by 2000. The proposed project is required to reduce the waste stream generated by development consistent with the City’s Conservation and Open Space Element policies to coordinate waste reduction and recycling efforts (COSE 5.5.3), and Development Standards for Solid Waste Services (available at <http://www.slocity.org/home/showdocument?id=4384>). A solid waste reduction plan for recycling discarded construction materials is a submittal requirement with the building permit application. The incremental additional waste stream generated by this project is not anticipated to create significant impacts to solid waste disposal. This impact would be less than significant.

Conclusion: Based on compliance with the 2005 Four Creeks FEIR Mitigation Measure UTIL/mm-1., the construction of the Tank Farm lift station, and consistency with City standards and the 2014 LUCE EIR, impacts are considered to be less than significant.

19. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			--X--		
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The project is an infill mixed-use development in an urbanizing area of the city. Without incorporation of the 2005 Four Creeks FEIR and compliance with the updated LUCE, the project would have the potential to create significant impacts to the community. As discussed above, potential impacts to aesthetics, biological resources, and transportation will be less than significant with the project features included in the proposed plans and compliance with adopted mitigation measures.

b) Does the project 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 the past projects, the effects of other current projects, and the effects of probable future projects)?			--X--		
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The impacts of the proposed project are individually limited and not considered “cumulatively considerable.” Although incremental changes in certain issue areas can be expected as a result of the proposed project, all environmental impacts that could occur as a result of the proposed project would be reduced to a less than significant level through compliance with the 2005 Four Creeks FEIR and compliance with the updated LUCE, discussed in this Initial Study and implementation of the mitigation measures recommended in this Initial Study for the following resource areas: aesthetics, biological resources, and transportation.

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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					--X--
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Implementation of the proposed project would result in no environmental effects that would cause substantial direct or indirect adverse effects on human beings with incorporation of the mitigation measures recommended in this Initial Study.

20. EARLIER ANALYSES.

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:

a) Earlier analysis used. Identify earlier analyses and state where they are available for review.

City of San Luis Obispo Land Use and Circulation Element (LUCE) Update EIR and Four Creeks Final Environmental Impact Report (2005) are available for review at the City Community Development Department (919 Palm Street, San Luis Obispo, CA 93401). The LUCE Update EIR can also be found at the following website: <http://www.slocity.org/government/department-directory/community-development/planning-zoning/general-plan>

The Four Creeks Final Environmental Impact Report (2005) can be found on the following website: <http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-714>

b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Applicable excerpts, analysis and conclusions from the referenced documents have been added to each impact issue area discussion. Where project specific impacts and mitigation measures have been identified that are not addressed in the Four Creeks FEIR, original analysis has been provided to analyze impact levels as needed.

c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.

Please refer to Initial Study and FEIR Required Mitigation and Monitoring Program.

21. SOURCE REFERENCES.

1.	City of SLO General Plan Land Use Element, December 2014 and Final EIR, October 2014
2.	City of SLO General Plan Circulation Element, December 2014 and Final EIR, October 2014
3.	City of SLO General Plan Noise Element, May 1996
4.	City of SLO General Plan Safety Element, March 2012
5.	City of SLO General Plan Conservation & Open Space Element, April 2006
6.	City of SLO General Plan Housing Element, January 2015
7.	City of SLO Water and Wastewater Element, June 2016
8.	City of SLO Source Reduction and Recycling Element, on file in the Utilities Department
9.	City of San Luis Obispo Municipal Code
10.	City of San Luis Obispo Community Design Guidelines, June 2010
11.	City of San Luis Obispo, Land Use Inventory Database

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12.	City of San Luis Obispo Zoning Regulations, March 2015
13.	City of SLO Climate Action Plan, August 2012
14.	California Building Code
15.	City of SLO 2015 Urban Water Management Plan, June 2016
16.	Final Potable Water Distribution System Operations Master Plan, December 2015
17.	Waterway Management Plan, City and County of San Luis Obispo, 2003
18.	City of San Luis Obispo Bicycle Transportation Plan, November 5, 2013
19.	Four Creeks Rezoning Project Final EIR 2005
20.	CEQA Air Quality Handbook, SLO APCD, April 2012
21.	Institute of Transportation Engineers, Trip Generation Manual, 9 th Edition, on file in the Community Development Department
22.	2001 Clean Air Plan San Luis Obispo County, SLO APCD, December 2001
23.	Greenhouse Gas Thresholds and Supporting Evidence, SLO APCD, March 28, 2012
24.	Applicant project supplement, January 18, 2017
25.	Project Plans, January 18, 2017
26.	Biological Assessment memo
27.	City of San Luis Obispo, Archaeological Resource Preservation Guidelines, on file in the Community Development Department
28.	City of San Luis Obispo, Historic Site Map
29.	City of San Luis Obispo Burial Sensitivity Map
30.	Ordinance No. 1486 (2005 Series)
31.	CalEEMod model for the proposed project
32.	Resolution No. 9747

Attachments:

1. Vicinity Map
2. Site Plan
3. Project Plans
4. Biological Assessment Addendum, Sage Institute, April 28, 2017
5. Traffic Study, Central Coast Transportation Consulting, September 2017
6. CalEEMod Project Analysis, August 2014
7. Resolution No. 9747 – City Council approval of the General Plan amendment and certification of the EIR for the Four Creeks Residential Rezoning Project
8. Ordinance No. 1486 (2005 Series)

PREVIOUSLY REQUIRED MITIGATION AND MONITORING PROGRAMS

See **Attachment 7**: Resolution No. 9747 and **Attachment 8**: Ordinance No. 1486 (2005 Series) – City Council approval and adoption of the General Plan amendment and certification of the EIR for the Four Creeks Residential Rezoning Project.

DELETED MITIGATION MEASURES FROM 2005 FEIR

~~**AES/mm-7**: Prior to issuance of building permits for the Creekston development, the applicant shall revise all site and landscape plans to include the preservation and protection of the existing eucalyptus trees along Sydney Creek to the greatest extent feasible. If tree removal is unavoidable, the Revegetation and Restoration Plan (identified within the Biological Resource Section of the EIR) shall identify all native and non-native trees to be retained and all native and non-native trees to be removed by location, size, and species. The Plan shall not allow removal of any tree taller than 40 feet, and shall not allow removal of more than 15 percent of the total number of trees along the creeks within the development. The Plan shall be field verified by a Certified Arborist and shall be reviewed and approved by the City Natural Resources Manager.~~

~~**UTIL/mm-2**: Prior to issuance of building permits, the applicants shall develop a detailed Water Conservation Plan to be reviewed and approved by the Community Development Director. The Water Conservation Plan shall identify use of the following: low flow shower restrictors, low flow toilet fixtures, drought tolerant landscaping, and other water saving devices. In addition, the plan shall incorporate the use of recycled water for landscape irrigation to mitigate overall water consumption.,~~

~~**UTIL/mm-3**: Prior to issuance of building permits, the applicants shall make fair share payments to the City's Wastewater Impact Fee, which would help finance the construction of any needed capacity expansion at the wastewater treatment plant and the necessary Tank Farm Regional lift station that would serve the project. Payments into the City's Wastewater Impact Fees include consideration of needed system improvements.~~

~~**UTIL/mm-4**: Prior to issuance of building permits, the applicants shall provide evidence that there are adequate wastewater conveyance systems to serve the proposed project through either of the following:
a. A letter from the City Public Works Department indicating that construction of the Tank Farm Regional lift station is completed; or,
b. A letter from the City Public Works Department indicating that a phased approach to the project has been reviewed and approved based on estimates of existing wastewater capacity from the City Utilities Engineer.~~

NEW REQUIRED MITIGATION AND MONITORING PROGRAMS

Biological

BIO-1-2017: The Building Plan submittal shall include landscape plans that show at least one 15-gallon coast live oak tree being replanted on the site as part of the landscape to replace the removal of the 12-inch oak tree.

- **Monitoring Program:** The landscape plan shall be submitted and approved by the City Arborist and Community Development Director prior to issuance of any grading and construction permits.

BIO-2-2017: Building Plan submittal shall show the removal of the large 24-inch eucalyptus tree in the bank of Sydney Creek with a lean towards the proposed structure D. All tree removals and all necessary pruning of the other specimens shall be done by a Certified Arborist.

- **Monitoring Plan:** Grading and building plans shall show and outline all the tree removals. Grading and building plans will be reviewed by City’s Arborist for compliance with the mitigation measure and Tree Protection of the City’s 2016 standard specifications Section 77-1.03A(2) to ensure sufficient details are clearly visible for contractors and City inspectors. City staff will periodically inspect the site for continued compliance with the above mitigation measure.

Transportation/Traffic

TR-1-2017: Prior to the issuance of building permits the applicant shall design and install a traffic signal at the intersection of Sacramento & Orcutt Road. Traffic Signal warrant analysis shall be conducted prior to design and installation and based on that analysis alternative mitigation may be substituted to the satisfaction of the Public Works Director. Costs for implementing mitigation measures above and beyond the applicant’s fair share percentage are eligible for Transportation Impact Fee credits or reimbursement agreement.

- **Monitoring Program:** Requirements shall be clearly noted on all plans for project grading and construction, to be verified by the City Public Works Department.

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