CITY OF SAN LUIS OBISPO

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
For EID-1807-2018/ARCH-1519-2018/SBDV-1528-2018

1. Project Title:

Five-parcel Commercial Subdivision at Tiburon Way

2. Lead Agency Name and Address:

City of San Luis Obispo
990 Palm Street
San Luis Obispo, CA 93401

3. Contact Person and Phone Number:

David Watson, Contract Planner
dave@watsonplanning.us (805) 704-8728
Rachel Cohen, Associate Planner
rcohen@slocity.org (805) 781-7574

4. Project Location:

3750 Bullock Lane, San Luis Obispo, CA 93401
APN: 053-061-024 (portion)

5. Project Representative Name and Address:

Pam Ricci
RRM Design Group
3765 S. Higuera Street, Suite 102
San Luis Obispo, CA 93401

6. General Plan Designation:

Community Commercial

7. Zoning:

Community Commercial – Mixed Use – Specific Plan (C-C-MU-SP)

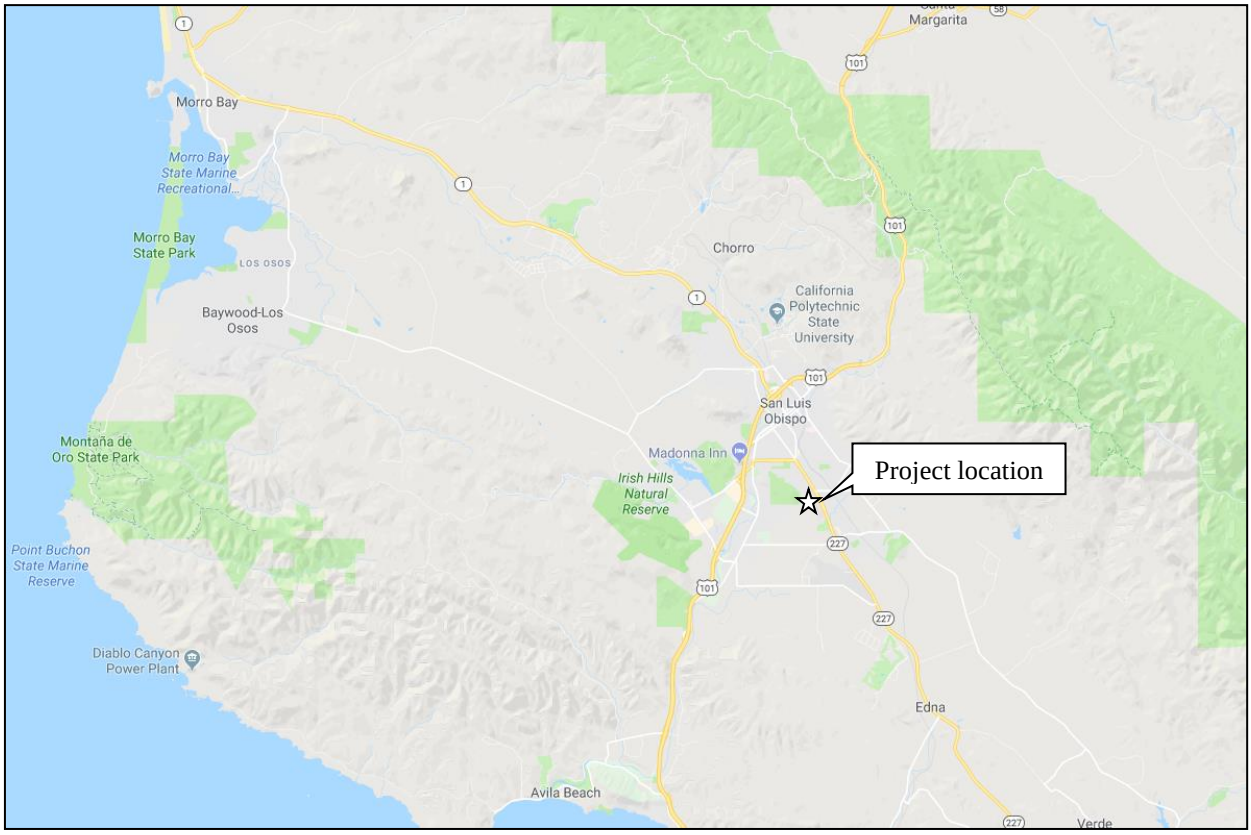

Figure 1: Regional Location

Figure 2: Project Vicinity

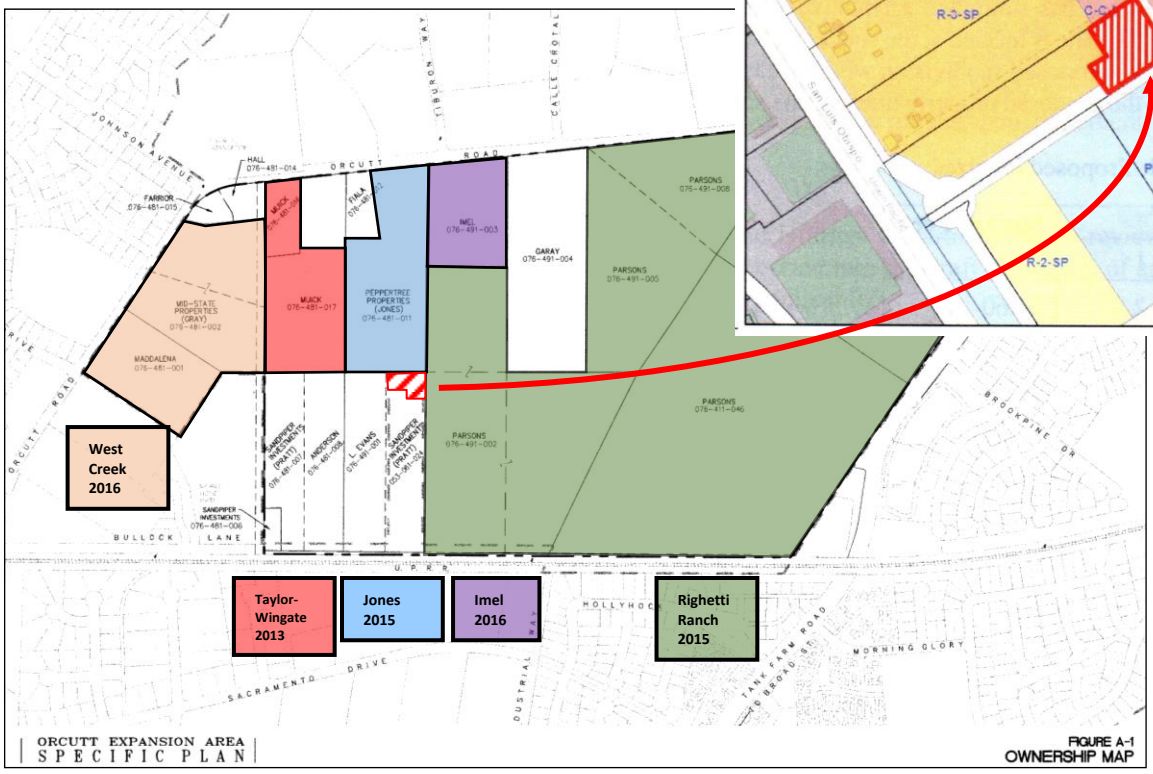

Figure 3: Pratt Commercial Blow-up

8. Description of the Project:

The applicant is proposing a five-parcel commercial subdivision on a 0.77 acre parcel of VTPM No. SLO-17-0127 for a commercial and residential mixed-use project located within the Community Commercial zone of the Orcutt Area Specific Plan (OASP) located at 3750 Bullock Lane, San Luis Obispo, CA 93401 (portion of APN: 053-061-024).

The project includes the following:

1. A five-lot subdivision, four (4) lots ranging in size from 1,560 square feet to 2,211 square feet, and one (1) site of 13,589 square feet,
2. The construction of a single-story retail commercial detached structure of 3,400 square feet at the corner of Ranch House Road and Tiburon Way,
3. The construction of a three-story attached structure including four (4) live-work units that each include approximately 600 square feet of ground floor work space and a 1,460 square feet three-bedroom residential area, and
4. Frontage and on-site improvements (Attachment 1, Project Plans).

The one-story retail structure will be 25.5 feet tall, and the three-story live/work structure will include a maximum height of 34.5 feet and provide two enclosed garage parking spaces. The parcels will be accessed from internal streets serving as a common driveway.

9. Surrounding Land Uses and Settings:

The project site, located in the presently developing Orcutt Planning Area (OASP), encompasses a portion of Vesting Tentative Parcel Map SLO-17-0127 (~33,540 square feet). At present the site is undeveloped and adjoining the under-construction Righetti Ranch development to the immediate south. The project site is located at the (future) corner of Tiburon Way and Ranch House Road. The project site area that is being considered for development is relative flat slope and has no development within this project boundary.

The site is surrounded by developing and undeveloped properties. Adjacent land uses and zoning are provided in the table below:

	Zoning	Land Use
North	R-3-SP, CC-MU-SP	Medium-High Density Residential, Community Commercial Mixed-Use
South	R-2-SP, PF-SP	Medium Density Residential, Public Facility
East	CC-MU-SP, R-2-SP, PF-SP	Community Commercial Mixed-Use, Medium Density Residential, Public Facility
West	Union Pacific Railroad, R-3-SP	UPRR lands, Medium-Density Residential

10. Project Entitlements Requested:

Vesting Tentative Parcel Map SLO-18-0036: Tentative Parcel Map approval will be required for the proposed five lot subdivision. Director approval is required for the proposal.

11. Other public agencies whose approval is required:

None.

12. 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?

Native American Tribes have been notified about the project and as of this date had not replied.

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 and Housing
	Agricultural Resources		Hazards & Hazardous Materials		Public Services
X	Air Quality	**X**	Hydrology/Water Quality		Recreation
X	Biological Resources		Land Use and Planning		Transportation & Traffic
X	Cultural Resources		Energy & Mineral Resources		Utilities and Service Systems
	Geology/Soils		Noise		Tribal Cultural Resources
	Mandatory Findings of Significance				

FISH AND GAME FEES

	There is no evidence before the Department that the project will have any potential adverse effects on fish and wildlife resources or the habitat upon which the wildlife depends. As such, the project qualifies for a de minimis waiver with regards to the filing of Fish and Game Fees.
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 Game for review and comment.

STATE CLEARINGHOUSE

	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 Game, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).

DETERMINATION:

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, or the mitigation measures described on an attached sheet(s) have been added and 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 of NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature

8/3/18
Date

Tyler Corey, Principal Planner
Printed Name

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. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. 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 Pratt Commercial Mixed-Use: SBDV-1224-2017 EID-_____	Sources	Potentially Significant Issues	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?	1,5			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?	1,5, 9, 35, 36			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	1,5, 35, 36			X	
d) Create a new source of substantial light or glare which would adversely effect day or nighttime views in the area?	1,5, 18, 35, 36		X		

Evaluation

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 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. Located in this area is the Righetti Hill conservation and open space area.

The project site is located within the developing Orcutt Planning Area, a predominantly residential neighborhood in the southeast corner of San Luis Obispo, generally between the Union Pacific Railroad lines to the west and Johnson, Orcutt and Tank Farm Roads to the north, east and south. The Orcutt Area Specific Plan (OASP; 2010) established this area as a major city expansion area, designed to provide a variety of housing stock for the community, some neighborhood serving commercial uses, and an extensive network of open space, creek/wetlands preservation, and alternative modes of transportation including bicycles and pedestrian paths with a centrally located recreation and park facility to serve this neighborhood.

a) The proposed project is located within an urbanizing area of the City. The site is located roughly in the middle of the Planning Area and is on relatively flat terrain. The project site is surrounded by other developing medium- and medium-high density (R-2, R-3) single-family and multi-family residential development to the north, south, and east. The project site is located immediately across from the Jones Ranch commercial development approved in 2015. The site is not located in an area of a scenic vista and is centrally located within the developing OASP area. The absence of any significant vistas or viewsheds on the subject property renders this less than a significant impact.

b), c) One of the main objectives of the OASP and companion EIR is to protect natural habitats, including creeks, hills, wetlands, and corridors between these habitats. The subject site currently is undeveloped and does not support any identified visual resources of significance. The proposed project is consistent with the scale of neighboring development and will not obstruct views of the Righetti Hill. Additionally, the project will be reviewed by the Architectural Review Commission (ARC) for consistency with the OASP and Community Design Guidelines, specifically, guidelines for OASP community development. Therefore, the impact is less than significant for this project.

d) The OASP EIR acknowledges that future development pursuant to the OASP will introduce new sources of light, glare and nighttime illumination, as is typical with residential and commercial development. However, the OASP EIR determined that such light and glare impacts can be mitigated to less than significant at the site-specific project stage through compliance with lighting design standards set forth in the OASP and with other adopted standards as may be applicable by other City regulations. The new light source subject to mitigation will not adversely affect day or nighttime views in the urbanized area. Therefore, impacts from new sources of light or glare will be less than significant with mitigation AES-3(a):

AES-3(a) Minimize Lighting on Public Areas. Lighting shall be shielded as shown in the Specific Plan and directed

downward. Lighting shall not be mounted more than 16 feet high. Streetlights, where they are included, shall be primarily for pedestrian safety, and shall not provide widespread illumination unless necessary to comply with safety requirements, as determined by the Public Works Director. Street lighting should focus on intersections and should be placed between intersections only when it is necessary to comply with safety requirements, as determined by the Public Works Director. Trail lighting shall be at a scale appropriate for pedestrians, utilizing bollards, although overhead lighting may be used where vandalism of bollard lights is a concern. Prior to development of individual lots, proposed lighting shall be indicated on site plans and shall demonstrate that spill-over of lighting would not affect nearby residential areas.

Building and parking lot lighting for the project will also be reviewed and approved by the ARC in compliance with OASP Section 4-16 (Lighting) and Chapter 17.23 of the City's Zoning Regulations (Night Sky Preservation Ordinance).

Conclusion: Potentially significant unless mitigation incorporated.

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?	17, 19				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	12				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 or conversion of forest land to non-forest use?	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 value of the Orcutt Area's agricultural land resources, as discussed in the OASP EIR, is not considered significant. Therefore, there is no impact.

b) There is no agricultural zoning or Williamson Act Contract in effect on the subject site.

c) The project site has not been used for grazing in the past. Therefore, this project will not result in any direct loss of productive farmland. Other lands in the vicinity of the project site are either already developed, or if within the Orcutt Area Specific Plan and in agricultural use, are slated by the Plan for eventual non-agricultural use whether this project proceeds or not. Therefore, this project has no direct correlation to any planned conversions of farmland to non-agricultural uses. The impacts of conversion of these lands to non-agricultural uses was evaluated both in the environmental documents for the City's Land Use and Circulation Elements and the OASP as significant, irreversible, adverse impacts that could not be mitigated, and the necessary Statement of Overriding Considerations were adopted by Resolution No. 10154 (2010 Series) pursuant to CEQA. Nonetheless, policies of the Land Use Element were adopted to help compensate for, and thereby reduce the impacts from productivity lost as a result of the conversions to non-agricultural uses. This project complies with said policies by being consistent with approved land use designations for the site.

Conclusion: No impact.

Issues, Discussion and Supporting Information Sources Five-parcel Commercial Subdivision at Tiburon Way EID-1807-2018/ARCH-1519-2018/SBDV-1528-2018	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	20,21, 36			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	20,21, 36		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 qualitative thresholds for ozone precursors)?	20,21, 36		X		
d) Expose sensitive receptors to substantial pollutant concentrations?	20,21, 32		X		
e) Create objectionable odors affecting a substantial number of people?	4, 32				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 non-attainment 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) - e) The San Luis Obispo Air Pollution Control District (SLOAPCD) adopted the 2001 Clean Air Plan (CAP) in 2002. The 2001 CAP is a comprehensive planning document intended to provide guidance to the SLOAPCD and other local agencies, including the City, on how to attain and maintain the state standards for ozone and PM10. 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. The project is consistent with the CAP's land use planning strategies, including locating medium density residential within an urban area proximate to an existing roadway, near transit services and shopping areas. Therefore, potential impacts would be less than significant.

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 1-hour and 8-hour State standards for ozone and the 24-hour State standard for PM_{10}.

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. Assessment of potential air quality impacts that may result from the proposed project was conducted using the April 2012 CEQA Air Quality Handbook, which is provided by the APCD for the purpose of assisting lead agencies in assessing the potential air quality impacts from residential, commercial and industrial development. Under CEQA, the APCD is a responsible agency for reviewing and commenting on projects that have the potential to cause adverse impacts to air quality.

Construction Significance Criteria:

Temporary impacts from the project, including but not limited to excavation and construction activities, vehicle emissions from heavy duty equipment and naturally occurring asbestos, have the potential to create dust and emissions that exceed air quality standards for temporary and intermediate periods.

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified that NOA may be present throughout the City of San Luis Obispo (APCD 2012 CEQA Handbook, Technical Appendix 4.4), and under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105) are therefore required to provide geologic evaluation prior to any construction activities. As such, impacts are considered potentially significant but mitigable.

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Because the project is within 1,000 feet of sensitive receptors, impacts related to fugitive dust emissions during proposed construction activities are considered potentially significant but mitigable.

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 potentially significant.

Operational Screening Criteria for Project Impacts:

Table 1-1 of the SLOAPCD CEQA Air Quality Handbook indicates that the construction of condos / townhouses with less than 103 dwelling units would not exceed the threshold of significance for the APCD Annual Bright Line threshold (MT CO2e). The threshold for reactive organic gases (ROG) and oxides of nitrogen (NO_x) would not be exceeded by the proposed project (maximum size for exemption stated at 93 dwelling units). Therefore, operational phase air quality impacts are considered less than significant.

According to the OASP EIR, 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 potentially short-term 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 units thereby potentially exposing sensitive receptors to substantial pollutant concentrations. The OASP EIR also noted long-term ("operation") air quality impacts would result from on-going emissions generated by the project-related vehicular trips, as well as additional natural gas combustion for space and water heating and additional fuel combustion at power plants for electricity consumption.

To reduce vehicular trips associated with the project, the design includes many sustainable features and is not auto-centric. The project includes a network of pedestrian pathways internally throughout that will connect to the property to the south as well as Orcutt Road. The applicant is preparing a trip reduction plan that makes a formal commitment to providing features and amenities in the project to encourage residents to seek alternatives to single passenger trips. These features include, but are not limited to: 1) Bicycle parking in excess of minimum City requirements; 2) Provision of a bicycle care center in the community building that will support and service bicycles; and 3) Use of rideshare and/or FunRide services. Thus, the project impact is less than significant with mitigation included.

Mitigation Measures:
The OASP EIR concluded that the following mitigation measures AQ-1(a), -1(d), -1(e), AQ-3(a), -3(b), -3(c), -3(d) and the addition of mitigation measure AIR-1 would reduce the dependence on automobiles and improve energy efficiency decreasing emissions, provide for construction and operational phase air quality conditions, and protect against naturally occurring asbestos, should it be encountered on the subject site.

AQ-1(a) Energy Efficiency. The building energy efficiency rating shall be 10% above what is required by Title 24 requirements for all buildings within the Specific Plan Area. The following energy-conserving techniques shall be incorporated unless the applicant demonstrates their infeasibility to the satisfaction of City Planning and Building Department staff: increase walls and attic insulation beyond Title 24 requirements; orient buildings to maximize natural heating and cooling; plant shade trees along southern exposures of buildings to reduce summer cooling needs; use roof material with a solar reflectance value meeting the Environmental Protection Agency/Department of Energy Star rating; build in energy efficient appliances; use low energy street lighting and traffic signals; use energy efficient interior lighting; use solar water heaters; and use double-paned windows. Final building construction plans will include needed solar conduits required for each residential unit for installing a roof-mounted solar system, at the option of each owner.

AQ-1(d) Telecommuting. All new homes within the Specific Plan area shall be constructed with internal wiring/cabling that allows telecommuting, teleconferencing, and tele-learning to occur simultaneously in at least three locations in each home.

AQ-1(e) Pathways. Where feasible, all cul-de-sacs and dead-end streets shall be links by pathways to encourage pedestrian and bicycle travel.

AQ-3(a) Application of CBACT (Best Available Control Technology for construction related equipment). The following measures shall be implemented to reduce combustion emissions from construction equipment where a project will have an area of disturbance greater than 1 acre, or for all projects, regardless of the size of ground disturbance, when that disturbance would be conducted adjacent to sensitive receptors.

- Specific Plan applicants shall submit for review by the Community Development Department and Air Pollution Control District (APCD) staff a grading plan showing the area to be disturbed and a description of construction equipment that will be used and pollution reduction measures that will be implemented. Upon confirmation by the Community Development Department and APCD, appropriate CBACT features shall be applied. The application of these features shall occur prior to Specific Plan construction.
- Specific Plan applicants shall be required to ensure that all construction equipment and portable engines are properly maintained and tuned according to manufacturer's specifications.
- Specific Plan applicants shall be required to ensure that off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB motor vehicle diesel fuel (non-taxed off-road diesel is acceptable).
- Specific Plan applicants shall be required to install a diesel oxidation catalyst on each of the two pieces of equipment projected to generate the greatest emissions. Installations must be prepared according to manufacturer's specifications.
- Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's 1996 and newer certification standard for off-road heavy-duty diesel engines.
- Maximize, to the extent feasible, the use of on-road heavy-duty equipment and trucks that meet the ARB's 1998 or newer certification standard for on-road heavy-duty diesel engines.
- All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and on job sites to remind drivers and operators of the 5 minute idling limit.

AQ-3(b) Dust Control. The following measures shall be implemented to reduce PM10 emissions during all Specific Plan construction:

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water

should be used whenever possible.

- All dirt-stock-pile areas shall be sprayed daily as needed.
- Permanent dust control measures shall be identified in the approved Specific Plan revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities.
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

AQ-3(c) Cover Stockpiled Soils. If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin.

AQ-3(d) Dust Control Monitor. On all projects with an area of disturbance greater than 1 acre, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

AIR-1 Naturally Occurring Asbestos. Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Technical Appendix 4.4 of this Handbook includes a map of zones throughout SLO County where NOA has been found and geological evaluation is required prior to any grading. More information on NOA can be found at http://www.slocleanair.org/business/asbestos.asp.

e) The project includes the development of neighborhood commercial services and live-work units, as anticipated in the OASP, and therefore would not include any potential land uses that 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: Potentially Significant Unless Mitigation Incorporated.

More information on NOA can be found at http://www.slocleanair.org/rules-regulations/asbestos.php.

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?	5,28, 29, 15			X	
b) Have a substantial adverse effect on any riparian habitat or other	5,28,			X	

sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	29, 15				
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, marshes, vernal pools, etc.) through direct removal, filling, hydrological interruption, or other means?	5,28, 29, 15				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 wildlife nursery sites?	5,28, 29, 15				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	5,10, 29		X		
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?	5,10, 29				X

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.

a)-d) The EIR prepared for the OASP conducted programmatic biological resource impact analyses of special species of plants and animals, and different habitat values, including riparian corridors and wetlands. The OASP incorporated recommended EIR policies and programs. Appendix C of the OASP incorporates mitigation measures to be applied to project approvals consistent with the Specific Plan as applicable. The subject site was found to not contain any significant sensitive natural resource features on the project site.

The site does not support riparian or wetland areas.

The site does not contain any heritage trees or any biological resources that are protected by local policies or ordinances.

e) The OASP EIR established standards for landscaping to ensure no invasive and non-native species were introduced to the Planning Area. Biological Resources Mitigation Measure B-6(d) of the EIR provides a listing of prohibited plantings as part of any project approvals.

B-6(d) Landscaping Plan Review. To ensure that project landscaping does not introduce invasive non-native plant and tree species to the region of the site, the final landscaping plan shall be reviewed and approved by a qualified biologist. The California Invasive Plant Council (Cal-IPC) maintains several lists of the most important invasive plants to avoid. The lists shall be used when creating a plant palette for landscaping to ensure that plants on the lists are not used. The following plants shall not be allowed as part of potential landscaping plans pursuant to development under the Specific Plan:

- African sumac (Rhus lancea)
- Australian saltbush (Atriplex semibaccata)
- Black locust (Robinia pseudoacacia)
- California pepper (Schinus molle) and Brazilian pepper (S. terebinthifolius)
- Cape weed (Arctotheca calendula)
- Cotoneaster (Cotoneaster pannosus), (C. lacteus)
- Edible fig (Ficus carica)
- Fountain grass (Pennisetum setaceum)
- French broom (Genista monspessulana)
- Ice plant, sea fig (Carpobrotus edulis)
- Leafy spurge (Euphorbia esula)
- Myoporum (Myoporum spp.)
- Olive (Olea europaea)
- Pampas grass (Cortaderia selloana), and Andean pampas grass (C. jubata)
- Russian olive (Elaeagnus angusticifolia)
- Scotch broom (Cytisus scoparius) and striated broom (C. striatus)
- Spanish broom (Spartium junceum)
- Tamarix, salt cedar (Tamarix chinensis), (T. gallica), (T. parviflora), (T. ramosissima)
- Blue gum (Eucalyptus globulus)
- Athel tamarisk (Tamarix aphylla)

With the exception of poison oak, only those species listed in the Specific Plan's Suggested Plant List [Orcutt Area Specific Plan Appendix E] shall not be planted anywhere on-site because they are invasive non-native plant species. Poison oak is a native plant species and could be used to deter human entrance to an area such as a mitigation/enhancement area.

With implementation of this mitigation, the impact is considered less than significant.

f) The project site is not part of a local, regional, or state habitat conservation plan and therefore would have not have an impact. No impact.

Conclusion: Potentially Significant unless Mitigation Incorporated.

5. CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a historic resource? (See CEQA Guidelines 15064.5)	12,23, 24,25				X
b) Cause a substantial adverse change in the significance of an archaeological resource? (See CEQA Guidelines 15064.5)	12,24, 25		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	12,24, 25		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?	26		X		

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) The project site is not designated or listed as a historic resource and not located within a historic district. There are no structures on the site. Therefore, no impacts to historic resources would occur.

b-d) The project site is not located within a designated burial sensitivity area and the project is not considered an archaeologically sensitive site as described in the City's Archaeological Resource Preservation Program Guidelines. The project area has been part of two general cultural resource field surveys. The project site is located in an area that does not contain any unique geological feature and possesses no known unique paleontological resources. The OASP EIR included an on-site survey of the subject project area and no historic or archeological resources were discovered. Development of the site will be subject to construction mitigation monitoring requirements contained in the OASP and OASP EIR (Mitigation Measure CR-1) to address any unknown subsurface resources which may be discovered during grading operation of the site.

CR-1 Preservation of Archeological Resources. A monitoring plan shall be prepared and approved by the City prior to building permit approval. The plan shall include survey results that outline where monitoring is required on the site and note when a Native American monitor is required. The plan shall provide protocols for stoppage of work and treatment of human remains, staff education requirements, and a data recovery plan to be implemented in case significant deposits are exposed.

Thus, the project impact is potentially significant unless mitigation incorporated.

Notices regarding local tribal consultation outreach per AB 52 have been provided. To date no reply has been made from any of those contacted.

Conclusion: Potentially Significant Unless Mitigation Incorporated.

6. GEOLOGY AND SOILS. Would the project:					
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:					
I. Rupture of a known earthquake fault, as delineated in 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.	4,29, 35,36		X		
II. Strong seismic ground shaking?	4		X		
III. Seismic-related ground failure, including liquefaction?	4		X		
IV. Landslides or mudflows?	4		X		
b) Result in substantial soil erosion or the loss of topsoil?	29		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 landslides, lateral spreading, subsidence, liquefaction, or collapse?	4		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	4,14		X		
e) Have soils incapable of adequately supporting the use of septic	4,14,				X

tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	35,36				

Evaluation

As discussed in the recent City LUCE Update EIR, 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 Alquist-Priolo 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 building code 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.

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 human activity), the geologic materials become denser. 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.

2010 OASP FEIR: Regional studies indicated that there are no active or potentially active faults within the Specific Plan area. However, ground shaking associated with nearby faults could damage or destroy property, structures and transportation infrastructures. In addition, site soils are reported to have a high liquefaction potential, a moderate to high expansion potential and a potential for subsidence. The FEIR concluded these impacts can be mitigated to less than significant levels through the application of standard CBC and geotechnical/soils investigation recommendations.

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.

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. In addition, OASP FEIR Mitigation Measures addressing potential impacts to drainage and surface waters would be required, including the following: D-1(a) Erosion Control Plan; D-1(b) Storm Water Pollution Prevention Plan; D-4(a) Compliance with the City's Drainage Design Manual; D-4(b) Final Drainage Detention System Verification; D-5(a) Biofilters; D-5(b) SWPPP Maintenance Guidelines; D-5(c) Pervious Paving Material; and D-5(d) Low Impact Development Practices.

D-1(a) Erosion Control Plan. Prior to issuance of the first Grading Permit or approval of improvement plans, the applicant shall submit to the Directors of Community Development and Public Works for review and approval a detailed erosion control plan (ECP) to mitigate erosion and sedimentation impacts during the construction period. The detailed ECP shall be accompanied by a written narrative and be approved by the City Engineer. At a minimum, the ECP and written narrative should be prepared according to the guidelines outlined in the DDM and should include the following:

- A proposed schedule of grading activities, monitoring, and infrastructure milestones in chronological format;
- Identification of critical areas of high erodibility potential and/or unstable slopes;

- Soil stabilization techniques such as short-term biodegradable erosion control blankets and hydroseeding should be utilized. Silt fences should be installed downslope of all graded slopes. Straw bales should be installed in the flow path of graded areas receiving concentrated flows, as well as around storm drain inlets;
- Description of erosion control measures on slopes, lots, and streets;
- Contour and spot elevations indicating runoff patterns before and after grading;
- Filter systems at catch basins (drop inlets) in public streets as a means of sediment control; and
- The post-construction inspection of all drainage facilities for accumulated sediment, and the clearing of these drainage structures of debris and sediment.

D-1(b) Storm Water Pollution Prevention Plan. The applicant shall comply with NPDES General Construction Activities Storm Water Permit Requirements established by the CWA. Pursuant to the NPDES Storm Water Program, an application for coverage under the statewide General Construction Activities Storm Water Permit (General Permit) must be obtained for project development. It is the responsibility of the project applicant to obtain coverage prior to site construction. The applicant can obtain coverage under the General Permit by filing a Notice of Intent (NOI) with the State Water Resource Control Board's (SWRCB) Division of Water Quality. The filing shall describe erosion control and storm water treatment measures to be implemented during and following construction and provide a schedule for monitoring performance. These BMPs will serve to control point and non-point source (NPS) pollutants in storm water and constitute the project's SWPPP for construction activities. While the SWPPP will include several of the same components as the ECP, the SWPPP will also include BMPs for preventing the discharge of other NPS pollutants besides sediment (such as paint, concrete, etc.) to downstream waters.

- Notice of Intent. Prior to beginning construction, the applicant shall file a Notice of Intent (NOI) for discharge from the proposed development site.
- Storm Water Pollution Prevention Plan. The applicant shall require the building contractor to prepare and submit a SWPPP to the City forty-five (45) days prior to the start of work for approval. The contractor is responsible for understanding the State General Permit and instituting the SWPPP during construction. A SWPPP for site construction shall be developed prior to the initiation of grading and implemented for all construction activity on the project site in excess of one acre. The SWPPP shall include specific BMPs to control the discharge of material from the site. BMP methods may include, but would not be limited to, the use of temporary detention basins, straw bales, sand bagging, mulching, erosion control blankets, silt fencing, and soil stabilizers. Additional BMPs should be implemented for any fuel storage or fuel handling that could occur on-site during construction. The SWPPP must be prepared in accordance with the guidelines adopted by the State Water Resources Control Board (SWRCB). The SWPPP shall be also submitted to the City along with grading/development plans for review and approval.
- Notice of Completion of Construction. The applicant shall file a notice of completion of construction of the development, identifying that pollution sources were controlled during the construction of the project and implementing a closure SWPPP for the site.

D-4(a) Compliance with City's Drainage Design Manual. All drainage improvements must be constructed in accordance with Section 9 of the City's Drainage Design Manual. Either subregional facilities shall be constructed with the first phase of development or interim (on-site) drainage control shall be constructed. Interim facilities can be abandoned once regional facilities are available. The applicant shall submit a detention system plan to the Director of Public Works for review and approval. The detention basins shall be designed to comply with applicable City drainage design standards and at a minimum have the following features:

- Each basin should include an outlet structure to allow the basin to drain completely within 48 hours. The amount of outflow can be regulated with a fixed outfall structure. Such a structure must include an outfall pipe of a size and length that will give positive control on the outfall head. The principal outlet regulates the design discharge from the watershed above at a water level in the basin that does not exceed a certain maximum elevation.
- Regional, or larger on-site facilities can pose significant hazards to public safety in the event of failure. In addition to the outlet control structure, an emergency overflow spillway (secondary overflow) must be provided. This spillway must satisfy the following requirements:
    - The spillway must be designed to pass the 100-year design storm event if the outlet works fail or if a runoff event exceeds the design event. The spillway design will be based on peak runoff rates for developed site conditions, assuming that the basins fill to the crest of the spillway prior to the beginning of the design

event.
    - The spillway must be located so overflow is conveyed safely to the downstream channel.
- Each basin shall be designed with an emergency spillway that can pass the 100-year storm event with 2-foot freeboard between the design water surface elevation and the top of the embankment. At a minimum the basin must contain the 10-year flow without release to emergency spillway. If flows over the emergency spillway do occur, provisions must be made or be in place that will convey such flows safely.
- The design volume of the basin must be sized to include the capacity for a five (5) year accumulation of sediment. Generally, the basin should be cleared out when it is half-full, as determined on a marked staff in the bottom of the basin, or a mark on a riser pipe. The amount of potential sedimentation in the basin shall be determined by a soils engineer or hydrologist, using the procedures such as those outlined in the Association of Bay Area Government's (ABAG) Manual of Standards for Erosion and Sediment Control (May 1995) or as approved by the City Engineer or County Public Works Director.
- The basin and its outfall must be sized so that approximately 85% of the total stormwater storage, excluding sediment storage in the basin, can be recovered within twenty-four hours of the peak inflow. A basin overflow system must provide controlled discharge (emergency spillway) for the 100-year design event without overtopping the basin embankment and maintain adequate freeboard. The design must provide controlled discharge directly into the downstream conveyance system or safe drainage way. The principal outlet must be able to drain the detention facility within 48 hours of the end of the 100-year storm by gravity flow through the principal outlet.
- Any detention basin design must be accompanied by a soils report. This report should address allowable safe basin slopes with respect to liquefaction, rapid draw down, wave action and so forth. Additionally, the report should also address sedimentation transport from areas above the basin and allowable bearing pressures where structures are to be placed. The soils report must address the level of the water table and the effects of the basin excavation on the water table.

D-5(b) SWPPP Maintenance Guidelines. Prior to issuance of the first grading permit or approval of improvement plans, the applicant shall submit to the Director of Community Development and Director of Public Works for review and approval a long-term storm water pollution prevention plan (SWPPP) to protect storm water quality after the construction period. The SWPPP shall include the following additional BMPs to protect storm water quality:

- Proper maintenance of parking lots and other paved areas can eliminate the majority of litter and debris washing into storm drains and thus entering local waterways. Regular sweeping is a simple and effective BMP aimed at reducing the amount of litter in storm drain inlets (to prevent clogging) and public waterways (for water quality). The project applicant shall enter into an agreement with the City of San Luis Obispo to ensure this maintenance is completed prior to approval of improvement plans or final maps.
- Proper maintenance of biofilters is essential to maintain functionality. The maintenance of biofilters on the project site will be the responsibility of a homeowner's association for the proposed project. Biofilter maintenance would include: 1) Regular mowing to promote growth and increase density and pollutant uptake (vegetative height should be no more than 8 inches, cuttings must be promptly removed and properly disposed of); 2) Removal of sediments during summer months when they build up to 6 inches at any spot, cover biofilter vegetation, or otherwise interfere with biofilter operation; and 3) Reseeding of biofilters as necessary, whenever maintenance or natural processes create bare spots.
- Proper maintenance of detention basins is necessary to ensure their effectiveness at preventing downstream drainage problems and promoting water quality. Necessary detention basin maintenance includes: 1) regular inspection during the wet season for sediment buildup and clogging of inlets and outlets; 2) regular (approximately every 2-3 years) removal of basin sediment; and 3) if an open detention basin is used, mowing and maintenance of basin vegetation (replant or reseed) as necessary to control erosion. A maintenance plan must be developed and provided along with the design documents. Long-term detention basin maintenance plans must clearly delineate and assign maintenance and monitoring responsibilities for local and regional detention basins. Maintenance reports shall be submitted annually to City's Public Works Department.
- For basins greater than 5,000 m3 (4 ac-ft) storage (i.e. the Upper Fork regional detention basin), vehicular access for maintenance of the basin and outlet works, removal of sediment, and removal of floating objects during all weather conditions must be provided. An access road must be provided to the basin floor of all detention facilities. This road must have a minimum width of 3.7 m (12 ft) and a maximum grade of 20%. Turnarounds at the control structure and

the bottom of the basin must have a 12-m (40-ft) minimum outside turning radius.

- The applicant shall prepare informational literature and guidance on residential BMPs to minimize pollutant contributions from the proposed development. This information shall be distributed to all residences at the project site. At a minimum the information should cover: 1) general information on biofilters and detention basins for residents concerning their purpose and importance of keeping them free of yard cuttings and leaf litter; 2) proper disposal of household and commercial chemicals; 3) proper use of landscaping chemicals; 4) clean-up and appropriate disposal of yard cuttings and leaf litter; and 5) prohibition of any washing and dumping of materials and chemicals into storm drains.
- The stormwater BMP devices shall be inspected, cleaned and maintained in accordance with the manufacturer's maintenance specifications. The devices shall be cleaned prior to the onset of the rainy season (i.e. November 1st) and immediately after the end of the rainy season (i.e. May 1st). All devices will be checked after major storm events. The results of the inspection and maintenance report shall be submitted to the City of San Luis Obispo Public Works Department.

D-5(c) Pervious Paving Material. Consistent with Land Use Element Policy 6.4.7, the applicant shall be encouraged to use pervious paving material to facilitate rainwater percolation. Parking lots and paved outdoor storage areas shall, where feasible, use pervious paving to reduce surface water runoff and aid in groundwater recharge.

D-5(d) Low Impact Development Practices. In addition to the low impact development (LID) practices described in the above measures, the Specific Plan shall incorporate the following as requirements of future development within the area, to the extent appropriate for type and location of development:

- Reduced and disconnected impervious surfaces
- Preservation of native vegetation where feasible
- Use of tree boxes to capture and infiltrate street runoff
- Roof leader flows shall be directed to planter boxes and other vegetated areas
- Soil amendments shall be utilized in landscaped areas to improve infiltration rates of clay soils.
- Incorporate rain gardens into landscape design These LID practices shall be utilized wherever feasible and appropriate to ensure that the pre-development stormwater runoff volume and pre-development peak runoff discharge rate are maintained, and that the flow frequency and duration of post development conditions are identical (to the extent feasible) to those of pre-development conditions. LID practices are subject to the review and approval of the Regional Water Quality Control Board, as part of the City's National Pollution Discharge Elimination System Permit compliance.

Based on compliance with existing regulations and previously adopted mitigation measures, potential impacts related to drainage and stormwater would be less than significant.

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. No impact.

Conclusion: Potentially significant unless mitigation incorporation.

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?	13,20, 21,36			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	13,20, 21,33				X

Evaluation

As outlined in the City LUCE Update EIR, prominent 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), Climate Pollution Reduction Beyond 2020 Healthier Communities and a Stronger Economy (Senate Bill [SB] 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 San Luis Obispo County Air Pollution Control District (APCD) adopted a CEQA Review Handbook, as well as guidance on GHG emission thresholds and supporting evidence, that may be applied by lead agencies within San Luis Obispo County (APCD 2012a, 2012b). The City also adopted a Climate Action Plan (CAP) that includes a GHG emissions inventory, identifies GHG emission reduction targets, and includes specific measures and implementing actions to both reduce community-wide GHG emissions and 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 and the OASP EIR also included a discussion of strategies for reducing greenhouse gas (GHG) emissions and provided a project-specific emissions inventory. 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 and OASP 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 project is consistent with LUCE Update EIR and the OASP EIR guidance on reducing GHGs as well as the CAP; therefore, the impact is less than significant. City policies recognize that compact, infill development allows for more efficient use of existing infrastructure and aids Citywide efforts to reduce greenhouse gas emissions. The City's CAP also recognizes that energy efficient design will result in significant energy savings, which result in emissions reductions.

The emissions from project-related vehicle exhaust comprise the vast majority of the total project CO_2 emissions. The remaining project CO_2 emissions are primarily from building heating systems and increased regional power plant electricity generation due to the project's electrical demands.

Short Term Construction-Related GHG Emissions: Construction activities would generate GHG emissions through the use of on- and off-road construction equipment in new development. Mitigation Measures AQ-1, AQ-3, and new mitigation measure AIR-1 (previously noted in Section 3, Air Quality) address vehicle and equipment exhaust and include provisions for reducing those impacts to less than significant levels.

Long-Term Operational GHG Emissions: Additional long-term emissions associated with the project relate to indirect source emissions, such as electricity usage. State Title 24 regulations for building energy efficiency are enforced with new construction. Table 1-1 of the SLOAPCD CEQA Air Quality Handbook indicates that the construction of condos / townhouses with less than 103 dwelling units would not exceed the threshold of significance for the APCD Annual Bright Line threshold (MT CO2e). Therefore, operational phase air quality impacts are considered less than significant.

Conclusion: Less than significant impact.

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?	4,9				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?	2,4,9			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?	9,10				X
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, it would create a significant hazard to the public or the environment?	9,31				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?	1,4,27			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?	1,4			X	
g) Impair implementation of, or physically interfere with, the adopted emergency response plan or emergency evacuation plan?	4,27				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 residents are intermixed with wildlands?	4,9,27				X

Evaluation

As outlined in the recent City LUCE Update EIR, the analysis of hazards and hazardous material impacts relates to hazards regarding safety risks posed by airport flight patterns, impeding of adopted emergency response/evacuation plans, and wildland fires where wildlands are adjacent to urbanized areas; and hazardous materials or substances regarding routine transport or disposal of substances, explosion or release of substances, and emissions or handling of substances within one-quarter mile of an existing or planned school. The following is a brief outline of the primary identified hazards:

Fire Hazards: Fires have the potential to cause significant losses to life, property, and the environment. Urban fire hazards result from the materials that make up the built environment, the size and organization of structures, and spacing of buildings. Additional factors that can accelerate fire hazards are availability of emergency access, available water volume and pressure for fire suppression, and response time for fire fighters. Fire hazard severity in rural areas, including areas on the edge between urban and rural land (commonly called the wildland interface), are highly influenced by the slope of the landscape and site vegetation and climate. This risk is somewhat amplified by the native, Mediterranean vegetation common to the rural

setting in which the City is located that has evolved to rely on wildfires for its ecological sustainability. Where wildland fires may be a threat, plant fuels are often managed by replacement planting, grazing, plowing, or mechanical clearing.

Hazardous Materials: Hazardous materials are defined as substances with physical and chemical properties of ignitability, corrosivity, reactivity, or toxicity which may pose a threat to human health or the environment. This includes, for example, chemical materials such as petroleum products, solvents, pesticides, herbicides, paints, metals, asbestos, and other regulated chemical materials. Additionally, hazards include known historical spills, leaks, illegal dumping, or other methods of release of hazardous materials to soil, sediment, groundwater, or surface water. If a historical release exists, then there is a risk associated with disturbing the historical release area. The potential for risks associated with hazardous materials are varied regionally. The primary risk concerns identified by the City, as stipulated in the City's General Plan Safety Element, include radiation hazards and the transportation of hazardous materials in and around the city. Most of these incidents are related to the increasing frequency of transport of chemicals over roadways, railways or through industrial accidents. Highway 101 and a rail corridor are major transportation corridors through the San Luis Obispo area.

Airport Hazards: The San Luis Obispo County Airport provides commuter, charter, and private aviation service to the area. The primary hazard associated with land uses near the airport is the risk of aircraft incidents on approach and take-off. Aircraft flight operations are determined largely by the physical layout of the airport and rules of the Federal Aviation Administration. The County manages activities on the airport property through the Airport Land Use Commission (ALUC). As the means of fulfilling these basic obligations, the ALUC must prepare and adopt Airport Land Use Plans (ALUPs) for each airport within their jurisdiction. The policies in the ALUP are intended to minimize the public's exposure to excessive noise and safety hazards while providing for the orderly expansion of airports (Public Utility Code Section 21670(a)(2). The ALUC has developed an ALUP for the San Luis Obispo County Regional Airport that was first adopted in 1973, was updated in May 2005 and is currently being updated. The ALUP has identified safety zones with associated land use density and intensity restrictions. The ALUP defines these as:

- Runway Protection Zones – Areas immediately adjacent to the ends of each active runway, within which the level of aviation safety risk is very high and in which, consequently, structures are prohibited and human activities are restricted to those which require only very low levels of occupancy.
- Safety Areas S-1 a through c – The area within the vicinity of which aircraft operate frequently or in conditions of reduced visibility at altitudes less than 500 feet above ground level (AGL).
- Safety Area S-2 – The area within the vicinity of which aircraft operate frequently or in conditions of reduced visibility at altitudes between 501 and 1000 feet above ground level (AGL). Because aircraft in Area S-2 are at greater altitude and are less densely concentrated than in other portions of the Airport Planning Area, the overall level of aviation safety risk is considered to be lower than that in Area S-1 or the Runway Protection Zones.

a) The proposed project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials. 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.

With respect to operation of the project, neighborhood commercial, residential and office uses do not generate significant amounts of hazardous materials, and only a minimal amount of routine "household" chemicals would be stored on-site. These materials would not create a significant hazard to the public or to the environment. This issue would be considered no impact.

b) The proposed project uses would not result in the routine transport, use, disposal, handling, or emission of any hazardous materials that would create a significant hazard to the public or to the environment. Implementation of Title 49, Parts 171–180, of the Code of Federal Regulations and stipulations in the General Plan Safety Element would reduce any impacts

associated with the potential for accidental release during construction or occupancy of the proposed project or by transporters picking up or delivering hazardous materials to the project site. These regulations establish standards by which hazardous materials would be transported, within and adjacent to the proposed project. Where transport of these materials occurs on roads, the California Highway Patrol is the responsible agency for enforcement of regulations.

Compliance with existing regulations would ensure impacts related to hazardous materials exposure would be less than significant.

c) The proposed project is a commercial and live-work residential development with parking and associated amenities and is not located within ¼ mile of a school. The proposed project a small-scale commercial and residential use that would not result in the routine transport, use, disposal, handling, or emission of any hazardous materials that would create a significant hazard to the public or to the environment, therefore this is considered no impact.

d) The project site is not on a parcel included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (DTSC 2012) and, as a result, would not create a significant hazard to the public or the environment. 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). In its adoption of the OASP, the City Council found the OASP to be consistent with the ALUP, and ultimately received the endorsement of the Airport Land Use Commission. The OASP includes performance standards for avigation easements for tracts (Program 3.5.2g) and real estate disclosures to potential owners and renters (OASP FEIR Mitigation Measures S-2(b)). Therefore, because the subject project and proposed uses and densities are compliant with the OASP, and the project will be conditioned per the OASP performance standards; Impacts are considered less than significant.

g, h) The Fire Marshal has reviewed the design of the project and determined that the project would not interfere with any emergency response plan or emergency evacuation plans. The proposed project site is not within or adjacent to a wildland area and will not expose people or structures to a significant risk of loss, injury, or death. No impact.

Conclusion: Impacts are considered less than significant.

9. HYDROLOGY AND WATER QUALITY. Would the project:					
a) Violate any water quality standards or waste discharge requirements?	5,9, 15, 16,27			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 for which permits have been granted)?	5,9, 15, 16,27				X
c) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation onsite or offsite?	5,9, 15, 16,27		X		
d) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial flooding onsite or offsite?	5,9, 15, 16,27		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	5,9, 15, 16,27		X		
f) Otherwise substantially degrade water quality?	5,9, 27			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?	5,9, 15, 16,27				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	5,9, 27				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	4,5,9, 27				X
j) Inundation by seiche, tsunami, or mudflow?	4,9				X

Evaluation

As discussed in the City's LUCE Update EIR, the project site is located within the San Luis Obispo Creek Hydrologic Subarea of the Estero Bay Hydrologic Unit, an area that corresponds to the coastal draining watersheds west of the Coastal Range. The Estero Bay Hydrologic Unit stretches roughly 80 miles between the Santa Maria River and the Monterey County line and includes numerous individual stream systems. Within the Estero Bay Hydrologic Unit, the San Luis Obispo Creek watershed drains approximately 84 square miles.

The City of San Luis Obispo is generally located within a low-lying valley centered on San Luis Obispo Creek. San Luis Obispo Creek is one of four major drainage features that create flood hazards in the city, with the others being Stenner Creek, Prefumo Creek, and Old Garden Creek. In addition, many minor waterways drain into these creeks, and these can also present flood hazards. Because of the high surrounding hills and mountains in the area, the drainage sheds of these creeks are relatively small, but the steep slopes and high gradient can lead to intense, fast moving flood events in the city.

According to the Central Coast Regional Water Quality Control Board (Central Coast RWQCB), water quality in the San Luis Obispo Creek drainage system is generally considered to be good. However, the water quality fluctuates along with seasonal changes in flow rates. In summer months, when the flows decrease, and dilution is reduced, water quality decreases. According to the RWQCB Total Maximum Daily Load (TMDL) Project for San Luis Obispo Creek, the creek has been reported to exceed nutrient and pathogen levels.

Groundwater within the San Luis Obispo Valley Sub-basin flows toward the south-southwest, following the general gradient of surface topography. Groundwater within the San Luis Obispo area is considered suitable for agricultural water supply, municipal and domestic supply, and industrial use.

a, f) The project does not violate any water quality standards or waste discharge requirements or substantially degrade water quality because the project is required to comply with the Central Coast Regional Water Quality Control Board (RWQCB) requirements set forth in their Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region. The project includes a Stormwater Control Plan (SWCP). Completion of this project would ensure that construction-related discharges are limited or adequately accommodated by properly engineered infrastructure design. Thus, the impact is considered less than significant.

b) The project will be served by the City's sewer and water systems and will not deplete groundwater resources. No impact.

c, d, e) According to the prior OASP EIR, construction of the proposed project as part of the OASP would result in an increase of impervious surfaces that would cause the timing and amount of surface water runoff to increase. However, the project is subject to the revised City Storm Drain Master Plan/Waterway Management Plan that discusses the necessary improvements that would ensure adequate transmission and detention of storm water flow created by any new development. Physical improvement of the project site will be required to comply with the drainage requirements of the City's Waterways Management Plan. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. The Waterways Management Plan and Low Impact Development (LID) stormwater treatment requires that site development be designed so that post-development site drainage does not significantly exceed pre-development run-off. In addition, the project is required to comply with the City's engineering standards, water pollution control plan requirements,

Post Construction Stormwater Requirements, and adopted building and grading codes for water quantity/quality analysis. OASP EIR Mitigation Measures D-1, D-4 and D-5 (discussed previously in Section 6. Geology and Soils) are proposed to insure grading and construction plans follow these techniques in compliance with city ordinances. Therefore the project will have a less than significant impact with the incorporation of mitigation.

g, h) The project site is not within the boundaries of an area subject to inundation from flood waters in a 100-year storm per the Federal Flood Hazard Boundary or Flood Insurance Rate Map. The project will not impede or re-direct the flow of any waters. No impact.

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. No impact.

Conclusion: Potentially significant unless mitigation incorporated.

10. LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?	1,2,9, 11				X
b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	1,6,9, 10,11				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plans?	5,9, 10				X

Evaluation

a) The proposed development project is consistent with the development anticipated for the project site under the site's General Plan and zoning designation and the OASP. The site is designated for commercial/retail uses including mixed-use (residential and commercial) developments that are neighborhood serving and designed to fit among existing and developing/planned multi-family and single-family residential development surrounding it and will not physically divide an established community. No impact.

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 project is required to be reviewed by the ARC for consistency with the OASP and Community Design Guidelines. No impact.

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. No impact.

Conclusion: No Impact.

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?	5,9				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?	5,9				X

Evaluation

a), b) 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. No impact.

Conclusion: No Impact.

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?	3,9, 10,11				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	3,9, 10,11			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	3,9, 10,11			X	
d) A substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	3,9, 10,11			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?	1,3,9, 10,11			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?	3, 9,10			X	

Evaluation

As analyzed in the City's LUCE Update EIR, a number of noise-sensitive land uses are present within the City, including various types of residential, schools, hospitals and care facilities, parks and recreation areas, hotels and transient lodging, and place of worship and libraries. Based on ambient noise level measurements throughout the City, major sources of noise include traffic noise on major roadways, passing trains, and aircraft overflights.

As analyzed in the OASP EIR, specific on-going/operational sources of noise are Johnson, Orcutt and Tank Farm Roads. Temporary increases in noise are anticipated to occur from construction activities on the site, and for properties near and adjoining the Union Pacific Railroad tracks along the western edge of the Area. Mitigation measures for the OASP included standard noise muffling techniques for construction equipment (temporary impacts), and setbacks from the source or sound walls for sensitive receptors.

The subject site is centrally located in the Planning Area, well away from perimeter roads and the UPRR tracks. As a commercial and live-work component of the proposed use, the upper range of acceptable noise is 70Ldn. The OASP EIR did not locate the subject site within existing or projected noise contours that would necessitate specific mitigation measures beyond standard Uniform Building Code and City Noise Ordinance standards for temporary and on-going noise impact thresholds.

a) Exterior and interior noise thresholds can be achieved through application of standard building techniques. Therefore no impact.

b) Long-term operational activities associated with the proposed project would be from neighborhood retail, office and residential uses, which would not involve the use of any equipment or processes that would result in potentially significant

levels of ground vibration. Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction activities would likely require the use of various types of heavy equipment, such as forklifts, concrete mixers, and haul trucks. Because construction activities are restricted to the days, hours, and sound levels allowed by City ordinance (Chapter 9.12 of the Municipal Code), impacts associated with groundborne vibration and noise would be less than significant.

c) As discussed above, long-term operation of the project involves neighborhood commercial and live/work uses, which is consistent with planned uses in the project vicinity. These uses would not result in substantial changes to the existing noise environment. Operation of the project would be consistent with the planned uses in the vicinity of the project site and would not result in substantial changes to the existing noise environment. The proposed project would therefore have a less than significant impact related to producing a substantial permanent increase in ambient noise levels in the project vicinity.

e, f) The project is not within the vicinity of a private airstrip. 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). According to the ALUP and prior OASP FEIR, the project is not within the 60 or 65 dBACNEL contour line. 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 OASP FEIR, this impact is considered less than significant.

Conclusion: Less than significant Impact.

13. POPULATION AND HOUSING. Would the project:					
a) Induce substantial population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)?	2,6,9, 35			X	
b) Displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere?	1,6,9				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	6,9				X

Evaluation

a) The project site is designated for neighborhood commercial and live-work mixed-use development under the OASP. The proposed project includes development consistent with the anticipated land use and residential density of the site. The added population growth caused by this project is within the General Plan's projection and will not result in population exceeding local and regional growth projections. Therefore, the impact of inducing substantial population growth to the planning area would be less than significant.

b)-c) The project site is vacant land and will not result in displacement of any residents. Thus, there is no impact.

Conclusion: Less than significant impact.

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision, or need, of new or physically altered government 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?	9,12			X	
b) Police protection?	9,12			X	
c) Schools?	9,12			X	
d) Parks?	12			X	
e) Roads and other transportation infrastructure?	2,9,12			X	

f) Other public facilities?	12			X	

Evaluation

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 and is required to comply with the Uniform Fire Code. The OASP FEIR determined that implementation and build-out of the OASP will not result in any significant impacts related to any of the above-listed services due to the ability to offset service needs through the City's Development Impact Fee program established via the City General Plan and augmented by the development fee program in the OASP; therefore, the conclusion was that no further mitigation was necessary. Based on the project's compliance with the OASP, potential impacts would be less than significant.

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) The State has the authority to collect fees at the time of building permits to offset the costs to finance school site acquisition and school construction, and said fees, when collected by local school districts, are deemed by State law to provide adequate mitigation for school facility requirements. Section 65955 of the Government Code prohibits the City from denying a subdivision or collecting any fees beyond those required by the school district to mitigate effects associated with inadequate school facilities. Any increases in demand on school facilities caused by the project are considered to be mitigated by the district's collection of adopted fees at the time of building permit issuance for each residence and commercial building.

Note: The OASP provides for the possibility of a school site being located in the Planning Area, but to date San Luis Coastal USD has not indicated the need for, or a desire to locate, a school in the Orcutt Planning Area.

d) Because the proposed project would participate in development of the public park facilities within the OASP Planning Area, localized parks will not be impacted by the project. 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-f) Please refer to Section 16, Transportation/Traffic, below for required transportation improvements. The proposed project would have a less than significant impact on transportation infrastructure and public facilities with the incorporation of the required transportation improvements discussed under the OASP.

Conclusion: Less than significant impact.

15. RECREATION. Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	35			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	35			X	

Evaluation

As discussed in the City LUCE Update EIR and the 2010 OASP FEIR, 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 will be participating in an extensive neighborhood park development plan under the OASP, and is not expected to add to the demand for city-wide parks or other recreational facilities. The project itself includes outdoor private/public open space. No significant recreational impacts are expected to occur with development of the site. Impacts are considered less than significant.

Conclusion: Less Than Significant Impact.

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?	2,9, 10,22, 35,36			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?	1,2, 4,9,35 36			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?	9,10, 36				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	2,9, 22,32				X
e) Result in inadequate emergency access?	4,9				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?	2,9				X

Evaluation

a), b) The subject project, as well as all other development that occurs in the future pursuant to the OASP and the City General Plan, will increase traffic in the area. The Circulation Plan of the OASP (as well as the Circulation Element of the City General Plan) identifies the essential primary road system that will be needed to accommodate development within the plan area and surrounding growth areas of the City. The OASP EIR determined that the roadway plans of these planning documents are for the most part self-mitigating in that 1.) Roadway alignments, road extensions, and new intersections are designed and will be built in response to traffic projected at build-out and, 2.) Development projects in the OASP areas will also contribute their fair share either through adopted city-wide Traffic Impact Fees, OASP development impact fees, assessments or dedications to specified roadway improvements, and a combination of one or more of these measures. The subject site is consistent with these requirements and will participate in its fair share of both on-site roadway improvements and fee payments for both Orcutt area infrastructure and city-wide traffic improvement projects, in order to address project-specific and cumulative traffic impacts.

In summary, the proposed project would add vehicular trips to streets that serve as entry/exit routes to the project site. These streets with the given improvements specified in the City's adopted planning documents will serve to accommodate the added

vehicular traffic. Thus, the project will have a less than significant impact.

c), d) The Orcutt Area Specific Plan will require that the project provides roadways that are designed and developed in accordance with adopted City standards thereby assuring predetermined standards necessary to limit safety hazards and provide adequate emergency access. Thus, there is no impact as result of the project.

e) The project has been reviewed by the City Fire Marshal to ensure adequate emergency access has been provided. Based compliance with the OASP and approval by the City Fire Marshal, no impact would occur.

f) The project provides improvements that are consistent with the OASP includes pedestrian paths, bicycle parking and located in close proximity to a bus stop. As noted in the OASP FEIR, the pedestrian and bicycle circulation network identified in the OASP is generally consistent with the City's Circulation Element and Bicycle Transportation Plan and is designed to adequately serve new demand generated by build-out of the OASP. The project is consistent with the OASP, which provides opportunities for alternative transportation; therefore, no impact would occur.

Conclusion: 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 of historical resources as defined in Public Resources Code section 5020.1(k), or	12,23				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.	23,24			X	

Evaluation

On July 31, 2018, local Native American tribal groups were formally noticed that an Initial Study of Environmental Impact was being completed for the proposed project and invited to provide consultation on the proposed project. To date no tribal representatives requested a formal consultation. Based on standard city conditions, in the unlikely event that any materials are encountered, protocols will be followed to notify and consult over any finds during construction (see Section 5: Cultural Resources for further discussion and Mitigation Measure CR-1).

a) The project site does not contain any structures that are listed or eligible for listing in the California Register of Historical Resources or local register as defined in Public Resources Section 5020.1(k). No impact.

b) The site does not contain any known resources considered significant by any California Native American tribe. As discussed in Section 5: Cultural Resources, Mitigation Measure CR-1 requires an archeological monitoring plan to be in place prior to any ground disturbances in the unlikely event that any materials are encountered. Therefore, with the proposed mitigation, the project would have a less than significant impact.

Conclusion: With incorporation of the OASP EIR required mitigation measure (Section 5: MM CR-1) impacts are considered less than significant.

18. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	7,9, 16,30, 31			X	
b) Require or result in the construction or expansion of new water treatment, waste water treatment, water quality control, or storm drainage facilities, the construction of which could cause significant environmental effects?	7,9, 16,27, 33,34, 37			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?	7,9, 16,27			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded water resources needed?	7,9, 16,37			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitment?	5,7,9, 16, 30,31			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	5, 8, 9			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?	5, 8, 9			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 groundwater to supplement surface water supplies and recycled water is used to supplement irrigation demand. With the update of the City's Water and Wastewater Element in 2018, 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 4,910 AF/year
- Nacimiento Reservoir: 5,482 AF/year dependable yield/ contractual limit
- Recycled water from the City's Water Resource Recovery Facility (WRRF): 238 AF/year

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 12,000 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 5.4 million gallons per day (MGD) and a peak wet weather flow capacity of 19 MGD. In 2017, annual average flows to the WRRF were approximately 3.30 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, b, c, e) The proposed project would result in an incremental increase in demand on City infrastructure, including water, wastewater and storm water facilities. Development of the site is required to be served by City sewer and water service, which both have 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. The developer will be required to construct private sewer facilities to convey wastewater to the nearest public sewer. The on-site sewer facilities will be required to be constructed according to the standards in the Uniform Plumbing Code and City standards. Impact fees are collected at the time building permits are issued to pay for capacity at the City's Water Resource Recovery Facility (WRRF). The fees are set at a level intended to offset the potential impacts of each new residential unit in the project. This project has been reviewed by the City's Utilities Department and no resource/infrastructure deficiencies have been identified. Less than significant impact.

d) The proposed project would result in an incremental increase in demand on water supplies, as anticipated under the recent General Plan Update. As analyzed in the LUCE Update EIR, the City has sufficient water supplies for build-out of the City's General Plan. This project has been reviewed by the City's Utilities Department and no resource/infrastructure deficiencies have been identified. Less than significant impact.

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 considered less than significant.

Conclusion: Less Than Significant Impact.

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		

The project is a mixed-use neighborhood commercial, live-work residential development in an urbanizing area of the city. Without mitigation, the project could have the potential to have adverse impacts on all of the issue areas identified herein. As discussed above, potential impacts to aesthetics, air quality, biological resources, hydrology/water quality and cultural resources will be less than significant with incorporation of recommended 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			X		

viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)					
The impacts of the proposed project are individually limited and not considered "cumulatively considerable." The proposed project is consistent with the existing OASP, Land Use Element and Zoning for the development and the cumulative impacts of developing this site were analyzed as a part of the Land Use and Circulation Element (LUCE) EIR and the OASP EIR. 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 existing regulations and incorporation of recommended mitigation measures as discussed in this Initial Study.					
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		
Implementation of the proposed project would result in no environmental effects that would cause substantial direct or indirect adverse effects on human beings, 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 existing regulations and incorporation of recommended mitigation measures as discussed 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.
Orcutt Area Specific Plan Final EIR (2010), City of San Luis Obispo Land Use and Circulation Element (LUCE) Update EIR, available for review at the City Community Development Department (919 Palm Street, San Luis Obispo, CA 93401), or at the following web sites: http://www.slocity.org/government/department-directory/community-development/planning-zoning/general-plan http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-717
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 OASP EIR and LUCE Update EIR have been added to each impact issue area discussion. Where project specific impacts and mitigation measures have been identified that are not addressed in these EIRs, original analysis has been provided and mitigation has been recommended to reduce 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.
N/A

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 General Plan Water and Wastewater Element, March 2018
8.	City of SLO Source Reduction and Recycling Element, on file in the Utilities Department
9.	City of SLO General Plan EIR 2014 for Update to the Land Use and Circulation Elements
10.	City of San Luis Obispo Municipal Code (which includes the City Zoning Regulations, Chapter 17)
11.	City of San Luis Obispo Community Design Guidelines, June 2010
12.	City of San Luis Obispo, Land Use Inventory Database
13.	City of SLO Climate Action Plan, August 2012
14.	2013 California Building Code
15.	City of SLO Waterways Management Plan
16.	Water Resources Status Report, July 2012, on file with in the Utilities Department
17.	Site Visit
18.	Staff Knowledge
19.	Website of the Farmland Mapping and Monitoring Program of the California Resources Agency: http://www.consrv.ca.gov/dlrp/FMMP/
20.	CEQA Air Quality Handbook, Air Pollution Control District, April 2012
21.	Clean Air Plan for San Luis Obispo County, Air Pollution Control District, 2001
22.	Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, on file in the Community Development Department
23.	City of San Luis Obispo, Historic Resource Preservation Guidelines, on file in the Community Development Department
24.	City of San Luis Obispo, Archaeological Resource Preservation Guidelines, on file in the Community Development Department
25.	City of San Luis Obispo, Historic Site Map
26.	City of San Luis Obispo Burial Sensitivity Map
27.	San Luis Obispo County Airport Land Use Plan
28.	Website of the California Environmental Protection Agency, Cortese List: https://calepa.ca.gov/SiteCleanup/CorteseList/
29.	Project Plans
30.	2012 Sanitary Sewer Flow Monitoring and Inflow/Infiltration Study
31.	2016 Wastewater Collection System Infrastructure Renewal Strategy
32.	City of San Luis Obispo Zoning Regulations, March 2015
33.	City of SLO Climate Action Plan, August 2012
34.	Final Potable Water Distribution System Operations Master Plan, December 2015
35.	Orcutt Area Specific Plan 2010
36.	Orcutt Area Specific Plan Final EIR 2010
37.	2015 Urban Water Management Plan, June 14, 2016

Note: All documents listed above are available for review at the City of San Luis Obispo Community Development Department, 919 Palm Street, San Luis Obispo, California (805) 781-7101.

Attachments:

1. Subdivision Plans VTPM SLO-18-0036
2. Project Architectural Plans

OASP FEIR REQUIRED MITIGATION and MONITORING PROGRAMS

AESTHETICS

AES-3(a) Minimize Lighting on Public Areas. Lighting shall be shielded as shown in the Specific Plan and directed downward. Lighting shall not be mounted more than 16 feet high. Streetlights, where they are included, shall be primarily for pedestrian safety, and shall not provide widespread illumination unless necessary to comply with safety requirements, as determined by the Public Works Director. Street lighting should focus on intersections and should be placed between intersections only when it is necessary to comply with safety requirements, as determined by the Public Works Director. Trail lighting shall be at a scale appropriate for pedestrians, utilizing bollards, although overhead lighting may be used where vandalism of bollard lights is a concern. Prior to development of individual lots, proposed lighting shall be indicated on site plans and shall demonstrate that spill-over of lighting would not affect nearby residential areas

- AES-3(a) Monitoring Program:

Compliance with lighting standards shall be shown on all tract and residential construction drawings, to the satisfaction of the Public Works and Community Development Directors.

AIR QUALITY MITIGATION

Operational Phase Mitigation

AQ-1(a) Energy Efficiency. The building energy efficiency rating shall be 10% above what is required by Title 24 requirements for all buildings within the Specific Plan Area. The following energy-conserving techniques shall be incorporated unless the applicant demonstrates their infeasibility to the satisfaction of City Planning and Building Department staff: increase walls and attic insulation beyond Title 24 requirements; orient buildings to maximize natural heating and cooling; plant shade trees along southern exposures of buildings to reduce summer cooling needs; use roof material with a solar reflectance value meeting the Environmental Protection Agency/Department of Energy Star rating; build in energy efficient appliances; use low energy street lighting and traffic signals; use energy efficient interior lighting; use solar water heaters; and use double-paned windows. Final building construction plans will include needed solar conduits required for each residential unit for installing a roof-mounted solar system, at the option of each owner.

AQ-1(d) Telecommuting. All new homes within the Specific Plan area shall be constructed with internal wiring/cabling that allows telecommuting, teleconferencing, and tele-learning to occur simultaneously in at least three locations in each home.

AQ-1(e) Pathways. Where feasible, all cul-de-sacs and dead-end streets shall be links by pathways to encourage pedestrian and bicycle travel.

- AQ-1(a, d, e) Monitoring Program:

Compliance will be reviewed with the subdivision plans and accompanying architectural review plans and ultimately shown on improvement plans and construction drawings and confirmed by the Public Works and Community Development Directors.

Construction Phase Mitigation

AQ-3(a) Application of CBACT (Best Available Control Technology for construction related equipment). The following measures shall be implemented to reduce combustion emissions from construction equipment where a project will have an area of disturbance greater than 1 acre, or for all projects, regardless of the size of ground disturbance, when that disturbance would be conducted adjacent to sensitive receptors.

- Specific Plan applicants shall submit for review by the Community Development Department and Air Pollution Control District (APCD) staff a grading plan showing the area to be disturbed and a description of construction equipment that will be used and pollution reduction measures that will be implemented. Upon confirmation by the Community Development Department and APCD, appropriate CBACT features shall be applied. The application of these features shall occur prior to Specific Plan construction.
- Specific Plan applicants shall be required to ensure that all construction equipment and portable engines are properly maintained and tuned according to manufacturer's specifications.
- Specific Plan applicants shall be required to ensure that off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, shall be fueled exclusively with CARB motor vehicle diesel fuel (non-taxed off-road diesel is acceptable).
- Specific Plan applicants shall be required to install a diesel oxidation catalyst on each of the two pieces of equipment projected to generate the greatest emissions. Installations must be prepared according to manufacturer's specifications.
- Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's 1996 and newer certification standard for off-road heavy-duty diesel engines.
- Maximize, to the extent feasible, the use of on-road heavy-duty equipment and trucks that meet the ARB's 1998 or newer certification standard for on-road heavy-duty diesel engines.
- All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and on job sites to remind drivers and operators of the 5 minute idling limit.

AQ-3(b) Dust Control. The following measures shall be implemented to reduce PM10 emissions during all Specific Plan construction:

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Water shall be applied as soon as possible whenever wind speeds exceed 15 miles per hour. Reclaimed (non-potable) water should be used whenever possible.
- All dirt-stock-pile areas shall be sprayed daily as needed.
- Permanent dust control measures shall be identified in the approved Specific Plan revegetation and landscape plans and implemented as soon as possible following completion of any soil disturbing activities.

- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast-germinating native grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- All roadways, driveways, sidewalks, etc., to be paved shall be completed as soon as possible. In addition, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

AQ-3(c) **Cover Stockpiled Soils.** If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material shall be tarped from the point of origin.

AQ-3(d) **Dust Control Monitor.** On all projects with an area of disturbance greater than 1 acre, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

AIR-1 **Naturally Occurring Asbestos**. Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation should be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Technical Appendix 4.4 of this Handbook includes a map of zones throughout SLO County where NOA has been found and geological evaluation is required prior to any grading. More information on NOA can be found at http://www.slocleanair.org/business/asbestos.asp.

- AQ-3(a-d) and AIR-1 Monitoring Program:

These conditions shall be noted on all project grading and building plans. The applicant will also be required to comply with existing regulations and secure necessary permits from the Air Pollution Control District (APCD) before the onset of grading activities including, but not limited to additional dust control measures, evaluation for Naturally Occurring Asbestos. The applicant shall present evidence of a plan for complying with these requirements prior to issuance of a grading or building permit from the City. The applicant shall provide the City with the name and telephone number of the person responsible for ensuring compliance with these requirements. The Building Inspector and Public Works Inspectors shall conduct field monitoring.

BIOLOGICAL RESOURCES MITIGATION

B-6(d) **Landscaping Plan Review.** To ensure that project landscaping does not introduce invasive non-native plant and tree species to the region of the site, the final landscaping plan shall be reviewed and approved by a qualified biologist. The California Invasive Plant Council (Cal-IPC) maintains several lists of the most important invasive plants to avoid. The lists shall be used when creating a plant palette for landscaping to ensure that plants on the lists are not used. The following plants shall not be allowed as part of potential landscaping plans pursuant to development under the Specific Plan:

- African sumac (Rhus lancea)
- Australian saltbush (Atriplex semibaccata)
- Black locust (Robinia pseudoacacia)
- California pepper (Schinus molle) and Brazilian pepper (S. terebinthifolius)
- Cape weed (Arctotheca calendula)
- Cotoneaster (Cotoneaster pannosus), (C. lacteus)
- Edible fig (Ficus carica)
- Fountain grass (Pennisetum setaceum)
- French broom (Genista monspessulana)
- Ice plant, sea fig (Carpobrotus edulis)
- Leafy spurge (Euphorbia esula)
- Myoporum (Myoporum spp.)
- Olive (Olea europaea)
- Pampas grass (Cortaderia selloana), and Andean pampas grass (C. jubata)
- Russian olive (Elaeagnus angusticifolia)
- Scotch broom (Cytisus scoparius) and striated broom (C. striatus)
- Spanish broom (Spartium junceum)
- Tamarix, salt cedar (Tamarix chinensis), (T. gallica), (T. parviflora), (T. ramosissima)
- Blue gum (Eucalyptus globulus)
- Athel tamarisk (Tamarix aphylla)

With the exception of poison oak, only those species listed in the Specific Plan's Suggested Plant List [Orcutt Area Specific Plan Appendix E] shall not be planted anywhere on-site because they are invasive non-native plant species. Poison oak is a native plant species and could be used to deter human entrance to an area such as a mitigation/enhancement area.

- B-6(d) Monitoring Program:

Compliance with mitigation measures will be reviewed with landscaping plans as part of the architectural review submittal and ultimately shown on improvement plans and construction drawings. Compliance will be verified by the Natural Resources Manager in consultation with the Community Development Director.

CULTURAL RESOURCES MITIGATION

CR-1 **Preservation of Archeological Resources.** A monitoring plan shall be prepared and approved by the City prior to building permit approval. The plan shall include survey results that outline where monitoring is required on the site and note when a Native American monitor is required. The plan shall provide protocols for stoppage of work and treatment of human remains, staff education requirements, and a data recovery plan to be implemented in case significant deposits are exposed.

- CR-1 Monitoring Program:

Building/grading plans shall show and outline all details and requirements of the monitoring plan prepared by a City qualified Registered Professional Archeologist to be implemented during construction. The monitoring plan shall specify methods and procedures for identifying those deposits during construction; standards for assessing the significance and integrity of any deposits so identified; and methods and procedures for mitigating impacts on significant deposits. The plan also shall identify the qualified professional who will conduct the monitoring and circumstances where a Native American tribal representative or qualified site monitor may be required. Compliance will be verified by the Community Development Director.

DRAINAGE AND WATER QUALITY MITIGATION

D-1(a) **Erosion Control Plan**. Prior to issuance of the first Grading Permit or approval of improvement plans, the applicant shall submit to the Directors of Community Development and Public Works for review and approval a detailed erosion control plan (ECP) to mitigate erosion and sedimentation impacts during the construction period. The detailed ECP shall be accompanied by a written narrative and be approved by the City Engineer. At a minimum, the ECP and written narrative should be prepared according to the guidelines outlined in the DDM and should include the following:

- A proposed schedule of grading activities, monitoring, and infrastructure milestones in chronological format;
- Identification of critical areas of high erodibility potential and/or unstable slopes;
- Soil stabilization techniques such as short-term biodegradable erosion control blankets and hydroseeding should be utilized. Silt fences should be installed downslope of all graded slopes. Straw bales should be installed in the flow path of graded areas receiving concentrated flows, as well as around storm drain inlets;
- Description of erosion control measures on slopes, lots, and streets;
- Contour and spot elevations indicating runoff patterns before and after grading;
- Filter systems at catch basins (drop inlets) in public streets as a means of sediment control; and
- The post-construction inspection of all drainage facilities for accumulated sediment, and the clearing of these drainage structures of debris and sediment.

D-1(b) Storm Water Pollution Prevention Plan. The applicant shall comply with NPDES General Construction Activities Storm Water Permit Requirements established by the CWA. Pursuant to the NPDES Storm Water Program, an application for coverage under the statewide General Construction Activities Storm Water Permit (General Permit) must be obtained for project development. It is the responsibility of the project applicant to obtain coverage prior to site construction. The applicant can obtain coverage under the General Permit by filing a Notice of Intent (NOI) with the State Water Resource Control Board's (SWRCB) Division of Water Quality. The filing shall describe erosion control and storm water treatment measures to be implemented during and following construction and provide a schedule for monitoring performance. These BMPs will serve to control point and non-point source (NPS) pollutants in storm water and constitute the project's SWPPP for construction activities. While the SWPPP will include several of the same components as the ECP, the SWPPP will also include BMPs for preventing the discharge of other NPS pollutants besides sediment (such as paint, concrete, etc.) to downstream waters.

- Notice of Intent. Prior to beginning construction, the applicant shall file a Notice of Intent (NOI) for discharge from the proposed development site.
- Storm Water Pollution Prevention Plan. The applicant shall require the building contractor to prepare and submit a SWPPP to the City forty-five (45) days prior to the start of work for approval. The contractor is responsible for understanding the State General Permit and instituting the SWPPP during construction. A SWPPP for site construction shall be developed prior to the initiation of grading and implemented for all construction activity on the project site in excess of one acre. The SWPPP shall include specific BMPs to control the discharge of material from the site. BMP methods may include, but would not be limited to, the use of temporary detention basins, straw bales, sand bagging, mulching, erosion control blankets, silt fencing, and soil stabilizers. Additional BMPs should be implemented for any fuel storage or fuel handling that could occur on-site during construction. The SWPPP must be prepared in accordance with the guidelines adopted by the State Water Resources Control Board (SWRCB). The SWPPP shall be also submitted to the City along with grading/development plans for review and approval.
- Notice of Completion of Construction. The applicant shall file a notice of completion of construction of the development, identifying that pollution sources were controlled during the construction of the project and implementing a closure SWPPP for the site.

D-4(a) **Compliance with City's Drainage Design Manual.** All drainage improvements must be constructed in accordance with Section 9 of the City's Drainage Design Manual. Either subregional facilities shall be constructed with the first phase of development or interim (on-site) drainage control shall be constructed. Interim facilities can be abandoned once regional facilities are available. The applicant shall submit a detention system plan to the Director of Public Works for review and approval. The detention basins shall be designed to comply with applicable City drainage design standards and at a minimum have the following features:

- Each basin should include an outlet structure to allow the basin to drain completely within 48 hours. The amount of outflow can be regulated with a fixed outfall structure. Such a structure must include an outfall pipe of a size and length that will give positive control on the outfall head. The principal outlet regulates the design discharge from the

watershed above at a water level in the basin that does not exceed a certain maximum elevation.

- Regional, or larger on-site facilities can pose significant hazards to public safety in the event of failure. In addition to the outlet control structure, an emergency overflow spillway (secondary overflow) must be provided. This spillway must satisfy the following requirements:
  - The spillway must be designed to pass the 100-year design storm event if the outlet works fail or if a runoff event exceeds the design event. The spillway design will be based on peak runoff rates for developed site conditions, assuming that the basins fill to the crest of the spillway prior to the beginning of the design event.
  - The spillway must be located so overflow is conveyed safely to the downstream channel.
- Each basin shall be designed with an emergency spillway that can pass the 100-year storm event with 2-foot freeboard between the design water surface elevation and the top of the embankment. At a minimum the basin must contain the 10-year flow without release to emergency spillway. If flows over the emergency spillway do occur, provisions must be made or be in place that will convey such flows safely.
- The design volume of the basin must be sized to include the capacity for a five (5) year accumulation of sediment. Generally, the basin should be cleared out when it is half-full, as determined on a marked staff in the bottom of the basin, or a mark on a riser pipe. The amount of potential sedimentation in the basin shall be determined by a soils engineer or hydrologist, using the procedures such as those outlined in the Association of Bay Area Government's (ABAG) Manual of Standards for Erosion and Sediment Control (May 1995) or as approved by the City Engineer or County Public Works Director.
- The basin and its outfall must be sized so that approximately 85% of the total stormwater storage, excluding sediment storage in the basin, can be recovered within twenty-four hours of the peak inflow. A basin overflow system must provide controlled discharge (emergency spillway) for the 100-year design event without overtopping the basin embankment and maintain adequate freeboard. The design must provide controlled discharge directly into the downstream conveyance system or safe drainage way. The principal outlet must be able to drain the detention facility within 48 hours of the end of the 100-year storm by gravity flow through the principal outlet.
- Any detention basin design must be accompanied by a soils report. This report should address allowable safe basin slopes with respect to liquefaction, rapid draw down, wave action and so forth. Additionally, the report should also address sedimentation transport from areas above the basin and allowable bearing pressures where structures are to be placed. The soils report must address the level of the water table and the effects of the basin excavation on the water table.

D-5(b) **SWPPP Maintenance Guidelines**. Prior to issuance of the first grading permit or approval of improvement plans, the applicant shall submit to the Director of Community Development and Director of Public Works for review and approval a long-term storm water pollution prevention plan (SWPPP) to protect storm water quality after the construction period. The SWPPP shall include the following additional BMPs to protect storm water quality:

- Proper maintenance of parking lots and other paved areas can eliminate the majority of litter and debris washing into storm drains and thus entering local waterways. Regular sweeping is a simple and effective BMP aimed at reducing the amount of litter in storm

drain inlets (to prevent clogging) and public waterways (for water quality). The project applicant shall enter into an agreement with the City of San Luis Obispo to ensure this maintenance is completed prior to approval of improvement plans or final maps.

- Proper maintenance of biofilters is essential to maintain functionality. The maintenance of biofilters on the project site will be the responsibility of a homeowner's association for the proposed project. Biofilter maintenance would include: 1) Regular mowing to promote growth and increase density and pollutant uptake (vegetative height should be no more than 8 inches, cuttings must be promptly removed and properly disposed of); 2) Removal of sediments during summer months when they build up to 6 inches at any spot, cover biofilter vegetation, or otherwise interfere with biofilter operation; and 3) Reseeding of biofilters as necessary, whenever maintenance or natural processes create bare spots.
- Proper maintenance of detention basins is necessary to ensure their effectiveness at preventing downstream drainage problems and promoting water quality. Necessary detention basin maintenance includes: 1) regular inspection during the wet season for sediment buildup and clogging of inlets and outlets; 2) regular (approximately every 2-3 years) removal of basin sediment; and 3) if an open detention basin is used, mowing and maintenance of basin vegetation (replant or reseed) as necessary to control erosion. A maintenance plan must be developed and provided along with the design documents. Long-term detention basin maintenance plans must clearly delineate and assign maintenance and monitoring responsibilities for local and regional detention basins. Maintenance reports shall be submitted annually to City's Public Works Department.
- For basins greater than 5,000 m3 (4 ac-ft) storage (i.e. the Upper Fork regional detention basin), vehicular access for maintenance of the basin and outlet works, removal of sediment, and removal of floating objects during all weather conditions must be provided. An access road must be provided to the basin floor of all detention facilities. This road must have a minimum width of 3.7 m (12 ft) and a maximum grade of 20%. Turnarounds at the control structure and the bottom of the basin must have a 12-m (40-ft) minimum outside turning radius.
- The applicant shall prepare informational literature and guidance on residential BMPs to minimize pollutant contributions from the proposed development. This information shall be distributed to all residences at the project site. At a minimum the information should cover: 1) general information on biofilters and detention basins for residents concerning their purpose and importance of keeping them free of yard cuttings and leaf litter; 2) proper disposal of household and commercial chemicals; 3) proper use of landscaping chemicals; 4) clean-up and appropriate disposal of yard cuttings and leaf litter; and 5) prohibition of any washing and dumping of materials and chemicals into storm drains.
- The stormwater BMP devices shall be inspected, cleaned and maintained in accordance with the manufacturer's maintenance specifications. The devices shall be cleaned prior to the onset of the rainy season (i.e. November 1st) and immediately after the end of the rainy season (i.e. May 1st). All devices will be checked after major storm events. The results of the inspection and maintenance report shall be submitted to the City of San Luis Obispo Public Works Department.

D-5(c) Pervious Paving Material. Consistent with Land Use Element Policy 6.4.7, the applicant shall be encouraged to use pervious paving material to facilitate rainwater percolation.

Parking lots and paved outdoor storage areas shall, where feasible, use pervious paving to reduce surface water runoff and aid in groundwater recharge.

D-5(d) **Low Impact Development Practices**. In addition to the low impact development (LID) practices described in the above measures, the Specific Plan shall incorporate the following as requirements of future development within the area, to the extent appropriate for type and location of development:

- Reduced and disconnected impervious surfaces
- Preservation of native vegetation where feasible
- Use of tree boxes to capture and infiltrate street runoff
- Roof leader flows shall be directed to planter boxes and other vegetated areas
- Soil amendments shall be utilized in landscaped areas to improve infiltration rates of clay soils.
- Incorporate rain gardens into landscape design These LID practices shall be utilized wherever feasible and appropriate to ensure that the pre-development stormwater runoff volume and pre-development peak runoff discharge rate are maintained, and that the flow frequency and duration of post development conditions are identical (to the extent feasible) to those of pre-development conditions. LID practices are subject to the review and approval of the Regional Water Quality Control Board, as part of the City's National Pollution Discharge Elimination System Permit compliance.

• D-1(a,b), D-4(a-b), D-5(a-d) Monitoring Program:

Monitoring will include Natural Resources Department staff consultation and implementation at time of landscaping construction plan review and Engineering-Public Works staff at the time of tract construction.