



CITY OF SAN LUIS OBISPO

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
Application # GENP-1824-2018

1. Project Title:
Irish Hills Natural Reserve Conservation Plan – Waddell Ranch Addition
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:
Robert Hill, (805) 781 7211
4. Project Location:
Waddell Ranch is located in the County of San Luis Obispo on the southern boundary of the City of San Luis Obispo, adjacent to the existing Irish Hills Natural Reserve. Site access is at the southern end of Madonna Road.
5. Project Sponsor's Name and Address:
City of San Luis Obispo, City Administration Department, Natural Resources Program, 990 Palm Street, San Luis Obispo, CA 93401
6. General Plan Land Use Designation:
Open Space
7. Zoning:
Rural Lands
8. Description of the Project:
***The Irish Hills Natural Reserve Conservation Plan – Waddell Ranch Addition* (“the Plan”) incorporates a 154-acre property known as the Waddell Ranch into the existing Irish Hills Natural Reserve, all of which is owned by the City of San Luis Obispo, in order to guide the conservation and stewardship of both properties together as a single management unit. The Conservation Plan process will also formally designate the Waddell Ranch as a City Open Space property in accordance with the City’s Open Space Regulations (1996), the *Conservation Guidelines for Open Space Lands of the City of San Luis Obispo* (2002), and the Conservation and Open Space Element of the City’s General Plan (2006).**

***The Irish Hills Natural Reserve Conservation Plan – Waddell Ranch Addition* proposes a variety of project opportunities to protect, restore, and enhance the property, while also allowing for passive recreation activities where they will not degrade or significantly impact**

open space resources through monitoring and avoidance. Expected future activities anticipated in the Plan include routine management, maintenance, and monitoring of the property, with particular emphasis placed on the following management considerations: natural resources protection; scenic resources; cultural resources; erosion and drainage; fire protection and safety; and, new and existing trails and passive recreation uses in both the Waddell Ranch and existing Irish Hills Natural Reserve.

9. Surrounding Land Uses and Settings:
Privately owned ranchlands surround the triangular shaped Waddell Ranch on two sides, with the third side being in common with the Irish Hills Natural Reserve, and City of San Luis Obispo-owned open space property. The Irish Hills Natural Reserve is adjacent to residential neighborhoods on its north side.

10. Project Entitlements Requested:
City Council approval

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

The traditionally and culturally affiliated California Native American tribes associated with the project area received notice of the proposed project in writing prior to the date of issuance of this Initial Study / Environmental Determination. Mr. Fred Collins, spokesperson for the Northern Chumash Tribal Council, has requested the opportunity to consult and that process has been initiated. Mr. Collins has indicated that he is supportive of the project.

12. Other public agencies whose approval is required:
None

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.

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

FISH AND GAME FEES

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

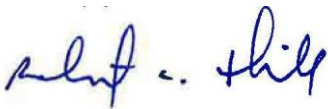
STATE CLEARINGHOUSE

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

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made, by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
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.	



September 14, 2018

Signature

Date

Robert A. Hill

Printed Name

Interim Deputy Director

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

8. The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

1. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?	1				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				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	1, 9			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1				X

Evaluation

- a) The Plan does not anticipate any new structures that would impede views or have an effect on a scenic vista.
- b) The project site is not within a local or state scenic highway area and does not anticipate any improvements that would damage scenic resources or historic buildings.
- c) The Plan does anticipate brief sections of new trail, as well as removal and / or thinning of non-native trees for fire hazard reduction purposes. These actions are not anticipated to degrade the visual character of the site.
- d) Irish Hills Natural Reserve closes one hour after sunset and no new lighting or hours of use outside of those published in the City's Open Space Regulations are anticipated or proposed by the Plan.

Conclusion: Based on the discussion above the impact would be less than significant and no mitigation is required.

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?	2				X
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	1, 22				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	1				X

Evaluation

- a), b) and c) The project site does not include any Farmland that is considered prime, unique, or of statewide importance. There are no Williamson Act contracts that apply to the site, and no changes are proposed to the site that could result in

conversion of Farmland to a non-agricultural use. The Waddell Ranch will join existing public land that is part of the City's open space system and no changes in use are proposed.

Conclusion: Based on the discussion above no impact would occur, and no mitigation is necessary.

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?	3				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	3, 20				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	3, 20				X
d) Expose sensitive receptors to substantial pollutant concentrations?	3, 20				X
e) Create objectionable odors affecting a substantial number of people?	3, 20				X

Evaluation

a), b), c), d) and e). The project site is comprised of new and existing City open space bordered by other open land. No changes in land use or the operations of the facility are proposed that would impact air quality in any way. The Plan does not include any actions that would create air quality impacts or violate any air quality standard.

Conclusion: Based on the discussion above no impact would occur, and no mitigation is necessary.

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 Wildlife or U.S. Fish and Wildlife Service?	1, 4, 9, 12, 13			X	
b) Have a substantial adverse effect, on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	1, 4, 7, 8, 9			X	
c) Have a substantial adverse effect on federally protected wetlands as defined in Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1, 4, 7, 8, 9				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	1, 4, 7, 8, 9			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	1, 6			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?	1, 6			X	
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Evaluation

a) A Botanical Inventory and Wildlife Survey prepared by Terra Verde Environmental (2017) found four different sensitive wildlife species to be present, including California led-legged frog, Monarch butterfly, Townsend’s big-eared bat, and Western pond turtle. Fifteen special status plants were identified, including a novel species, Irish Hills spineflower (*Chorizanthe aphanantha*), that is not previously known to science; additional focus surveys for this species were conducted by Terra Verde Environmental in 2018. The special status plant species are primarily serpentine-endemic, and include: Bishop manzanita, club-haired mariposa lily, San Luis mariposa lily, Cambria morning glory, San Luis Obispo sedge, San Luis Obispo owl’s clover, Brewer’s spineflower, Palmer’s spineflower, mouse-grey dudleya, Blochman’s dudleya, small-leaved lomatum, Palmer’s monardella, Adobe yampah, and Hoffman’s sanicle. Locations for these special status wildlife and botanical species were mapped using Global Positioning Units (GPS) and Geographic Information Systems (GIS) software. There are no prior wildlife or botanical surveys known to exist; these observations were documented and submitted to the California Natural Diversity Database maintained by the California Department of Fish and Wildlife. In addition, there is the possibility that sensitive or special status species may exist that were not found and documented in the survey work. The Plan calls for avoidance of all special status species, as well as ongoing site surveys and monitoring, in order to ensure that impacts are avoided. Protective management recommendations set forth by Terra Verde Environmental (2017 and 2018) were also incorporated into the Plan. Because the Plan specifies that the trail and fire hazard reduction activities will avoid mapped sensitive areas and will be undertaken only with prior sites-specific survey work, and because seasonal short-term grazing will create favorable disturbance and recovery periods for botanical species located in grassland areas, the Plan will not have a substantial adverse effect, either directly or through habitat modifications, on any of the species identified. In addition, the City’s Open Space Regulations prohibit off-trail travel where it will negatively impact natural resources and public use of the property will be regularly patrolled by the City’s Ranger Service.

b) The project site contains two distinct riparian areas that have been identified and mapped by Terra Verde Environmental (2017). These include a portion of the main stem of Froom Creek, a tributary of San Luis Obispo Creek, as well as a smaller riparian area found below the stock pond on the property. There is one existing location on the project site where there is an old “Arizona”-style crossing of Froom Creek that will be maintained. The Plan allows for the possibility in the future of the installation of a pre-manufactured lightweight fiberglass “kit” bridge to provide year-around access when Froom Creek is flowing so that it can be avoided. The bridge itself would be delivered to the site on pallets in component pieces; once assembled, the bridge would be 60 feet long x 4 feet wide. Abutments would be installed prior to installation and placed above and behind the top of the banks of Froom Creek. The abutments are made of mixed and poured concrete that are approx. 6 feet long x 3 feet wide x 5 feet deep, or 90 cubic feet each. This type of kit bridge is then constructed and installed in-situ on top of the abutments using hand crews only. Therefore, the only site disturbance is the two bridge abutments, as well as some possible minor limbing (but not removal) of existing trees for clearance of the bridge span depending on final site location. A Water Pollution Control Plan is incorporated to ensure erosion control and that there will be no discharge of any material to the creek.

c) The project site contains an existing constructed stock pond that contains cattail marsh habitat and constitutes a federal wetland, as well as numerous serpentine springs and seeps that have been identified and mapped by Terra Verde Environmental (2017). The Plan calls for the maintenance and protection of these features and does not include any activity that would result in direct removal, filling, hydrological interruption, or any other other action that would result in a substantial adverse impact to these natural resources.

d), e), f) The Plan does not anticipate any improvements that would be considered a barrier or otherwise interfere with migratory animals. The Plan requires compliance with all local policies and ordinances that protect biological resources in the area, as well as applicable Recovery Plans that apply to the project site.

Conclusion: Based on the discussion above, the impact would be less than significant and no mitigation is required.

5. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historic resource as defined in §15064.5.	1				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5)	1			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?	1			X	

Evaluation

a) The project site is not designated or listed as a historic resource and not located within a historic district. The project site does contain two rock walls that were constructed in the first half of the 20th century to create separate livestock pastures. The Plan calls for these rock walls to remain in place without alteration.

b), c) The project site has been modified and disturbed in the past, and it is not anticipated that proposed activities under the Plan would disturb any archeological or paleontological resources.

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.

Conclusion: Based on the discussion above the impact would be less than significant. and no mitigation is required.

6. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	5			X	
I. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	5			X	
II. Strong seismic ground shaking?	5			X	
III. Seismic-related ground failure, including liquefaction?	5			X	
IV. Landslides?	5, 17			X	
b) Result in substantial soil erosion or the loss of topsoil?	10, 13			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	10			X	
d) Be located on expansive soil, as defined in Table 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	10			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	10				X

Evaluation

a) 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. The Plan does not anticipate any new structures or activities that would expose people or structures to substantial adverse effects.

b) Maintenance and passive recreation activities have the potential to cause minor erosion and loss of topsoil. The Plan includes policies that direct projects to be designed in a manner that minimizes the potential for soil erosion to the greatest extent possible. City of San Luis Obispo open space trails are closed during rain events when the greatest potential for erosion and soil loss could occur.

c), d), e) The Plan does not anticipate the construction of new structures that would be subject to geologic impacts. The project site does include expansive soils, but paths and other flatwork will be designed in a manner that takes the soil type into consideration and in no case would involve any risks to life or property. No septic tanks or alternative systems currently exist on the site or are proposed.

Conclusion: Based on the discussion above the impact would be less than significant. and no mitigation is required.

7. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	1, 3, 11				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	1, 3, 11, 20				X

Evaluation

a), b) The City of San Luis Obispo has a Climate Action Plan that requires the City to evaluate actions that would lead to increased greenhouse gas emissions. The project is a Plan to conserve an open space area, an activity identified in the Climate Action Plan for the carbon sequestration properties of open space lands. Day to day operations of the open space will not generate, directly or indirectly, increased greenhouse gas emissions. The Waddell Ranch does not have direct access to any public road; it would be incorporated into the contiguous Irish Hills Natural Reserve where there is existing access. The Plan is not expected to induce substantial new Vehicle Miles Trips (VMT) associated with passive recreationalists driving to existing access areas.

Conclusion: Based on the discussion above the impact would be less than significant. and no mitigation is required.

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?	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?	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				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, would it create a significant hazard to the public or the environment?	9, 26, 27				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?	28				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?	28				X

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	17				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	9			X	

Evaluation

a), b), c), d), e), f), g) The Plan and ongoing preservation of the open space area will not expose people or structures to harm from hazardous materials because there are no hazardous materials on site, routinely transported through or adjacent to the site, and no handling of hazardous materials is proposed. The project site is outside of the Airport Land Use Plan area, and there are no private landing strips in the vicinity. The Plan would not impair or interfere with the City's emergency response plans.

h) The project site area contains annual grassland, chaparral, and oak woodland, as well as some non-native nuisance vegetation species. A component of the City's overall conservation planning includes the development of a Wildfire Preparedness Plan chapter. This chapter identifies the areas needing fuel reduction and active management. Potential impacts associated with wildfires are addressed in the Plan's Wildfire Preparedness chapter.

Conclusion: Based on the discussion above the impact would be less than significant, and no mitigation is required.

9. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?					X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	29				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	29				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	29				X
f) Otherwise substantially degrade water quality?	9			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?	30				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	30				X
i) Inundation by seiche, tsunami, or mudflow?	17				X

Evaluation

a), b), c) The project would not negatively impact water quality standards or discharge requirements, or use groundwater supplies or interfere with groundwater recharge. The Plan envisions activities to protect and restore natural systems that will maintain the existing hydrological regime.

d), e), g), h), i) There are no projects anticipated that would impede or alter drainage, place new structures within a 100-year flood plain, impede or redirect flood flows, or be subject to seiche, tsunami, or mudflow.

f), Maintenance and passive recreation activities may have the potential to cause minor erosion leading to siltation in the riparian areas of the property. The Plan requires that any maintenance activity located in or near a drainage system will address sediment and erosion control. City of San Luis Obispo open space trails are closed during rain events when the greatest potential for erosion and subsequent siltation could occur. As a result, there are no activities described in the Plan that would substantially degrade water quality.

Conclusion: Based on the discussion above the impact would be less than significant, and no mitigation is required.

10. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	1, 16				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1, 6, 16				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1, 6, 16				X

Evaluation

a), b), c) The project is consistent with the City’s General Plan and Conservation Guidelines and would not physically divide an established community. No land use changes are proposed and there is no habitat conservation plan currently covering the site.

Conclusion: Based on the discussion above no impact would occur, and no mitigation is necessary.

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?	1				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?	1				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 or other land use plans as a locally important mineral recovery site. No impact would occur.

Conclusion: Based on the discussion above no impact would occur, and no mitigation is necessary.

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?	9,18				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	9, 18				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	9, 18				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	9, 18				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?	9, 18				X
	9, 18				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?					

Evaluation

a), b), c) and d) The Plan does not anticipate any new uses or facilities that would generate noise, or expose people to unsafe noise or ground vibration levels.

e), f) The project site is located outside of the Airport Land Use Plan area and not within two miles of a public airport.

Conclusion: Based on the discussion above no impact would occur, and no mitigation is necessary.

13. POPULATION AND HOUSING. Would the project:

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

Evaluation

a), b), c) The project site is an open space area and there will be no population growth or displacement associated with adoption of the Plan.

Conclusion: Based on the discussion above no impact would occur, and no mitigation is necessary.

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

a) Fire protection?	9			X	
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b) Police protection?					X
c) Schools?					X
d) Parks?					X
e) Other public facilities?					X

Evaluation

a) The use of the property for passive recreation purposes may result in calls for Fire Department service for emergency medical response; however, calls to City open space average about one per month, which is insignificant compared to total call volume. Pre-fire planning and fuel reduction will be undertaken by the Natural Resources Program and Ranger Service staff and will not impact fire protection service in other areas of the City.

b), c), d), e) The Plan will not result in any increase in demand for other public services because it is an open space conservation plan. The implementation of the Plan will not result in any new or altered government facilities, or changes to acceptable service ratios, response times, school enrollment, or park use.

Conclusion: Based on the discussion above the impact would be less than significant. and no mitigation is required.

15. RECREATION.

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

Evaluation

a), b) The Plan is anticipated to support passive recreational uses such as hiking, biking, and scenic enjoyment. Plan implementation will enhance the natural environment of the project site and potentially attract new users. The increased usage would be considered less than significant because the City maintains a high ratio of open space parkland per City resident. No new trailhead or other recreational facilities would be constructed that would have an adverse physical effect.

Conclusion: Based on the discussion above the impact would be less than significant. and no mitigation is required.

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?	16				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?	16				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?	16				X

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	16				X
e) Result in inadequate emergency access?	16, 17				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?	16				X

Evaluation

a), b), c), d), e), f) The project is adoption and implementation of a Plan to enhance the natural environment of the project site. There are no new uses proposed that would generate new traffic or trips, conflict with traffic management plans, change air traffic patterns, create hazards due to a design feature, result in inadequate emergency access or conflict with an adopted transportation plan.

Conclusion: Based on the discussion above no impact would occur, and no mitigation is necessary.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X
b) Require or result in the construction or expansion of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					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?					X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded entitlements needed?					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 commitments?					X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
g) Comply with federal, state, and local statutes and regulations related to solid waste?					X

a), b), c), d), e), f), g) The project would create no new demands on utilities and service systems.

Conclusion: Based on the discussion above no impact would occur, and no mitigation is necessary.

18. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
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The project is expected to have an overall beneficial effect on the quality of the environment, including permanent conservation protection of rare, sensitive, special status, or listed wildlife and botanical resources. All of the impacts identified are considered less than significant and temporary in nature.					
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?					X
There are no cumulative impacts identified or associated with the project. All of the impacts identified are considered less than significant and temporary in nature.					
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					X
The project will not have adverse effects on human being because it is an open space conservation plan that will add a new site to an existing area that is currently used for passive recreational and open space management purposes.					

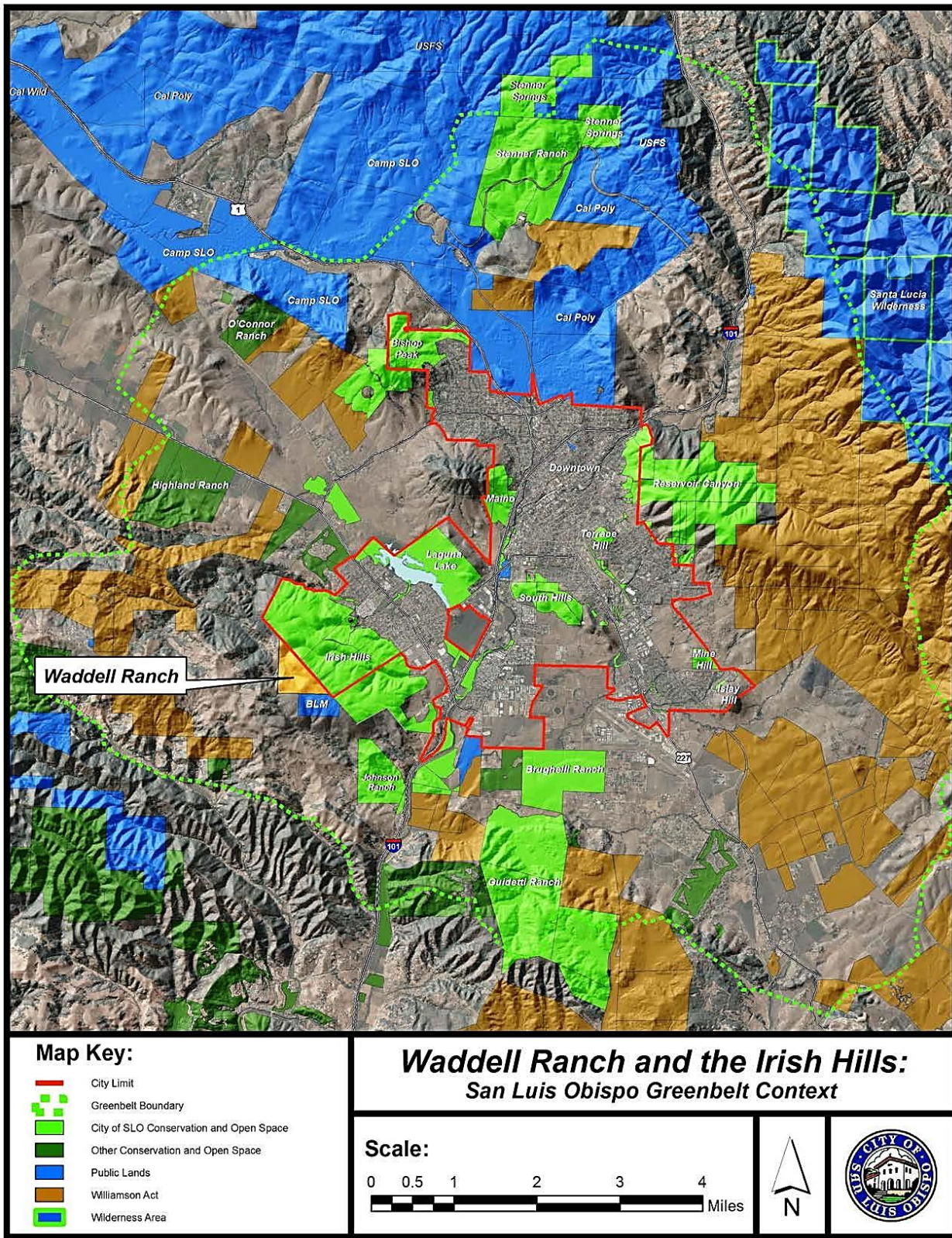
19. EARLIER ANALYSES.					
Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c) (3) (D). In this case a discussion should identify the following items:					
a) Earlier analysis used. Identify earlier analyses and state where they are available for review.					
N/A					
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.					
N/A					
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					

20. SOURCE REFERENCES.	
1.	Conservation and Open Space Element, City of San Luis Obispo General Plan (2006)
2.	Farmland Mapping and Monitoring Program: http://maps.conservation.ca.gov/ciff/ciff.html
3.	Clean Air Plan for San Luis Obispo County, Air Pollution Control District (2001)
4.	<i>Results of a Botanical Inventory and Wildlife Surveys Completed at the Waddell Ranch Property, Irish Hills Natural Reserve, City of San Luis Obispo, California</i> (Terra Verde Environmental, June 30, 2017)
5.	Alquist-Priola Special Studies Zones Map: http://gmw.consrv.ca.gov/shmp/download/quad/SAN_LUIS_OBISPO/maps/SLOBISPO.PDF
6.	Conservation Guidelines for Open Space Lands, City of San Luis Obispo (2002)
7.	Recovery Plan for the California Red-legged Frog, USFWS (2002)
8.	South-Central California Coast Steelhead Recovery Plan, NOAA (2013)
9.	Public Review Draft <i>Irish Hills Natural Reserve Conservation Plan – Waddell Ranch Addition</i> . City of San Luis Obispo (2018)
10.	Soil Survey of San Luis Obispo County, Coastal Part, USDA Soils Conservation Service (1984)
11.	City of San Luis Obispo Climate Action Plan, City of San Luis Obispo (2012)
12.	<i>Results of Focused Botanical Surveys for Irish Hills Spineflower (Chorizanthe aphanantha) Completed in the Irish Hills Natural Reserve, City of San Luis Obispo, California</i> (June 19, 2018)
13.	City of San Luis Obispo Municipal Code, Open Space Regulations, Chapter 12.22 (1998)
14.	Phase I Environmental Site Assessment, Rincon Consultants, Inc. (2016)
15.	Cultural Resources Study of the Irish Hills Trail Extension, San Luis Obispo County, California, Applied Earthworks (2015)
16.	City of San Luis Obispo Land Use and Circulation Element and Final EIR (2014)

17.	City of San Luis Obispo General Plan Safety Element (2000)
18.	City of San Luis Obispo Noise Element (1996)
19.	
20.	CEQA Air Quality Handbook, Air Pollution Control District, 2012 and associated Clarification Memorandum for the San Luis Obispo County Air Pollution Control District's 2012 CEQA Air Quality Handbook, Air Pollution Control District, November 14, 2017
21.	City of San Luis Obispo Archaeological Resource Preservation Program Guidelines (2009)
22.	City of San Luis Obispo, GIS database (accessed Sept. 2018)
23.	Geologic Map of California (2010); State of California, 2015; https://maps.conservation.ca.gov/cgs/gmc/ (Accessed July 30, 2018).
24.	City of San Luis Obispo, Historic Resource Preservation Guidelines, on file in the Community Development Department
25.	Greenhouse Gas Thresholds and Supporting Evidence, Air Pollution Control District (2012)
26.	California Department of Toxic Substances Control, Envirostor; https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=3825+south+higuera%2C+san+luis+obispo (Accessed July 30, 2018)
27.	State Water Resources Control Board, Geotracker; https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=3825+south+higuera (Accessed July 30, 2018)
28.	County of San Luis Obispo Airport Land Use Plan (2005)
29.	Waterway Management Plan and Drainage Design Manual, City and County of San Luis Obispo (2003)
30.	Federal Emergency Management (FEMA) Flood Map Service Center; https://msc.fema.gov/portal/home (Accessed July 31, 2018)
31.	City of SLO Noise Guidebook (1996)
32.	City of San Luis Obispo, Historic Site Map
33.	City of San Luis Obispo Burial Sensitivity Map

Attachments:

1. All of the source documents are included by reference and are on file in the offices of the City of San Luis Obispo
2. Site vicinity map with aerial photograph



Site vicinity map with aerial photograph