CITY OF SAN LUIS OBISPO

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

For ER 0528-2021

1. Project Title:

The Villages at the Palms Expansion (ARCH-0386-2020, USE-0387-2020, PDEV-0001-2021, & EID-0528-2021)

2. Lead Agency Name and Address:

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

3. Contact Person and Phone Number:

Kyle Bell, Associate Planner
(805) 781-7524

4. Project Location:

55 Broad Street (Assessor's Parcel Numbers [APNs] 052-162-021, 052-162-018, 052-162-022), San Luis Obispo, CA (project site)

5. Project Sponsor's Name and Address:

Morrison I, LP
55 Broad Street
San Luis Obispo, CA 93401
Contact: Patrick Smith

6. General Plan Designations:

High Density Residential

7. Zoning:

High Density Residential Planned Development (R-4-PD)

8. Description of the Project:

The Villages at the Palms (project) includes the expansion of an existing residential care facility for the elderly (RCFE; assisted living facility). The project is located with a Planned Development (PD) Overlay that was originally established at this site to allow a student housing project. In 1997 the PD was amended to allow the senior housing project that exists today. The project includes an amendment to the existing PD Precise Plan to address the two new structures and a deviation from development standards to allow the maximum height of Building A to be 45 feet and 3 inches, and the maximum height of Building B to be 58 feet and 4 inches, where the maximum height is normally 35 feet. The Village at the Palms Planned Development consists of three existing buildings, each on a separate parcel. The existing building located on APN 052-162-022 is known as "Garden Creek" and consists of an assisted living facility with 64 rooms; no changes are proposed to this parcel. The remaining two parcels were recently adjusted on October 16, 2020, under the lot line adjustment application SBDV-0246-2020 (SLO AL 20-0002). The existing building located on APN 052-162-018 (1.4 acres) is known as "The Oaks" and consists of a 50-unit senior living facility; no changes are proposed to this parcel. The existing building

located on APN-052-162-021 (4.6 acres) is known as "The Palms" and consists of a 127-unit senior living facility; the proposed project and associated site improvements would be located within this parcel (henceforth referred to as Parcel 2 SLOAL 20-0002). In addition to Broad Street located along the project's frontage, the project site is bound by Palomar Avenue to the west and Ramona Drive to the north (Figure 1). The proposed project would be directly accessed from an existing driveway off Broad Street or from the improved driveways located off Palomar Avenue and Ramona Drive.

An existing commercial center (Foothill Plaza Shopping Center) is north of the project site, low-density residential development is south and east of the project site and planned and existing apartment complexes are west of the project site. The property is zoned for High Density Residential within a Planned Development (PD) Overlay zone (R-4-PD).

The project site is characterized by generally flat topography and consists of three habitat types, including ruderal/disturbed, riparian, and ornamental landscaping. The project includes the removal of 6 ornamental trees along the western portion of the property, including 2 Brisbane Box trees (6-9 inches), 1 Mondell Pine tree (14 inches), and 3 Evergreen Pear trees (4 inches). Removed trees would be replanted at minimum 1:1 ratio, the project proposes to plant 40 new trees. The project site is located within the San Luis Obispo Creek watershed. Old Garden Creek, which runs through the project site, is a tributary to Stenner Creek, which is a tributary to San Luis Obispo Creek. The project site is in Watershed Management Zone 1 (WMZ1), and therefore would be required to meet Performance Requirements 1–4 of the Central Coast Regional Water Quality Control Board (RWQCB) Post-Construction Stormwater Requirements for development projects. Applicant-proposed stormwater reduction measures include installation of additional landscaping and using existing pavers to construct the proposed surface parking lot located to the north of Building B.

The expanded residential care facility would consist of two new buildings (Building A and Building B) located to the east and west of Old Garden Creek, which runs through the central portion of the project site (Figures 2 and 3). As proposed, Building A includes a three-story building with 37 new units (eight studio units, 24 one-bedroom units, and five two-bedroom units) and amenities, such as a commercial kitchen, dining room, living room, multi-purpose activities space, administrative offices, and a rooftop terrace. Building B includes a total of four floors, with the first two floors providing a parking garage and the upper two floors providing additional residential units (22 one-bedroom units).

Building A would be approximately 13,293 square feet with a maximum height of 45 feet and 3 inches. Building B would be approximately 12,068 square feet with a maximum height of 58 feet 4 inches. The Applicant (Morrison I, LP) is requesting a deviation from development standards associated with the PD amendment to exceed the 35-foot height standard within the R-4-PD zone (17.22.020) and other exceptions (see **Table 2**). Signage is proposed along Ramona Drive and at the corner of Ramona Drive and Palomar Avenue. The project would result in various amenities and programs that are intended to promote social interaction, wellness, fitness, art, music, and outdoor access.

Visual simulations have been prepared by the Applicant for the proposed project and are shown on Figures 4a through 4c. Building design of the proposed RCFE expansion would reflect a Spanish-style design, including clay tile roofs, smooth plaster finish walls, decorative tile insets, ornamental wrought iron planters, and a variety of arched openings. Building design would also include horizontal breaks in the building plane to create a residential-scale articulation. Additionally, both buildings would include recessed flat roof areas behind slightly sloping rooftops to conceal mechanical equipment, plumbing vents, exhaust fans, and potential solar panels. The project includes landscaping along the property line and throughout the developed areas. A mix of trees, bushes, and groundcover varying in textures, colors, form, and height would be provided within the developed patio and surrounding outdoor areas. The proposed development program details for the R-4-PD zone are summarized in **Table 1.**

Table 1. Project Development Program

Site Details	Proposed	Allowed/Required
Setbacks		
Front (Broad Street)	N/A	10 feet
Corner Lot – Street Side (Ramona Drive)	23 feet 3 inches	10 feet
Corner Lot- Street Side (Palomar Avenue)	7 feet	10 feet
Interior, Side, and Rear[1]	12 feet 9 inches	10 feet
Creek Setback (first and second stories)	Building A: 20 feet Building B: 25 feet	20 feet
Creek Setback (third story)	Building A: 20 feet Building B: 25 feet (Floors 1–3) Building B: 28 feet (Floor 4)	30 feet
Maximum Height of Structures	Building A: 45 feet, 3 inches Building B: 58 feet, 4 inches	35 feet
Maximum Lot Coverage	33%	60%
Minimum Lot Area	198,356 square feet	5,000 square feet
Total No. Parking Spaces	152	143
Bicycle Parking	8	7

The project includes modifications to the building and design features identified in the City's Municipal Code (**Table 2**). The project is within a PD Overlay, which provides for deviations from development standards of Municipal Code Title 17, such as maximum height, where determined necessary and justifiable to accommodate the development of the project (17.48.030.D).

Table 2. Project Development Program

Municipal Code Section	Proposed Exceptions and Deviations from Development Standards
17.22.020	Exceed the 35-foot height standard within the R-4-PD zone.
17.70.170 D.1.B	Reduce the side yard setback along Palomar Avenue to facilitate an additional building setback from the top of the bank of the creek.
	Provide parking within the required side yard setback adjacent to Palomar Avenue and the small section of Building B parking along Palomar Avenue front yard setback.
	Place trash/recycling enclosure for Building B within the side yard adjacent to Palomar Avenue to facilitate increased setback from the creek.
Section 17.70.030 G.1	Provide replacement parking to incorporate impervious paving at the southwestern corner of Building A.
	Provide replacement parking incorporating impervious paving within the 20-foot creek-side setback on the east side of Building B.
Section 17.70.030 E.3	Encroachment into the additional 10-foot creek-side setback at the upper stories.

Water service for the proposed project would be provided by the City's Utilities Department, and the project would require an additional water demand of approximately 6 acre-feet per year (AFY). The project would be served by the City's sewer system and would generate approximately 2 million gallons annually. Electricity for the project would be provided by Pacific Gas and Electric (PG&E). The project site includes existing utility infrastructure within easements along Ramona Drive and Palomar Avenue, including sewer lines, water lines, and power poles. The project would include the installment of expanded infrastructure to connect the new buildings to existing City facilities. Access to the project site would be provided via two new 20-foot-wide entries off Palomar Avenue and improvements to the existing 22-foot-wide driveway off Ramona Drive, as well as access from the existing driveway along Broad Street. Building A would incorporate an arrival/drop-off porte-cochere that is compliant with the City Fire Department's vertical clearance regulations. The existing peak number of employees is 67 and implementation of the project is anticipated to require 16 additional employees. The estimated average daily trip (ADT) for the project is 148. There are currently 171 vehicle parking spaces for the Village at the Palms assisted living facility. Implementation of the project would remove 128 existing vehicle parking spaces. The project would provide 109 new vehicle parking spaces and the development would provide a total of 152 vehicle parking spaces, including 11 accessible parking spaces, eight Electric Vehicle (EV) charging parking stations, eight motorcycle parking spaces, eight bicycle parking spaces, and an Automated Parklift System with 29 vehicle spots.

Project construction would require approximately 1,575 cubic yards (cy) of cut and 620 cy of fill for a total of 2,195 cy of earthwork. Construction is anticipated to last approximately 14 months and is anticipated to begin in April 2022. Construction would result in approximately 57,000 square feet (1.31 acres) of ground disturbance and would replace approximately 22,000 square feet of surface parking with new buildings, hardscapes, and parking lots on pervious pavers. Construction would require the use of typical construction equipment, including, but not limited to, dozers, loaders, and excavators.

9. Project Entitlements:

Planned Development Amendment, Minor Use Permit, Development Review (Major)

10. Surrounding Land Uses and Settings:

Northeast: commercial center (Foothill Plaza Shopping Center) and single-family residential development

Northwest: commercial center (Foothill Plaza Shopping Center), Church of Jesus Christ Latter-Day Saints, and apartment complex (Valencia Apartments)

Southwest: planned apartment complex (The Academy Palomar) and low-density residential development

Southeast: low-density residential development

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Native American Tribes were notified on **August 6, 2021**, about the project consistent with City and State of California regulations, including, but not limited to, Assembly Bill 52. As of September 28, 2021, responses have been received from two tribes, including the yak tit^{y}u tit^{y}u yak tiłhini Northern Chumash Tribe of San Luis Obispo County and Region and the Santa Ynez Band of Chumash Indians.

12. Other public agencies whose approval is required:

San Luis Obispo County Air Pollution Control District
Regional Water Quality Control Board (Central Coast)

[1] *Based on Table 2-11: R-4 Zone Minimum Interior Side and Rear Setbacks (Municipal Code 17.22.020).*

Figure 1. Project Location Map

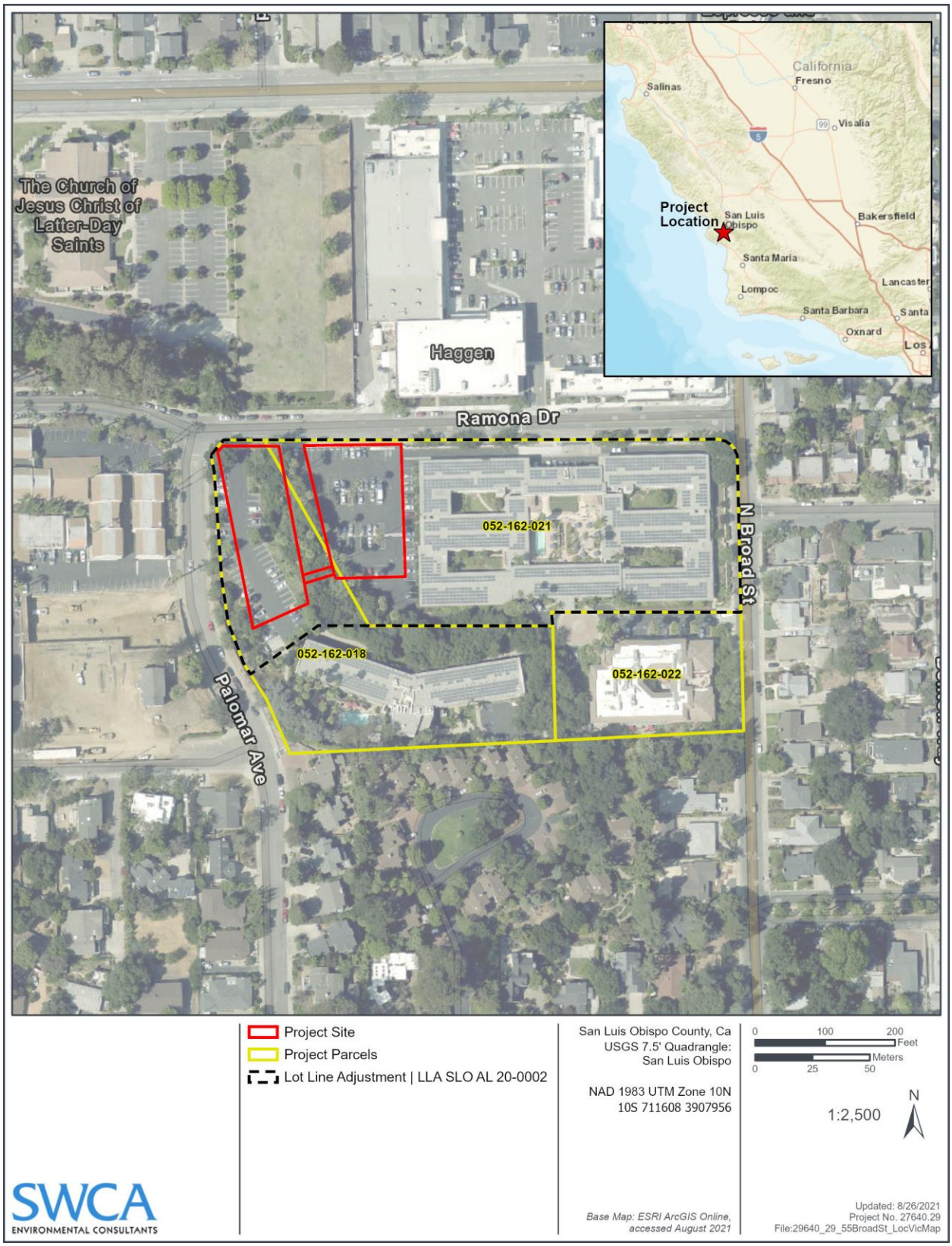

Figure 2. Conceptual Site Plan.

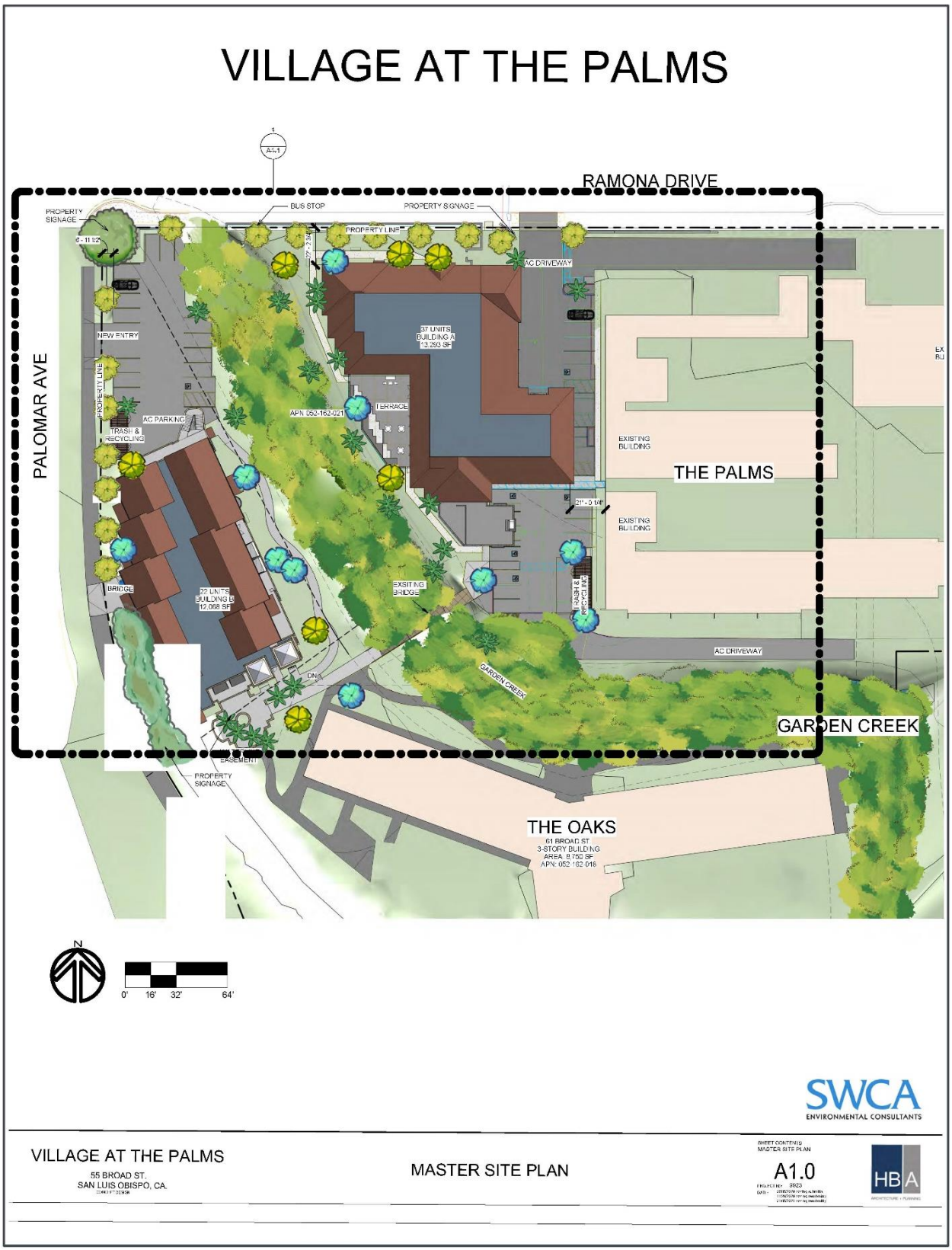

Figure 3. Conceptual Site Plan

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Figure 4a. Visual Simulation – View From Ramona Drive

Figure 4b. Visual Simulation – View From Palomar Avenue

VIEW FROM PALOMAR AVENUE ON BUILDING B

VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.

ILLUSTRATIVE - VIEW FROM PALOMAR AVENUE ON BUILDING B

SHEET CONTENTS
ILLUSTRATIVE - VIEW FROM PALOMAR AVENUE ON BUILDING B
A4.9

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Figure 4c. Visual Simulation – View from the Corner of Ramona Drive and Palomar Avenue

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	☐	Public Services
☐	Agriculture and Forestry Resources	☒	Hazards and Hazardous Materials	☐	Recreation
☒	Air Quality	☒	Hydrology and Water Quality	☐	Transportation
☒	Biological Resources	☒	Land Use and Planning	☒	Tribal Cultural Resources
☒	Cultural Resources	☐	Mineral Resources	☒	Utilities and Service Systems
☐	Energy	☒	Noise	☐	Wildfire
☐	Geology and Soils	☐	Population and Housing	☒	Mandatory Findings of Significance

FISH AND WILDLIFE FEES

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

STATE CLEARINGHOUSE

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

Signature

October 19, 2021
Date

Shawna Scott, Senior 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. 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

Except as provided in Public Resources Code Section 21099, would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	1, 2, 3	☐	☐	☒	☐
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?	2, 4	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	1, 2, 3, 4, 5	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	1, 5	☐	☐	☒	☐

Evaluation

The proposed project site is located at the corner of Palomar Avenue and Ramona Drive in the northcentral portion of San Luis Obispo. The site is surrounded by existing buildings associated with the Village at the Palms assisted living facility to the east, an existing commercial center (Foothill Plaza Shopping Center) and the Church of Jesus Christ of Latter-Day Saints to the north, apartment complexes to the west, and apartment and low-density residential units to the south. Broad Street is located 465 feet east of the project site, beyond the existing Village at the Palms assisted living facility, and Foothill Boulevard is located approximately 480 feet north of the project site, beyond Foothill Plaza Shopping Center and the Church of Jesus Christ Latter-Day Saints. The project site consists of a surface parking lot located on the east and west sides of Old Garden Creek, which runs through the central portion of the site. Ornamental landscaping is present throughout the project site, and the Old Garden Creek bed supports natural riparian vegetation.

The topography of the city is generally defined by several low hills and ridges, such as Righetti Hill, Bishop Peak, and Cerro San Luis. These are three of the nine peaks known as the Morros and provide scenic focal points for much of the city. The project vicinity exhibits intermittent views of nearby natural landmarks, including Cerro San Luis and Bishop Peak. The project area and surrounding areas are characterized by relatively flat to slightly sloping topography. Elevation at the project site is approximately 235 to 240 feet above mean sea level.

Based on the *City of San Luis Obispo General Plan Conservation and Open Space Element* (COSE) map of scenic roadways and vistas, Broad Street, located east of the project site, and Foothill Boulevard, located north of the project site, are designated as having moderate scenic value. The project site is in the High Density Residential land use designation. The site is also within a High Density Residential zone with a PD Overlay (R-4-PD). The project is within a PD Overlay, which provides for deviations from development standards of Municipal Code Title 17, such as maximum height, where determined necessary and justifiable to accommodate the development of the project (17.48.030.D). The project's consistency with the applicable development standards is evaluated in Table 1 in the Project Description.

A scenic vista is generally defined as a high-quality view displaying good aesthetic and compositional values that can be seen from public viewpoints. A substantial adverse effect on a scenic vista would occur if the proposed project would significantly degrade the scenic landscape as viewed from public roads or other public areas. The project area consists of distant views of Cerro San Luis to the southwest and Bishop Peak to the northwest. Based on the City's COSE, the portion of Foothill Boulevard located approximately 480 feet north of the project site is considered a roadway with moderate scenic value; however, the project site is not within the viewshed of a designated scenic vista.

a) The City's COSE designates the portion of Foothill Boulevard located approximately 480 feet north of the project site as a roadway with moderate scenic value. Views from Foothill Boulevard traveling north at the project site include commercial and residential development and distant views of Bishop Peak. Views from Foothill Boulevard traveling south at the project site include commercial and residential development and distant views of the Alex G. Spanos Stadium and the California Polytechnic State University, San Luis Obispo (Cal Poly) "P."

Intervening commercial development and associated vegetation along Foothill Boulevard would block construction-related views associated with the project from travelers along Foothill Boulevard. Implementation of the project would result in the construction and operation of two new buildings similar in style and density to surrounding development, ranging from 45 feet 3 inches to 58 feet 4 inches in height. As evaluated in threshold c) below, the Applicant is requesting a modification to allowable building height within the R-4 zone. Implementation of the project would not block any scenic views from Foothill Boulevard, including Bishop Peak, Cerro San Luis, or the Cal Poly "P." In addition, the City's COSE does not designate the project area as a scenic vista; therefore, the project would not result in an adverse change to a scenic vista. The project would not block any scenic views and would generally be consistent with the level of surrounding commercial and residential development in the project area. The project would not result in significant adverse change in a scenic vista; therefore, potential impacts would be *less than significant*.

b) The project site is located approximately 0.66 mile northwest of U.S. Highway 101 (US 101). Based on the California Department of Transportation (Caltrans) California Scenic Highways online mapping tool, this section of US 101 is eligible for State of California (State) scenic highway designation but is not officially designated. The City's COSE also identifies Foothill Boulevard (approximately 480 feet north of the project site) as having moderate scenic value, which is evaluated in threshold (a) above. The project site would not be visible to viewers traveling along US 101 due to the distance between US 101 and the project site, as well as the presence of intervening topography and development. Further, there are no scenic resources in the project area that would be damaged because of the proposed project. For these reasons, the project would not substantially damage any of these resources and there would be *no impact.*

c) The project is in the R-4 land use designation and has a PD Overlay (R-4-PD). The project would be subject to the R-4 zone design standards identified in City Municipal Code 17.22.020. The project would also be subject to other applicable building standards identified in City Municipal Code 17.70 and with COSE Policy 9.1.2, which outlines view guidelines regarding urban development. The COSE states that urban development should reflect its architectural context. This does not necessarily prescribe a specific style, but requires deliberate design choices that acknowledge human scale, natural site features, and neighboring urban development, and that are compatible with historical and architectural resources. The Applicant is requesting exceptions and deviations to design features and building design standards, including building height, creek setbacks, side yard setbacks, and a front yard setback (see **Table 2** in the Project Description). The project site's PD Overlay provides for deviations from development standards of Municipal Code Title 17, such as maximum height, as determined necessary and justifiable for the project by the City.

Construction views associated with the project would be temporary in nature and similar to other projects within the city. Additionally, construction-related views would be blocked from Foothill Boulevard and Broad Street by intervening development and vegetation. Project construction requires the removal of non-native vegetation; however, none of the trees that would be removed have unusual or historical value. Additionally, any trees that are removed during implementation of the project would be replanted at a 1:1 ratio, the project proposes a replanting plan ratio of 6.7:1 which exceeds the minimum compensatory planting requirements.

Implementation of the project would result in the construction of two new buildings ranging from 45 feet 3 inches to 58 feet 4 inches in height. The maximum standard building height for the R-4 zone is 35 feet. Although the proposed project would be taller than surrounding development, it would not impede any scenic views in the area, including Bishop Peak to the northwest, Cerro San Luis to the southwest, or the Cal Poly "P" to the northeast. The proposed project would also be similar in nature to the density and style of surrounding high-density residential development. Additionally, views of the project would be mostly blocked along Foothill Boulevard, which has a moderate scenic value per the City's COSE, due to intervening commercial development and associated vegetation along Foothill Boulevard. The project also includes a vegetative screen along Ramona Drive and Palomar Avenue, which would conceal lower portions of the buildings from travelers along those roads. For these reasons, the project would not substantially degrade the existing visual character or quality of public views of the site, nor would the project conflict with regulations that have been established for the purpose

of preserving scenic quality or resources. Thus, the impacts to visual character and scenic quality would be *less than significant*.

d) Existing sources of nighttime lighting in the vicinity of the project site include residential street lighting, spillover parking lot lighting from nearby commercial centers and apartments, and intermittent vehicle lighting from vehicles traveling along Ramona Drive and/or Palomar Avenue. Construction activities would only occur during daylight hours and would not require nighttime lighting. Operational nighttime lighting would include outdoor lighting for safety and illumination purposes and may include vehicle headlights. However, the project is required to comply with the Lighting and Night Sky Preservation Ordinance (17.70.100) standards for outdoor lighting and new development, which include, but are not limited to, requirements for new outdoor light sources to be shielded and directed away from adjacent properties and public rights-of-way, requirements for minimum levels of lighting consistent with public safety standards, and limits to hours of lighting operation. Therefore, impacts from new sources of light or glare would be *less than significant.*

Mitigation Measures

Mitigation measures are not required.

Conclusion

The project is not located within a scenic vista or within the viewshed of a designated scenic highway and would not be highly visible from nearby public roadways designated as having high scenic value. The project does not conflict with City of San Luis Obispo regulations that have been established for the purpose of preserving scenic quality or resources and would not result in a significant source of additional nighttime lighting. No potentially significant impacts associated with aesthetic resources would occur and mitigation measures are not required.

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	6	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	7	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	7	☐	☐	☐	☒

d) Result in the loss of forest land or conversion of forest land to non-forest use?	1, 7	☐	☐	☐	☒
e) 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?	7	☐	☐	☐	☒

Evaluation

The California Department of Conservation (DOC) classifies and maps agricultural lands in the state in the Farmland Mapping and Monitoring Program (FMMP). The FMMP identifies five farmland categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Farmland of Local Potential. The project site is designated as Urban and Built-Up Land by the FMMP (DOC 2016). The project site is not located on local Prime Farmland, Farmland of Local Importance, Farmland of Local Potential, Farmland of Statewide Importance, or Unique Farmland according to Figure 10 of the City's COSE.

The project site is zoned as R-4-PD within the northcentral portion of the city. The project site is not located within or immediately adjacent to land zoned for agricultural uses, land under an active Williamson Act contract, or land currently supporting agricultural uses.

According to California Public Resources Code (PRC) Section 12220(g), forest land is defined as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. The project site does not support any forest land or timberland and is not surrounded by forest land or timberland.

a) According to the FMMP, the project site and surrounding land uses are designated as Urban and Built-Up Land. Since the project site is not located on or adjacent to designated Prime Farmland, the project would not result in the conversion of Prime or other Farmland to non-agricultural use, and *no impacts* would occur.

b) The project site is not located within or adjacent to land zoned for agriculture or under an active Williamson Act contract. Therefore, the project would not conflict with existing agricultural zoning or a Williamson Act contract, and *no impacts* would occur.

c) The project site does not include land designated or zoning for forest land or timberland. Additionally, the project site does not contain 10% tree cover that would classify the site as forest land. Therefore, the project would not conflict with zoning for, result in the loss of, or result in the conversion of forest land, timberland, or timberland zoned Timberland Production, and *no impacts* would occur.

d) The project site does not include land designated for forest land and does not support 10% tree cover that would classify the project site as forest land. Therefore, the project would not result in the conversion of forest land to non-forest use and impacts, and *no impacts* would occur.

e) The project includes expansion of an existing assisted living facility and is surrounded by urbanized high-density residential and other residential uses. The nearest agricultural uses are approximately 1.4 miles south of the project site. The proposed project would be consistent with surrounding uses and with existing zoning designated for the project site and would not adversely affect agricultural water supplies or other agricultural support facilities. Therefore, the project would not result in substantial changes in the environment that could result in conversion of nearby agricultural land or forest land to non-agricultural or non-forest use, and *no impacts* would occur.

Mitigation Measures

Mitigation measures are not required.

Conclusion

The project site is in an urbanized area and is not within or adjacent to Farmland, land zoned for agricultural or forest land use, or land under a Williamson Act contract. No potentially significant impacts to agriculture or forest land would occur, and mitigation measures are not required.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	1, 8, 9, 10, 11	☐	☐	☒	☐
b) 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?	1, 8, 10, 13	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	1, 10, 13, 14	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	1, 10, 14	☐	☒	☐	☐

Evaluation

The city of San Luis Obispo is located within the South Central Coast Air Basin (SCCAB), which also includes Santa Barbara and Ventura Counties. Air quality within the SCCAB is regulated by several jurisdictions, including the U.S. Environmental Protection Agency (USEPA), California Air Resources Board (CARB), and San Luis Obispo County Air Pollution Control District (SLOAPCD).

San Luis Obispo County is currently designated as "nonattainment" for the State standards for ozone, partial nonattainment for federal ambient standards for ozone (in eastern San Luis Obispo County, outside of the project area), and nonattainment for the State standards for particulate matter 10 microns or less in diameter (PM_{10}). The City's COSE identifies goals and policies to achieve and maintain air quality that supports health and enjoyment for those who live in, work in, and visit the city. These goals and policies include meeting federal and State air quality standards, reducing dependency on gasoline- or diesel-powered motor vehicles and to encourage walking, biking, and public transit use.

The SLOAPCD has developed a *CEQA Air Quality Handbook* (most recently updated with a November 2017 Clarification Memorandum) to evaluate project-specific impacts and determine if potentially significant impacts could result from a project. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, the *2001 San Luis Obispo County Clean Air Plan* (2001 Clean Air Plan) was prepared and adopted (SLOAPCD 2002).

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. The CARB has identified the following groups who are most likely to be affected by air pollution (i.e., sensitive receptors): children under 14, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. The project site is in a residential area with sensitive receptor locations located in all directions. On-site, sensitive receptors currently live within the existing housing at the Villages at the Palms. Off-site sensitive receptors are also present as close at 50 feet west in high-density residential apartment complexes.

Naturally Occurring Asbestos (NOA) has been identified as a toxic air contaminant by the CARB. Any ground disturbance proposed in an area identified as having the potential to contain NOA must comply with the CARB Airborne Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations. The SLOAPCD NOA Map indicates that the project site is in an area identified as having a potential for NOA to occur.

a) To be considered consistent with the 2001 Clean Air Plan, a project must be consistent with the land use planning and transportation control measures and strategies outlined in the Clean Air Plan. The project includes the expansion of the Village at the Palms assisted living facility within the R-4-PD zone. The project site is located approximately 60 feet south of a commercial center with restaurants, a market, and other commercial development. The project site is in an area that would facilitate pedestrian and bicycle travel. The project would be easily accessible by Class II bicycle lanes located on Foothill Boulevard that connect to existing bicycle lanes on Broad Street, which connects to Ramona Drive. The project site is located adjacent to a transit stop on Ramona Drive, which would likely facilitate the use of public transportation. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*, a continuing care retirement community generates 2.5 Average Daily Trips (ADT) per occupied unit. The project would create 59 new continuing care retirement units, estimated to generate 148 ADT. Although operation of the project would create more than 110 trips per day, based on the City's Residential Vehicle Miles Traveled (VMT) Screening Map, the project site is in an area of the city that would result in average VMT less than or equal to 85% of the regional average, meaning a project in this area would result in VMT generation below the City's adopted thresholds. Further, the project would be consistent with VMT reduction measures identified in the 2001 Clean Air Plan. Because the project would be consistent with the City's land use planning and transportation control measures and with the 2001 Clean Air Plan, the project would be consistent with applicable air quality plans. Therefore, impacts would be *less than significant*.

b) San Luis Obispo County is currently designated as non-attainment for ozone and PM_{10} under State ambient air quality standards. Construction of the project would result in short-term emissions of ozone precursors including reactive organic gasses (ROG), nitrous oxides (NO_x), and fugitive dust emissions (PM_{10}). During operation, the project would result in emissions of ozone precursors associated with mobile source emissions and other stationary sources.

Construction Emissions

The project would result in approximately 57,000 square feet (1.31 acres) of ground disturbance, including 1,575 cy of cut and 620 cy of fill (2,195 cy of total cut/fill). Construction of the proposed project has the potential to result in a short-term increase in dust and vehicle emissions, including diesel particulate matter (DPM), ROGs, NO_x, and particulate matter. Estimated construction emissions from the project were calculated using the California Emission Estimator Model (CalEEMod), version 2020.4.0 (CalEEMod 2021). Emissions were quantified based on the default construction schedules, equipment use, and construction vehicle trips contained in the model. Fugitive dust control measures were not included in the modeling assumptions. Construction emissions modeling assumptions are summarized in Attachment 5. Estimated short-term construction emissions are shown in Table 3 below.

Table 3. Project Construction Emissions

Criteria Pollutant	Highest Emissions	SLOAPCD Screening Threshold	Exceeds Threshold?
Uncontrolled Daily Construction Emissions – Summer Conditions			
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO_x)	64.3 lbs/day	137 lbs/day	No
Diesel Particulate Matter (DPM)	1.6 lbs/day	7 lbs/day	No
Uncontrolled Daily Construction Emissions – Winter Conditions			
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO_x)	64.3 lbs/day	137 lbs/day	No
Diesel Particulate Matter (DPM)	1.6 lbs/day	7 lbs/day	No
Uncontrolled Annual Construction Emissions			
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO_x)	0.60 tons/year	2.5 tons/quarter	No
Diesel Particulate Matter (DPM)	0.07 tons/year	0.13 tons/quarter	No
Fugitive Dust (PM10)	0.11 tons/year	2.5 tons/quarter	No

Source: CalEEMod 2021 (v. 2020.4.0); SLOAPCD 2012

As shown in Table 3, short-term construction emissions are not anticipated to exceed established thresholds. Although the project would not result in significant construction-related emissions, SLOAPCD's *CEQA Air Quality Handbook* recognizes special conditions, such as proximity to sensitive receptors, that require implementation of standard construction mitigation measures to reduce diesel idling (DPM) and fugitive dust. Due to the project's proximity to surrounding residential areas, both within the existing housing complex on the property and immediately surrounding the property, standard measures for reducing DPM and fugitive dust are required and have been included as Mitigation Measures AQ-1 and AQ-2. Therefore, potential air quality impacts associated with project construction would be *less than significant with mitigation*.

Operational Impacts

Implementation of the project would result in the operation of 59 new assisted living dwelling units. Long-term operational emissions were also calculated using the CalEEMod computer program (CalEEMod 2021). Operational emissions modeling assumptions are summarized in Attachment 5. Estimated operational emissions are shown in Table 4 below.

Table 4. Operational Emissions Summary

Criteria Pollutant	Highest Daily/Annual Emissions	SLOAPCD Screening Threshold	Exceeds Threshold?
Daily Operational Emissions – Summer Conditions			
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO_x)	2.3 lbs/day	25 lbs/day	No
Carbon Monoxide (CO)	9.0 lbs/day	550 lbs/day	No
Diesel Particulate Matter (DPM)	0.05 lbs/day	1.25 lbs/day	No
Fugitive Dust (PM10)	0.79 lbs/day	25 lbs/day	No
Daily Operational Emissions – Winter Conditions			
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO_x)	2.3 lbs/day	25 lbs/day	No
Carbon Monoxide (CO)	9.2 lbs/day	550 lbs/day	No
Diesel Particulate Matter (DPM)	0.05 lbs/day	1.25 lbs/day	No
Fugitive Dust (PM10)	0.7 lbs/day	25 lbs/day	No
Annual Operational Emissions – Year 2023			
Reactive Organic Gases (ROG) + Nitrogen Oxide (NO_x)	0.40 tons/year	25 tons/year	No
Fugitive Dust (PM10)	0.13 tons/year	25 tons/year	No

Source: CalEEMod 2021 (v. 2020.4.0); SLOAPCD 2012

As shown in Table 4, operational emissions of criteria air pollutants would not exceed SLOAPCD's recommended thresholds of significance; therefore, impacts from criteria pollutants during project operation would be *less than significant*.

c) The project site is in a residential area and the nearest sensitive receptor location is an apartment complex located 50 feet west of the project site, across Palomar Avenue. Construction activities, such as excavation, grading, vegetation removal, staging, and building construction, would result in temporary construction vehicle emissions and fugitive dust that may affect surrounding sensitive receptors. Based on the SLOAPCD *CEQA Air Quality Handbook*, construction activities within 1,000 feet of sensitive receptors require standard dust and DPM reduction measures. Mitigation Measures AQ-1 and AQ-2 have been identified to reduce exposure of sensitive receptors to adverse construction vehicle emissions and fugitive dust; therefore, impacts would be *less than significant with mitigation.*

d) Construction of the proposed project would generate odors associated with construction smoke, dust, and equipment exhaust and fumes. Proposed construction activities would not differ significantly from those resulting from any other type of construction project. Any effects would be temporary and limited to the construction phase of the proposed project. The

SLOAPCD NOA Map indicates the project site is located within an area identified as having potential for NOA to be present. The project would include approximately 2,195 cy of total earthwork, removal of ornamental trees and vegetation along the western property boundary, and construction of the proposed development. Pursuant to SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (CARB ATCM Section 93105), the Applicant is required to provide geologic evaluation prior to any construction activities and comply with existing regulations regarding NOA, if present. Mitigation Measures AQ-3 and AQ-4 have been identified to require the Applicant to complete a geologic evaluation and follow all applicable protocol and procedures if NOA is determined to be present on-site. Based on compliance with identified mitigation and existing regulations, potential impacts associated with other emissions would be *less than significant with mitigation*.

Mitigation Measures

AQ-1 During all construction activities and use of diesel vehicles, the Applicant shall implement the following idling control techniques:

1. **Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment**
    a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors if feasible;
    b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
    c. Use of alternative fueled equipment shall be used whenever possible; and
    d. Signs that specify the no idling requirements shall be posted and enforced at the construction site.
2. **California Diesel Idling Regulations.** On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
    a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and
    b. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

    Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: www.arb.ca.gov/msprog/truck-idling/2485.pdf.

AQ-2 During all construction and ground-disturbing activities, the Applicant shall implement the following particulate matter control measures and detail each measure on the project grading and building plans:

1. Reduce the amount of disturbed area where possible.
2. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District (SLOAPCD) limit of 20% opacity for no greater than 3 minutes in any 60-minute period. Increased watering frequency shall be required whenever wind speeds exceed 15 miles per hour (mph) and cessation of grading activities during periods of winds over 25 mph. Reclaimed (non-potable) water is to be used in all construction and dust-control work.
3. All dirt stockpile areas (if any) shall be sprayed daily and covered with tarps or other dust barriers as needed.
4. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities.
5. Exposed grounds that are planned to be reworked at dates greater than 1 month after initial grading shall be sown with a fast-germinating, non-invasive, grass seed and watered until vegetation is established.

6. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical binders, jute netting, or other methods approved in advance by the SLOAPCD.
7. 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.
8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
10. 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.
11. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible.
12. All PM_{10} mitigation measures required shall be shown on grading and building plans.
13. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the SLOAPCD limit of 20% opacity for no greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any site preparation, grading, or earthwork.
14. All off-road construction equipment shall be Tier 3 or higher.

AQ-3 Prior to initiation of site preparation/construction activities, the Applicant shall retain a registered geologist to conduct a geologic evaluation of the property including sampling and testing for naturally occurring asbestos in full compliance with California Air Resources Board (CARB) Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (CARB ATCM Section 93105) and SLOAPCD requirements. This geologic evaluation shall be submitted to the City Community Development Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb naturally occurring asbestos (NOA), the Applicant must file an Asbestos ATCM exemption request with the SLOAPCD.

AQ-4 If NOA are determined to be present on-site, proposed earthwork and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding NOA, including the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (CARB ATCM Section 93105) and requirements stipulated in the National Emission Standards for Hazardous Air Pollutants (NESHAP) (40 Code of Federal Regulations 61, Subpart M – Asbestos). These requirements include, but are not limited to, the following:

1. Written notification, within at least 10 business days of activities commencing, to the SLOAPCD;
2. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and
3. Implementation of applicable removal and disposal protocol and requirements for identified NOA.

Conclusion

Standard mitigation measures have been identified above to address potential project impacts associated with sensitive receptors' exposure to air pollutants and potential impacts associated with NOA and materials containing asbestos. Upon implementation of the identified mitigation measures, residual impacts associated with air quality would be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1, 2, 53	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	1, 2, 53	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	1, 2, 16, 53	☐	☒	☐	☐
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?	2, 53	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	2, 15	☐	☒	☐	☐
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?	2	☐	☐	☐	☒

Evaluation

This evaluation is based, in part, on the *Biological Resources Assessment (BRA) for the Village at the Palms, San Luis Obispo, San Luis Obispo County, California (Assessor's Parcel Number 052-162-021)* (Kevin Merk Associates, LLC [KMA] 2021; Attachment 2). The BRA prepared for the project includes the results of a desktop-level background review and a reconnaissance-level survey of the project site. Desktop-level background review included a review of Google Earth and other publicly available aerial imagery, review of soil types in the vicinity of the project site using the Natural Resources Conservation Service (NRCS) Web Soil Survey, a query of the California Natural Diversity Database (CNDDB) for special-status species occurrences and natural communities in the vicinity of the project site, and review of other relevant databases, as necessary (KMA 2021). The reconnaissance-level survey of the project site was conducted on February 8, 2021, which is outside of the blooming period for most sensitive plant species (KMA 2021). The reconnaissance-level survey was conducted to determine the potential for special-status species and sensitive natural communities to occur within the project site based on data collected during the background review.

Regional Setting

The city is generally surrounded by open space, rangeland used for grazing, and other agricultural uses that support a variety of natural habitats and plant communities. The city's many creeks provide sheltered corridors that allow local wildlife to move between habitats and open space areas. The City's COSE identifies various goals and policies to maintain, enhance, and protect natural communities within the City's planning area. These policies include, but are not limited to, protection of listed species and species of special concern, preservation of existing wildlife corridors, protection of significant trees, and maintaining development setbacks from creeks.

Existing Conditions

The project site is in a previously developed portion of the city at the corner of Palomar Avenue and Ramona Drive. Old Garden Creek currently flows through the central portion of the project area. Old Garden Creek is an intermittent stream and is a tributary to Stenner Creek; Stenner Creek is a tributary to San Luis Obispo Creek. Within the project site, there is a surface parking lot located to the east and the west of Old Garden Creek and ornamental landscaping is present throughout the project area. Topography of the site is predominantly flat with the elevation ranging from 235 to 240 feet. The project area is dominated by three habitat types including ornamental (landscaping), developed/ruderal (surface parking lot), and riparian (within the Old Garden Creek bed). Riparian habitat is considered a sensitive biological resource by the City's COSE and the California Department of Fish and Wildlife (CDFW) (KMA 2021). Ornamental landscaping includes palm trees, roses, succulents, fruit trees, creeping vines, and English ivy (*Hedera helix*). Developed/ruderal habitat consists of bare ground and pavement. Riparian vegetation includes coast live oak (*Quercus agrifolia*), arroyo willow (*Salix lasiolepis*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), and California black walnut (*Juglans californica*) within the Old Garden Creek bed. Based on the presence of coast live oak and arroyo willow, the riparian habitat on-site aligns with the Central Coast Live Oak Riparian Forest community (riparian forest community), which is a sensitive natural community with a State Rarity Rank of 3.2 (KMA 2021).

Wetlands and Jurisdictional Waters

Based on desktop-level background review of the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) Surface Water and Wetlands Mapper, Old Garden Creek, which runs through the central portion of the project site, is identified as a freshwater forested/shrub wetland. The San Luis Obispo, California U.S. Geological Survey (USGS) 7.5-minute quadrangle identifies Old Garden Creek as an intermittent stream. During the reconnaissance survey on February 8, 2021, Old Garden Creek was observed to have a defined bed and bank and flowing water. Based on the presence of a defined bed and bank structure with seasonal flowing water that connects to San Luis Obispo Creek and ultimately the Pacific Ocean, Old Garden Creek is expected to be a water of the United States and State of California (KMA 2021). Old Garden Creek would be under the jurisdiction of U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA), RWQCB for Section 401 of the CWA, and the CDFW for Lake and Streambed Alteration Agreement (LSAA).

Designated Critical Habitat

The project site is located within designated critical habitat for the California red-legged frog (CRLF) (*Rana draytonii*) (Unit SLO-3). Unit SLO-3 consists of designated critical habitat for CRLF, including a permanent and ephemeral aquatic breeding habitat, non-breeding aquatic and riparian habitat, upland habitat, and dispersal habitat for the species. This unit extends over 116,517 acres and provides connectivity within and between the inner Coast Range and the Santa Lucia Range. However, the project site does not provide suitable habitat for CRLF based on the lack of aquatic breeding habitat due to the inconsistent level and duration of water within Old Garden Creek. The riparian area on-site could support juvenile frogs but is highly unlikely because there is no breeding habitat within the vicinity of the project site. Therefore, there is no linkage between this site and other previously documented sites and CRLF is not anticipated to occur on-site (KMA 2021).

Special-Status Species

Based on the desktop-level background review and the reconnaissance-level survey conducted for the project, the following special-status plant and animal species, sensitive natural communities, and designated critical habitat have the potential to occur on-site.

Special-Status Plant Species

Desktop-level background review determined that there was low potential for special-status plant species to occur within the project site due to the presence of previously developed areas. In addition, the riparian forest community on-site is narrow and supports dense clusters of non-native English ivy. Due to the presence of the non-native plant, native plants are not expected to occur within the riparian forest community. The following special-status plant species is the only species identified as having the potential to occur on-site:

- **California (southern) black walnut (*Juglans californica*):** This species is a California Rare Plant Ranking (CRPR) 4.2 and approximately five California black walnut trees were observed within the understory of the riparian forest community on-site during the reconnaissance-level field survey.

Special-Status Animal Species

Desktop-level background review of the CNDDB identified numerous occurrences of special-status animal species within a 5-mile radius of the project area. Based on conditions at the site, the following 14 special-status animals were determined to have potential to occur within the project site at one point during their lifecycle:

- **Obscure bumble bee (*Bombus caliginosus*):** This species does not have a specific listing status but is a CDFW Special Animal. No suitable overwintering habitat was present on-site based on the highly maintained ornamental area and densely vegetated, narrow creek corridor. Historical records of this species date back from the 1940s to 1970s. Although there is limited potential for this species to occur on-site, there is little known about this species in San Luis Obispo County; therefore, this species is considered to have low potential to occur within the riparian forest community, ornamental landscaping, and ruderal/developed areas on-site.
- **San Luis Obispo pyrg (*Pyrgulopsis taylori*):** This species is an aquatic snail and does not have a specific listing status but is a CDFW Special Animal. There is suitable habitat for this species located within the Old Garden Creek bank. Suitable habitat for this species is confined to rocks and leaf litter within the riparian forest community on-site and is not anticipated to be located within the ruderal/developed or ornamental landscaping on-site due to the lack of freshwater.
- **Northern California legless lizard (*Anniella pulchra*):** This species is a CDFW Species of Special Concern (SSC). There is suitable habitat for this species located within the riparian forest community on-site and marginally suitable habitat located in the ornamental landscaping on-site where there is abundant leaf litter or other ground cover. This species would not occur within the ruderal/disturbed area on-site.
- **Cooper's hawk (*Accipiter cooperii*):** This species is on the CDFW Watch List for nesting. There is suitable foraging and nesting habitat located within the riparian forest community and ornamental landscaping on-site. This species is not anticipated to occur within the ruderal/developed vegetation on-site.
- **Ferruginous hawk (*Buteo regalis*):** This species is on the CDFW Watch List for wintering sites, and it occurs in the project region in the winter. There is potential for this species to perch or nest in the riparian forest community and/or ornamental landscaping on-site. Therefore, there is marginally suitable habitat for this species on-site. This species is not anticipated to occur within the ruderal/developed area on-site.
- **Loggerhead shrike (*Lanius ludovicianus*):** This species is a CDFW SSC for nesting. There is suitable nesting habitat for this species located throughout the riparian forest community and ornamental areas on-site. This species is not anticipated to occur within the ruderal/developed area on-site.
- **Prairie falcon (*Falco mexicanus*):** This species is on the CDFW Watch List for nesting. There were no stick nests indicative of raptors located within the riparian forest community or other locations on-site. There may be suitable nesting and roosting habitat located within the riparian forest community on-site. However, there is no foraging habitat within ornamental, riparian, or ruderal/disturbed areas on-site. Therefore, there is low potential for this species to occur.
- **Sharp-shinned hawk (*Accipiter striatus*):** This species is on the CDFW Watch List for nesting. There is no suitable nesting habitat located on-site; however, marginally suitable foraging habitat is present within the riparian forest community and ornamental landscaping on-site. This species is not anticipated to occur within the ruderal/developed area on-site.
- **Tricolored blackbird (*Agelaius tricolor*):** This species is a State Threatened species and a CDFW SSC for nesting colonies. There is no suitable breeding or nesting habitat for this species on-site; however, there is marginally suitable foraging habitat within the riparian forest community. This species is not anticipated to occur within the ruderal/developed area on-site.
- **White-tailed kite (*Elanus leucurus*):** This species is a CDFW fully protected species for nesting sites. There is marginally suitable foraging, nesting, and roosting habitat within the riparian forest community and ornamental landscaping on-site. Therefore, there is marginally suitable habitat for this species on-site. This species is not anticipated to occur within the ruderal/developed area on-site.
- **Yellow warbler (*Setophaga petechia*):** This species is a CDFW SSC for nesting. There is suitable nesting and foraging habitat within the riparian forest community on-site and marginally suitable nesting and foraging habitat within the

ornamental landscaping on-site. Therefore, there is suitable habitat for this species on-site. This species is not anticipated to occur within the ruderal/developed area on-site.

- **Pallid bat (*Antrozous pallidus*):** This species is a CDFW SSC. There is marginally suitable roosting habitat located within the riparian forest community on-site. Therefore, there is marginally suitable habitat for this species on-site. This species is not anticipated to occur within the ruderal/developed area on-site.
- **Townsend's big-eared bat (*Corynorhinus townsendii*):** This species is a CDFW SSC. There is suitable foraging habitat within the riparian forest community on-site. This species is not anticipated to roost within the ornamental vegetation or ruderal/developed area on-site based on high-human presence. Townsend's big-eared bats are highly sensitive toward human presence. Therefore, there is low potential for this species to occur on-site.
- **Western mastiff bat (*Eumops perotis californicus*):** This species is a CDFW SSC. There is suitable foraging habitat throughout the entire project site and potential roosting habitat within large trees or structures on-site. There is potential for this species to utilize existing structures within the ruderal/developed area; however, it is unlikely based on human activity.

a) The project site consists of riparian, ornamental, and developed/ruderal habitat types. The riparian forest community and ornamental landscaping on-site may provide suitable habitat for special-status plant species. The project proposes a 25- to 28-foot setback from the top of bank on-site; therefore, special-status plant species that may be present within the riparian forest community are not anticipated to be directly disturbed by implementation of the project. Special-status animal species may be present within the riparian forest community and ornamental landscaping on-site. Implementation of the project includes removal of six non-native vegetation, including 2 Brisbane Box trees (6-9 inches), 1 Mondell Pine tree (14 inches), and 3 Evergreen Pear trees (4 inches), along the western property boundary, which may result in impacts to special-status bird, bat, or other species if present at the time of construction. Implementation of the project would predominantly disturb the ruderal/developed area (parking lot) on-site. There are no special-status plant or animal species anticipated to occur within the ruderal/developed area.

Special-Status Plants

Approximately five southern California black walnut trees are located within the understory of the riparian forest community, as observed during the reconnaissance-level survey. The project includes a 25- to-28-foot setback from the top of bank and would not include work or other disturbance within the riparian corridor that could result in significant adverse impacts to California black walnut within the riparian forest community on-site. Further botanical surveys are not necessary because the ornamental landscaping and ruderal/disturbed areas on-site do not provide suitable habitat for special-status plant species due to prior disturbance of the area. California black walnut occurrences within the project area are limited to the riparian forest community on-site, which would be avoided during implementation of the proposed project through implementation of a 25- to-28-foot setback from the top of bank. Therefore, potential impacts related to special-status plant species would be *less than significant*.

Special-Status Animals

Suitable habitat is present within the project site for the obscure bumble bee, San Luis Obispo pyrg, several migratory bird species, and roosting bat species located within the riparian forest community and/or ornamental landscaping on-site. As previously mentioned, the project includes a 25- to-28-foot setback from the top of bank and project activities would not result in habitat loss for identified special-status animal species that may be present within or use the riparian forest community on-site. If present on-site, San Luis Obispo pyrg individuals would be confined to the riparian corridor and are not anticipated to be adversely affected by construction activities based on implementation of the proposed setback. Therefore, implementation of the project is not anticipated to adversely affect San Luis Obispo pyrg species if present within the project site.

The project would avoid disturbance to the riparian corridor and, therefore, habitat loss for the obscure bumble bee. However, individuals of this species could move around the project site and may be directly or indirectly disturbed by implementation of the project if present within proposed disturbance areas. Mitigation Measure BIO-1 has been included to avoid or minimize potential impacts to obscure bumble bee.

There may be suitable habitat for northern California legless lizard within the leaf litter of both the ornamental landscaping and riparian forest community on-site. Although riparian habitat loss would not occur as a result of the project, work within

the ornamental landscaping on-site may result in direct or indirect impacts to northern California legless lizard if present on-site. Mitigation Measures BIO-2 and BIO-3 are provided to avoid and/or minimize potential impacts to the California legless lizard. With implementation of these measures, impacts would be reduced to less than significant.

Ornamental trees, riparian trees, and buildings within previously developed areas on-site may provide suitable nesting and foraging habitat for migratory birds passing through the project site. While riparian trees and vegetation would be avoided during construction activities, ornamental trees located outside of the riparian area along the western property line would be removed, as necessary, for implementation of the project. Mitigation Measures BIO-3 and BIO-4 have been included to reduce potential impacts to nesting migratory birds.

There is marginally suitable roosting bat habitat located within large trees and structures on-site. Impacts to roosting bats could occur if individuals are present in the ornamental trees during tree and vegetation removal, which may result in the direct take or other disturbance of individuals or temporary loss of ornamental trees that provide habitat. Mitigation Measures BIO-3 and BIO-5 have been included to avoid or minimize potential impacts to roosting bats.

Based on the presence of suitable habitat for identified special-status animal species, Mitigation Measures BIO-1 through BIO-5 have been included to avoid and/or minimize potential adverse impacts from implementation of the proposed project. In addition, Mitigation Measure BIO-6 has been included to require all construction and other workers to participate in an environmental awareness training outlining potential special-status species, potential impacts, and avoidance measures. In addition, while CRLF presence is highly unlikely as noted above, proposed avoidance of the creek channel, compliance with City stormwater requirements including preparation and implementation of an erosion and sediment control plan and Stormwater Pollution Prevention Plan (SWPPP), and implementation of mitigation measures including pre-construction surveys and awareness training would further ensure that any potential impacts to CRLF would be avoided or minimized to less than significant. Upon implementation of Mitigation Measures BIO-1 through BIO-6, impacts related to special-status plant and animal species would be *less than significant with mitigation*.

b) Old Garden Creek flows through the central portion of the project site and supports a Central Coast Live Oak Riparian Forest Community (riparian forest community), which has a State Rarity Rank of 3.2. Additionally, the riparian habitat on-site is considered a sensitive biological resource by the City's COSE and the CDFW. The project includes a 25- to-28-foot setback from the Old Garden Creek top of bank. Mitigation Measure BIO-7 requires the setback to be delineated on all project plans and on-site during construction activities. Therefore, the project would avoid work within the riparian forest community and would not be required to obtain permits pursuant to Section 404 of the CWA or Section 401 of the CWA or Porter-Cologne Water Quality Control Act.

The project would result in approximately 57,000 square feet (1.31 acres) of ground disturbance including 1,575 cy of cut and 620 cy of fill. The project would be required to prepare a SWPPP with best management practices (BMPs) pursuant to the National Pollutant Discharge Elimination System (NPDES). BMPs would include, but are not limited to, erosion and pollution control measures, such as silt fencing, straw wattles, berms, and vehicle maintenance. Implementation of a SWPPP with BMPs would avoid and/or minimize potential erosive or polluted runoff that could adversely affect the riparian forest community. Therefore, with implementation of Mitigation Measure BIO-7 to delineate the proposed 25- to 28-foot top of bank setback on all project plans and implementation of the SWPPP and corresponding BMPs, potential impacts to sensitive natural communities would be *less than significant with mitigation*.

c) As previously described, based on the presence of a defined bed and bank structure with seasonal flowing water that connects to San Luis Obispo Creek and ultimately the Pacific Ocean, Old Garden Creek is expected to be a water of the United States and State of California (KMA 2021). Mitigation Measure BIO-7 requires the proposed 25- to 28-foot setback from Old Garden Creek top of bank to be delineated on all project plans and on-site with protective fencing during all construction activities. The project does not include work within the riparian corridor that could result in direct alteration or other impacts to Old Garden Creek. However, the project would require 1.31 acres of ground disturbance including 1,575 cy of cut and 620 cy of fill and the use of construction vehicles and equipment that could result in indirect impacts, such as erosive or polluted runoff. Therefore, the project would be required to prepare and implement a SWPPP with BMPs, including, but not limited to, erosion and pollution control measures, such as silt fencing, straw wattles, berms, and vehicle maintenance. Additionally, the project would be required to prepare an erosion and sediment control plan in compliance with the City's stormwater requirements. The erosion and sediment control plan would require disturbed soils along the creek corridor to be restored to avoid impacts to Old Garden Creek. Therefore, with implementation of Mitigation Measure BIO-7, impacts to Old Garden Creek would be *less than significant with mitigation*.

d) The project area is located near a designated wildlife corridor by the City's COSE. Old Garden Creek runs through the central portion of the project site and ultimately connects to San Luis Obispo Creek and provides habitat connectivity. Although Old Garden Creek provides potential wildlife connectivity on-site, implementation of the project would not interfere with the movement of migratory or native fish because the project does not include work within or alteration of the stream channel.

Suitable habitat for nesting birds and raptors is present within the ornamental landscaping along the western property boundary and the riparian habitat within the central portion of the project site. The project does not require work within the riparian corridor. Non-native ornamental landscaping would be removed along the western boundary of the project site, as necessary, for implementation of the project and may result in a temporary loss of habitat for migratory birds. Mitigation Measure BIO-3 would require the 6 trees that are removed to be replaced by native species at a 1:1 ratio. The project proposes to plant 40 new trees at a ratio of 6.7:1 which exceeds the minimum compensatory planting requirement. Therefore, habitat loss would be temporary. Further, Mitigation Measure BIO-4 would require nesting bird surveys prior to any ground-disturbing activity, including tree removal, to ensure there are no migratory bird species nesting on-site that could be directly affected by implementation of the project. If nesting migratory birds are present on-site during project implementation, Mitigation Measure BIO-4 requires avoidance of individuals through identified nest buffers. Therefore, upon implementation of Mitigation Measures BIO-3 and BIO-4, potential impacts to nesting birds would be *less than significant with mitigation*.

e) The project site supports natural riparian trees, including California black walnut, coast live oak, and arroyo willow, within the riparian corridor that extend through the central portion of the site. Additionally, there are non-native ornamental trees along the western property boundary, outside of the riparian area. The project includes a 25- to 28-foot setback from the top of bank and would maintain existing vegetation with the riparian forest community. Mitigation Measure BIO-7 requires the setback to be delineated on all project plans and on the project site during construction activities to ensure avoidance of the riparian area. However, the project includes removal of 6 ornamental trees along the western portion of the property, including 2 Brisbane Box trees (6-9 inches), 1 Mondell Pine tree (14 inches), and 3 Evergreen Pear trees (4 inches), along the western property boundary, as necessary, for implementation of the project. In compliance with the City's Municipal Code (12.24.090), Mitigation Measure BIO-3, would require trees that are removed to be replaced by native species at a 1:1 ratio. The project proposes to plant 40 new trees at a ratio of 6.7:1 which exceeds the minimum compensatory planting requirement. Therefore, the project would not conflict with a local plan or ordinance for tree preservation.

The COSE includes various goals and policies to maintain, enhance, and protect natural communities within the City's planning area. These policies include, but are not limited to, protecting listed species and SSC, preserving existing wildlife corridors, protecting significant trees, and maintaining development setbacks from creeks. The project site provides suitable habitat for special-status plant and animal species within the ornamental landscaping and riparian habitat areas on-site. In addition, Old Garden Creek runs through the central portion of the project site and may be indirectly disturbed by project activities. The project includes a 25- to 28-foot setback from the top of bank and would avoid direct disturbance of Old Garden Creek and special-status plant species that may be located within the riparian area. The project would be required to prepare a SWPPP with construction BMPs, which would further avoid or reduce potential impacts to Old Garden Creek and the riparian area. The project would also be required to prepare an erosion and sediment control plan in accordance with the City's stormwater requirements to reduce indirect impact to Old Garden Creek. Implementation of Mitigation Measures BIO-1 through BIO-7 would avoid and/or minimize potential impacts related to biological resources protected by the City's COSE and other local policies and ordinances. Therefore, the potential impacts associated with conflicts with local policies would be *less than significant with mitigation.*

f) The project is not located within an area under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, the project would not conflict with the provisions of an adopted plan, and *no impacts* would occur.

Mitigation Measures

BIO-1 Obscure Bumble Bee. Prior to any site disturbance and/or construction activities associated with the proposed project, the Applicant shall retain a City-approved qualified biologist to conduct preconstruction survey(s) for obscure bumble bee within suitable habitat areas (e.g., small mammal burrows, thatched/bunch grasses, upland scrubs, brush piles, unmowed/overgrown areas, dead trees, hollow logs, etc.) on the project site and areas within 50 feet of the project site. At a minimum, the survey effort shall include visual search methods targeting colonies or individuals. Upon completion

of the surveys, the biologist shall prepare a survey report summarizing the findings and submit it to the City Community Development Department.

If the survey(s) establish presence of obscure bumble bee within the areas of disturbance, the Applicant shall retain a City-approved biologist to prepare a Biological Resources Management Plan (Management Plan) subject to review and approval of the City Community Development Department in coordination with the California Department of Fish and Wildlife (CDFW). The Management Plan shall include avoidance measures to conduct project activities in such a manner that avoids physical disturbances to the colony/nest site, including a minimum 50-foot no disturbance buffer to avoid take and potentially significant impacts. Upon approval by the City Community Development Department and prior to and during construction, the Management Plan shall be implemented to ensure potentially significant impacts to the obscure bumble bee are avoided. Following approval, avoidance measures included in the Management Plan shall be implemented at appropriate times during construction activities.

BIO-2 **Northern California Legless Lizard.** Between 2 and 4 weeks prior to initiation of construction activities, a City-approved biologist shall conduct surveys for northern California legless lizards. The surveyor shall utilize hand search or cover board methods in areas of disturbance where northern California legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris within the ornamental and riparian habitats on-site). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. Hand search surveys shall be completed immediately prior to and during grading activities. During grading activities, the City-approved biologist shall walk behind the grading equipment to capture legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles or amphibians observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on-site but outside of the work area. Following the survey and monitoring efforts, the City-approved biologist shall submit to the City a project completion report that documents the number of northern California legless lizards and other reptiles captured and relocated, and the number of legless lizards or other reptiles taken during grading activities. Observations of these species or other special-status species shall be documented on California Natural Diversity Database (CNDDB) forms and submitted to the CDFW upon project completion**.**

BIO-3 **Tree Replacement.** In accordance with the City's Municipal Code for Tree Removal (12.24.090), trees that are removed with a minimum diameter at breast height (dbh) of 3 inches shall be replaced at a 1:1 ratio on-site. A compensatory tree planting program shall be developed and implemented and shall include areas within the creek setback area. Additional tree planting shall take place within the development as part of the landscaping effort to mitigate all tree removal on the site. The Applicant shall meet the final specifications of the City's municipal code for tree protection and replacement to receive permit approval.

BIO-4 **Migratory Birds.** If any ground disturbance will occur during the nesting bird season (February 1–September 15), prior to any ground-disturbing activity, a preconstruction nesting bird survey shall be conducted by a qualified biologist within 1 week prior to the start of activities. If nesting birds are located on or near the project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be implemented for non-listed, passerine species and a 250-foot buffer will be implemented for raptor species. No construction activities will be permitted within established nesting bird buffers until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work shall be conducted until an appropriate buffer is determined in consultation with the City and the U.S. Fish and Wildlife Service (USFWS) and/or CDFW.

BIO-5 **Roosting Bat Surveys**. Within 2 weeks prior to removal of any trees, a qualified biologist shall survey the proposed trees to be removed to identify if roosting bats are present. If bats are found to be roosting, tree removal will be postponed until such time that roosting bats are no longer present. If postponement is not feasible, a Bat Exclusion Plan shall be prepared by a qualified biologist and submitted to the CDFW and the City for review and approval prior to construction. At a minimum, the exclusion plan shall describe the proposed action, background on the surveys conducted to date, installation and removal of exclusion materials, and the reporting process.

BIO-6 **Worker Environmental Awareness Program.** As an additional protection measure to avoid impacts to the creek corridor, riparian habitat, nesting birds, and other wildlife, the project Applicant shall have a City-qualified biologist prepare a Worker Environmental Awareness Program that will be presented to all project personnel prior to the start of construction. This program shall detail measures to avoid impacts on biological resources and shall include a description

of special-status species potentially occurring on the project site and their natural history, the status of the species and their protection under environmental laws and regulations, and the penalties for take. Review of the erosion and sediment control measures (see Mitigation Measure BIO-7), as well as any other appropriate recommendations, shall be given as actions to avoid impacts to all wildlife during construction. Other aspects of the training shall include a description of general measures to protect wildlife, including:

1. Delineation of the allowable work area, staging areas, access points, and limits to vehicle access;
2. Storage of all pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used.
3. Inspected of materials stored on-site, such as lumber, plywood, and rolls of silt fence, for wildlife that may have sheltered under or within the materials;
4. Use of netting to exclude birds from nesting in construction materials;
5. Constructing escape ramps in all excavations and trenches more than 6-inches deep;
6. Contact information for the City-approved biologist and instructions should any wildlife species be detected in the work site;
7. Dust suppression methods during construction activities when necessary to meet air quality standards and protect biological resources; and
8. Methods for containment of food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human-generated debris (e.g., cigarette butts) in animal-proof containers and removal from the site on a weekly basis.

All project personnel who have attended the training shall sign an attendance sheet. The program shall be repeated for any new crews that arrive subsequently on the site.

BIO-7 Riparian Area. Prior to ground disturbance or other construction activity, the proposed 25- to 28-foot setback from the Old Garden Creek top of bank shall be identified on all construction plans and shall be mapped on-site through installation of protective fencing or other measures to demarcate the limits of construction in proximity to Old Garden Creek. Protective fencing shall remain in place for the duration of all grading and construction activities.

Conclusion

The project site supports suitable habitat for special-status plant and animal species, including southern California black walnut, San Luis Obispo pyrg, obscure bumble bee, northern California legless lizard, migratory bird species, and roosting bat species. Potential impacts would be avoided through project design and mitigated through implementation of requirements identified in Mitigation Measures BIO-1 through BIO-8, standard avoidance measures, and BMPs. The project would be setback 25 to 28 feet from Old Garden Creek top of bank and would not conflict with local plans or policies for protection of biological resources with implementation of the Mitigation Measures BIO-1 through BIO-7. Therefore, potential impacts to biological resources would be *less than significant with mitigation*.

5. CULTURAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic resource pursuant to §15064.5?	1, 5, 17, 18, 54	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	2, 17, 18, 54	☐	☒	☐	☐

c) Disturb any human remains, including those interred outside of formal cemeteries?	2, 17, 18, 54	☐	☒	☐	☐

Evaluation

This evaluation is based, in part, on the *Phase 1 and Phase 2 Archaeological Evaluations of Property at 61 Broad Street* (Heritage Discoveries 1997). The Phase 1 and Phase 2 Archaeological Evaluations included desktop-level background review, an archaeological survey, and subsurface archaeological testing. Desktop-level review consisted of review of relevant maps, databases, site records, and historical references. Other background research was conducted at the Central Coast Information Center (CCIC) at the University of California, Santa Barbara. The project site is generally considered to be a potential archaeologically sensitive area based on previous archaeological studies conducted in the vicinity of the project site and its proximity to Old Garden Creek, which traverses the central portion of the project area. Based on the potential archaeological sensitivity of the area, both surface and subsurface archaeological testing was conducted by a certified archaeologist in addition to extensive background research (Heritage Discoveries 1997). Subsurface testing included manually and mechanically digging seven test pits to evaluate the potential for buried archaeological resources to be present on-site. No archaeological resources were identified within the project site as result of the survey or subsurface testing (Heritage Discoveries 1997).

Pre-Historic Setting

Archaeological evidence demonstrates that Native American groups (including the Chumash) have occupied the Central Coast for at least 10,000 years. 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, and the earliest evidence of human occupation in the region comes from archaeological sites along the coast. The project site is located near a Burial Sensitivity Area associated with Old Garden Creek and Stenner Creek identified in Figure 1 of the City's COSE.

Historic Setting

The City's COSE establishes various goals and policies to balance cultural and historical resource preservation with other community goals. These policies include, but are not limited to, the following:

- Identification, preservation, and rehabilitation of significant historic and architectural resources;
- Prevention of demolition of historically or architecturally significant buildings unless doing so is necessary to remove a threat to health and safety;
- Consistency in the design of new buildings in historical districts to reflect the form, spacing, and materials of nearby historic structures; and
- Identification and protection of neighborhoods or districts having historical character due to the collective effect of Contributing or Master List historic properties.

The project site is not located within the Historic Preservation (H) Overlay Zone, nor does it contain any built structures that may be considered potentially eligible historic resources.

a) Neither the project site nor immediate vicinity contain buildings or structures that are old enough to qualify as potentially eligible historic resources. In addition, the project does not require demolition of existing buildings or structures that could be listed or eligible for listing as a historic resource. Therefore, the project would not result in a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5 and potential impacts would be *less than significant.*

b) No archaeological resources are known to occur within the project site. Mitigation Measures CR-1 and CR-2 are provided to address inadvertent discovery during project construction to ensure potential impacts would be *less than significant with mitigation*.

c) Although no human remains are known to occur within proposed development areas, the project site is located near a Burial Sensitivity Area associated with Old Garden Creek and Stenner Creek identified in Figure 1 of the City's COSE. Potential impacts related to disturbance of human remains would be less than significant with implementation of Mitigation Measure CR-3. Therefore, impacts related to disturbance of human remains would be *less than significant with mitigation.*

Mitigation Measures

CR-1 Prior to construction activities, a City-qualified archaeologist shall conduct cultural resource awareness training for all construction personnel, including the following:

1. Review the types of archaeological artifacts that may be uncovered;
2. Provide examples of common archaeological artifacts to examine;
3. Review what makes an archaeological resource significant to archaeologists and local Native Americans;
4. Describe procedures for notifying involved or interested parties in case of a new discovery;
5. Describe reporting requirements and responsibilities of construction personnel;
6. Review procedures that shall be used to record, evaluate, and mitigate new discoveries; and
7. Describe procedures that would be followed in the case of discovery of disturbed as well as intact human burials and burial-associated artifacts.

CR-2 If cultural resources are encountered during subsurface earthwork activities, all ground-disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a City-qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative will be contacted to work in conjunction with the City-approved archaeologist to determine the need for further study. A standard inadvertent discovery clause shall be included in every grading and construction contract to inform contractors of this requirement. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist.

If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary, that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the Central Coast Information Center (CCIC), located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.

CR-3 In the event that human remains are exposed during ground-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City Community Development Director and locally affiliated Native American representative(s) (as necessary) shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours. These requirements shall be printed on all building and grading plans.

Conclusion

With implementation of the recommended Mitigation Measures CR-1 through CR-3, the project would have a less-than-significant impact on cultural resources.

6. ENERGY

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	1, 17, 19, 21	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	1, 17, 19, 20, 21	☐	☐	☒	☐

Evaluation

Pacific Gas & Electric Company (PG&E) has historically been the primary electricity provider for the City. In October 2018, the City Council committed to joining 3CE and, beginning in January 2020, 3CE has become an alternative electricity provider within the city. 3CE is striving to provide 100% carbon-free electricity to the city by 2030. This analysis assumes electricity for the proposed project would be supplied by PG&E given the rest of the development Village at the Palms is supplied by PG&E.

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards for residential and nonresidential structures, the most recent version of which are referred to as the *2019 Building Energy Efficiency Standards*. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and non-residential lighting requirements.

The City's COSE establishes goals and policies to achieve energy conservation and increase use of cleaner, renewable, and locally controlled energy sources. These goals include increasing the use of sustainable energy sources and reducing reliance on non-sustainable energy sources to the extent possible and encouraging the provision for and protection of solar access. Policies identified to achieve these goals include, but are not limited to, use of best available practices in energy conservation, procurement, use, and production; energy-efficiency improvements; pedestrian- and bicycle-friendly facility design; and fostering alternative transportation modes.

a) During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. The energy consumed during construction would be temporary in nature and would be typical of other similar construction activities in the city. Federal and State regulations in place require fuel-efficient equipment and vehicles and prohibit wasteful activities, such as diesel idling; therefore, potential impacts associated with construction energy use would be *less than significant*.

   Operation of the project would result in an overall increase in consumption of energy resources associated with vehicle trips, electricity, and natural gas usage by project occupants. The project would include eight electric vehicle (EV) vehicle parking spaces with charging stations and eight bicycle parking spaces to encourage vehicle fuel reduction. The project would be designed in full compliance with the CBC, including applicable green building standards. New buildings would be all electric or mixed-fuel buildings and would be required to be in full compliance with the City's Energy Reach Code. Compliance with existing building codes would ensure the project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, and would not result in a significant environmental impact; therefore, impacts would be *less than significant.*

b) The project would be designed in full compliance with the CBC including applicable green building standards. The project would be consistent with energy goals and policies in the COSE associated with use of best available practices in energy conservation and encouraging energy-efficient building design. Therefore, the project would not result in a conflict with or obstruction of a State or local plan for renewable energy or energy efficiency, and impacts would be *less than significant*.

Mitigation Measures

Mitigation measures are not required.

Conclusion

The project has been located and designed in full compliance with applicable energy efficiency standards and would not conflict with State or local plans for renewable energy or energy efficiency. No potentially significant impacts related to energy would occur, and mitigation measures are not required.

7. GEOLOGY AND SOILS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	22, 23, 26	☐	☐	☒	☐
ii. Strong seismic ground shaking?	22, 23	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	23, 24, 25	☐	☐	☒	☐
iv. Landslides?	25, 26	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	25	☐	☐	☒	☐
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?	23, 24, 25	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 1802.3.2 of the California Building Code (2013), creating substantial direct or indirect risks to life or property?	25	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	1	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	27	☐	☐	☒	☐

Evaluation

The *City of San Luis Obispo General Plan Safety Element* identifies active, potentially active, and inactive mapped and inferred faults with the potential to affect the city in the event of rupture. The Los Osos Fault, adjacent to the western side of the city of San Luis Obispo, is identified under the State of California Alquist-Priolo Fault Hazards Act and is classified as active. The West Huasna, Oceanic, and Edna Faults are considered potentially active and present a moderate fault rupture hazard to developments near them. The San Andreas Fault and offshore Hosgri Fault, which present the most likely source of ground shaking for San Luis Obispo, have a high probability of producing a major earthquake within an average lifespan. The highest risk from ground shaking is found on deep soils that were deposited by water, are geologically recent, and have many pore spaces among the soil

grains. These soils are typically found in valleys. Faults capable of producing strong ground-shaking motion in San Luis Obispo include the Los Osos, Point San Luis, Black Mountain, Rinconada, Wilmar, Pecho, Hosgri, La Panza, and San Andreas Faults. Engineering standards and building codes set minimum design and construction methods for structures to resist seismic shaking. Based on the Department of Conservation (DOC) Fault Activity Map and the City's Safety Element Earthquake Faults – Local Area map, the project site is not located within or in the immediate vicinity of an active fault zone.

Seismic-Related Ground Failure

Settlement is defined as the condition in which a portion of the ground supporting part of a structure or facility lowers more than the rest or becomes softer, usually because ground shaking reduces the voids between soil particles, often with groundwater rising in the process. Liquefaction is the sudden loss of the soil's supporting strength due to groundwater filling and lubricating the spaces between soil particles because of ground shaking. Soils with high risk for liquefaction are typically sandy and in creek floodplains or close to lakes. In extreme cases of liquefaction, structures can tilt, break apart, or sink into the ground. The likelihood of liquefaction increases with the strength and duration of an earthquake. Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located within an area with high liquefaction potential.

Slope Instability and Landsides

Slope instability can occur as a gradual spreading of soil, a relatively sudden slippage, a rockfall, or in other forms. Causes include steep slopes, inherently weak soils, saturated soils, and earthquakes. Improper grading and manmade drainage can be contributing factors. Much of the development in San Luis Obispo is in valleys, where there is low potential for slope instability. Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located within an area with low landslide potential.

Subsidence

Land subsidence is a gradual settling or sudden sinking of the Earth's surface due to subsurface movement of earth materials. Primary causes are groundwater withdrawal, in which water is removed from pore space as the water table drops, causing the ground surface to settle; tectonic subsidence, where the ground surface is warped or dropped lower due to geologic factors such as faulting or folding; and earthquake-induced shaking that causes sediment liquefaction, which in turn can lead to ground-surface subsidence. Based on the USGS Areas of Land Subsidence in California Map, the project site is not located in an area of known subsidence.

Soil Limiting Factors

The project site is mostly underlain by the Cropley clay, 2 to 9 percent slopes, Major Land Resource Area (MLRA) 14 and soil unit. This moderately well-drained soil has a medium runoff class and a depth to restrictive feature of more than 80 inches. The typical profile for this soil unit is clay and sandy clay loam. Since the soil consists of clay and clay materials, there is potential for expansion. The project site is also underlain by the Los Osos loam, 15 to 30 percent slopes, soil unit. This well-drained soil unit has a very high runoff class and a depth to restrictive feature of 20 to 40 inches to paralithic bedrock. The typical profile for this soil type consists of loam, clay, sandy loam, and bedrock.

a.i) Fault rupture refers to the displacement of ground surface along a fault trace that typically occurs during earthquakes of a magnitude 5 or higher. Based on Figure 3 (Earthquake Faults – Local Area) of the City's Safety Element and the DOC Fault Activity Map of California, no known fault lines are mapped on or within 0.5 mile of the project site. Therefore, the rupture of a known earthquake fault directly under or adjacent to the project site is not anticipated to occur and potential impacts related to substantial adverse effects involving rupture of a known earthquake fault would be *less than significant.*

a.ii) The city is in a seismically active region and there is potential for the project to experience seismic ground shaking at some point(s) during the life of the project. The proposed development would be required to be designed in full compliance with seismic design criteria established in CBC Section 1613 and City-adopted engineering standards and practices to adequately withstand and minimize the risk associated with the level of seismic ground shaking expected to occur in the project region; therefore, impacts associated with strong seismic ground shaking would be *less than significant.*

a.iii) Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located within an area with high liquefaction potential. Development of the project within this area may have the potential to result in adverse effects due to seismic-related ground failure. A soils report prepared by a qualified engineer is required upon review of the building permit to address the nature of the subsurface soils in response to liquefaction potential, in

accordance with CBC Chapter 18. Any issues identified in the report will be addressed through standard site construction techniques, as required by the CBC. This report would also ensure consistency with Policy 4.7 of the City's Safety Element, which states proposed development may be in high liquefaction potential areas only after completion of a site-specific investigation for risk of damage from liquefaction. In addition, the proposed development would be required to be designed in compliance with standard seismic design criteria established in CBC Section 1613 to reduce risk associated with seismic-related ground failure, including liquefaction. Therefore, based on compliance with existing regulations, impacts related to substantial adverse effects due to seismic-related ground failure would be *less than significant.*

a.iv) Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located within an area of low landslide potential. The project site and surrounding areas are predominantly flat, which further reduces the risk for a landslide to occur. In addition, the proposed development would be required to be designed in compliance with standard seismic design criteria established in the CBC and City adopted engineering standards and practices to reduce risk associated with seismic-related ground failure; therefore, the project would not result in significant adverse effects associated with landslides, and impacts would be *less than significant.*

b) The proposed project includes 1.31 acres (57,000 square feet) of ground disturbance including 1,575 cy of cut and 620 cy of fill that could result in increased soil erosion during proposed project activities. The project site is characterized by a previously developed surface parking lot and relatively flat topography, which would reduce the potential for substantial erosion or loss of topsoil during implementation of the project. Based on the amount of proposed ground disturbance, preparation of SWPPP with construction BMPs for erosion control, including, but not limited to, silt fencing, straw wattles, and berms, would be required for the project. Addition of standard construction BMPs would minimize the amount of erosive runoff from the site during ground-disturbing activities. The project would be required to comply with the Central Coast RWQCB requirements set forth in their Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region. Physical improvement of the project site would also be required to comply with the drainage requirements of the City's *Waterway Management Plan*. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. Based on the proximity of the project to Old Garden Creek, increased erosion may result in increased erosive runoff. The project would be required to prepare an erosion and sediment control plan in compliance with the City's stormwater requirements. The erosion and sediment control plan would require restoration of soils along the Old Garden Creek corridor to avoid long-term impacts related to erosion and sedimentation. Following project completion, the project site would be developed with buildings, hardscapes, and landscaping, precluding the potential for substantial long-term erosion or loss of topsoil. Therefore, based on required compliance with existing requirements, potential impacts related to increased erosion would be *less than significant*.

c) Landslides typically occur in areas with steep slopes or in areas containing escarpments. Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located on relatively flat land within an area with low landslide potential. Based on the City's Safety Element and USGS data, the project site is not located in an area of historical or current land subsidence. Based on the Ground Shaking and Landslide Hazards Map in the City's Safety Element, the project site is located within an area with high liquefaction potential. A soils report prepared by a qualified engineer is required upon review of the building permit to address the nature of the subsurface soils in response to liquefaction potential, in accordance with the CBC Chapter 18. Any issues identified in the report will be addressed through standard site construction techniques, as required by the CBC. The project would also be required to comply with CBC Section 1613 for seismic requirements to address potential seismic-related ground failure, including lateral spread and liquefaction. Therefore, based on compliance with existing regulations, potential impacts related to location on a geologic unit or soil unit that is unstable would be *less than significant.*

d) Based on the Soil Survey of San Luis Obispo County and Web Soil Survey, the project site is in an area predominantly underlain by Cropley clay, 2 to 9 percent slopes. The southwestern portion of the project site is also underlain by Los Osos loam, 15 to 30 percent slopes. Typically, soils that consist of clay or clay materials have a higher shrink-swell potential than soils without clay or clay materials. The soil profile of Cropley clay, 2 to 9 percent slopes consists of clay materials and would be considered to have a high shrink-well potential. The volume changes that soils undergo in this cyclical pattern can stress and damage slabs and foundations. A soils report prepared by a qualified engineer is required, per CBC Chapter 18 and Policy 4.7 of the City's Safety Element, upon review of the building permit to evaluate the proposed development activities and provide specific recommendations to adequately protect future proposed development against soil stability hazards, including expansive soils. Typical precautionary measures would likely include premoistening of the underlying soil in conjunction with placement of non-expansive material beneath slabs, and a deepened and more

heavily reinforced foundation. Therefore, based on compliance with existing regulations, potential impacts associated with expansive soils would be *less than significant.*

e) The proposed project includes a new connection to the City's sewer system. No septic tanks or alternative wastewater treatment systems are proposed on-site; therefore, *no impacts* would occur.

f) The project site is underlain by the Franciscan Assemblage, which is comprised of previously sheared, slightly metamorphosed marine sedimentary and mafic volcanic rocks. Based on the lack of previously recorded vertebrate fossils and previous destruction of the parent material during subduction and metamorphosis, the Franciscan Assemblage has been determined to have a low paleontological sensitivity. Further, the project site has been previously developed as a surface parking lot, which further reduces the potential to uncover unknown paleontological resources. Ground disturbance activities are not anticipated to uncover or otherwise disturb any known or unknown paleontological resources; therefore, impacts would be *less than significant*.

Mitigation Measures

Mitigation measures are not required.

Conclusion

Based on the location of the project site and underlying geologic and soil properties, and compliance with existing regulations including the CBC, potential impacts related to seismic and other ground failure and damage to paleontological resources would be less than significant. However, earthwork related to project construction has the potential to result in erosive runoff. Compliance with existing regulations would reduce impacts to less than significant.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	1, 11, 20, 55	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	11, 19, 20, 55	☐	☒	☐	☐

Evaluation

Greenhouse gases (GHGs) are any gases that absorb infrared radiation in the atmosphere and are different from the criteria pollutants discussed in Section 3, *Air Quality*. The primary GHGs that are emitted into the atmosphere because of human activities are CO_2, methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. In 2012 the City's *Climate Action Plan for Community Recovery* was adopted that identified measures and implementation strategies to achieve the City's GHG reduction target of 1990 emission levels by 2020. In 2020 the City prepared the updated 2020 CAP, which outlines a strategy for achieving carbon neutrality by 2035, adopts sector specific goals, and provides foundational actions to establish a trajectory towards achieving those goals.

In 2018 the City prepared a community-wide inventory of GHG emissions for the 2016 calendar year. In 2016 San Luis Obispo's total GHG emissions were estimated to be 339,290 metric tons of carbon dioxide equivalence ($MTCO_2e$). As in 2005, transportation was the largest contributor to the City's total GHG emissions, with an estimated 212,980 $MTCO_2e$ or 63% of the City's total emissions. Commercial and Industrial energy was the second largest sector with GHG emissions of 44,270 $MTCO_2e$ or 13% of the City's total emissions. The sectors of residential energy and solid waste account for the remaining 26% of the City's total 2016 GHG emissions. Due to lagging data availability, 2016 is the most recent year for complete GHG inventory data. Statewide legislation, rules, and regulations have been adopted to reduce GHG emissions from significant sources. Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the State's GHG reduction goals and required the CARB to regulate sources of GHGs to meet a State goal of reducing GHG emissions to 1990 levels by 2020, 40% below 1990 levels by 2030, and

80% below 1990 levels by 2050. Other Statewide policies adopted to reduce GHG emissions include Assembly Bill (AB) 32, SB 375, SB 97, Clean Car Standards, Low Carbon Fuel Standard, Renewable Portfolio Standard, California Building Codes, and the California Solar Initiative.

Appendix C of the 2020 CAP includes thresholds and guidance for the preparation of GHG emissions analysis under CEQA for projects within the city. To support progress toward the City's long-term aspirational carbon neutrality goal, plans and projects within the city that undergo CEQA review will need to demonstrate consistency with targets in the CAP, a Qualified GHG Emissions Reduction Plan, consistent with CEQA Guidelines Section 15183.5. According to the adopted SLOAPCD guidance, if a project is consistent with a qualified GHG reduction strategy, such as the City's 2020 CAP, the project would not result in a significant impact.

In October 2018, the City Council committed to joining 3CE, an existing community choice energy program that serves Santa Cruz, San Benito, and Monterey Counties and provides 100% carbon-free electricity with a rate savings relative to PG&E. Additionally, at its meeting on September 3, 2019, the City Council adopted the Clean Energy Choice Program for New Buildings. Unlike other cities that are banning natural gas entirely, the proposed Clean Energy Choice Program encourages clean, efficient, and cost-effective all-electric new buildings through incentives, local amendments to the California Energy Code, and implementation of the Carbon Offset Program. New projects wishing to use natural gas will be required to build more efficient and higher performing buildings and offset natural gas use by performing retrofits on existing buildings or by paying an in-lieu fee that will be used for the same purpose. When paired with cost-comparable modern electric appliances and carbon-free electricity from C3E, all-electric new buildings are operationally GHG emissions-free and cost effective and help achieve the community's climate action goals.

For this analysis, it is assumed that the Applicant is proposing the continued use of electricity by PG&E, given the rest of the Village at the Palms is served by PG&E. Unlike 3CE's reliance of renewable energy resources, approximately 39% of electricity provided by PG&E is sourced from renewable resources and an additional 47% is sourced from non-renewable GHG-free resources (PG&E 2019).

a) As discussed previously, the proposed project would be consistent with the land use density and projected growth of the City's R-4 land use designation. As such, the project is expected to be consistent with the demographic and land use assumptions used for development of the City's 2020 CAP.

The project would result in the expansion and operation of a residential care facility. During construction, fossil fuels and natural gas would be used by construction vehicles and equipment. The project would be required to comply with federal and State regulations in place that require fuel-efficient equipment and vehicles and prohibit wasteful activities, such as diesel idling. Construction GHG emissions were calculated using the CalEEMod, version 2020.4.0, computer program, included as Attachment 5. The project would result in approximately 226.03 MTCO2e/year of construction-related GHG-emissions without mitigation, over the 14-month construction period. To be conservative, amortized construction generated GHG emissions were included in annual operational GHG emissions estimates, included in Table 5 below. Based on required compliance with existing regulations and Mitigation Measure AQ-1, which identifies idling restrictions, construction of the project would generate less than the estimated 226.03 MTCO2e/year of GHG emissions.

Implementation of the project would result in operation of 59 new residential care units and 16 additional employees. The main sources of operational emissions include vehicle trips to and from the project site and energy use. The project would be designed in full compliance with the CBC, including applicable green building standards. The project is estimated to generate 148 ADT. Although operation of the project will create more than 110 trips per day, based on the City's Residential VMT Screening Map, the project is in an area of the city that would result in average VMT less than or equal to 85% of the regional average, meaning a project in this area would result in VMT generation below the City's adopted thresholds. Operational GHG emissions were estimated for this project using the CalEEMod, version 2020.4.0, computer program, included as Attachment 5. As shown in Table 5 below, the project would result in approximately 214.83 MTCO2e/year of operational GHG emissions without mitigation. Amortized GHG emissions, when averaged over an assumed 25-year life of a project, would total approximately 8.59 MTCO2e/year.

Table 5. Operational GHG Emissions

Source	**Total $MTCO_2e$**
Construction Emissions	

Total Construction Emissions	214.84 MTCO2e/year
Amortized Construction Emissions (Over 25 Years)	8.59 MTCO2e/year
Operational Emissions	
Annual Operational Emissions	225.78 MTCO2e/year
Total Operational Emissions with Amortized Construction Emissions	234.37 MTCO2e/year
Service Population (Residents)	64[1]
$MTCO_2e$ / Service Population	3.66 MTCO2e/year
2020 CAP Threshold (per resident)	0.7/resident (44.8 MTCO2e/year)
Reduction Required to Meet CAP Threshold ($MTCO_2e$)	230.71 MTCO2e/year
Reduction Required to Meet CAP Threshold ($MTCO_2e$/Service Population)	2.96 MTCO2e/year

Source: CalEEMod 2021 (v. 2020.4.0)

1. *Population assumption based on proposed studio, one-bedroom, and two-bedroom units*

As depicted in Table 5, operational GHG emissions for the proposed project would total approximately 278.24 MTCO2e/year. Based on a service population of 64 residents, the project's GHG emissions would exceed the GHG threshold of 0.7 $MTCO_2e$ per employee (44.8 $MTCO_2e$ based on a service population of 64) as established by the 2020 CAP. Operational emissions in Table 5 above represent a conservative estimate and it is highly likely that proposed project features including location near a mixed land uses, location near transit facilities, and location near bicycle and pedestrian facilities would reduce operational GHG emissions. In addition, Mitigation Measure GHG-1 has been incorporated to ensure consistency with the 2020 CAP. With implementation of Mitigation Measure GHG-1, operational impacts would be *less than significant with mitigation*.

b) The San Luis Obispo Council of Governments (SLOCOG) was assigned a GHG-reduction target of 11% from transportation sources by 2035. SLOCOG adopted the *2019 Regional Transportation Plan/Sustainable Community Strategies* (RTP/SCS) in June 2019, which includes the region's SCS and meets the requirements of Senate Bill (SB) 375. In September 2018, the City Council directed City staff to develop a climate action plan with a reduction target of carbon neutrality by 2035. A carbon neutrality by 2035 target would require achieving a far greater reduction than the SB 32 requirements by 2030, as identified in the State's 2017 Scoping Plan. On July 20, 2020, SLOCOG issued a letter which determined that the City's CAP was consistent with the GHG reduction noted in the SCS for meeting the State's 2030 GHG-reduction target. As a result, determination of consistency with the City's CAP would ensure consistency with the GHG-reduction targets identified in the RTP/SCS.

The City's 2020 CAP identifies six pillars, each of which include long-term goals, measures, and foundational actions for reducing GHG emissions throughout the city. The pillars include:

1. Leading by Example: Create a Municipal Action Plan by 2020 and achieve carbon neutral government operations by 2030.
2. Clean Energy Systems: Achieve 100% carbon-free electricity by 2020.
3. Green Buildings: Generate no net new building emissions from on-site energy use by 2020 and achieve a 50% reduction in existing building on-site emissions (after accounting for 3CE) by 2030.
4. Connected Community: Achieve the General Plan mode split objective by 2030 and have 40% VMT by electric vehicles by 2030.
5. Circular Economy: Achieve 75% diversion of landfilled organic waste by 2025 and 90% by 2035.
6. Natural Solutions: Increase carbon sequestration on the San Luis Obispo Greenbelt and Urban Forest through compost application-based carbon farming activities and tree planting to be ongoing through 2035.

Projects that are consistent with the demographic forecasts and land use assumptions used in the 2020 CAP can utilize the City's CEQA GHG Emissions Analysis Compliance Checklist to demonstrate consistency with the 2020 CAP's GHG emissions reduction strategy. The demographic forecasts and land use assumptions of the CAP are based on the *City of San Luis Obispo General Plan Land Use Element* (LUE) and *City of San Luis Obispo General Plan Circulation Element*. If a plan or project is consistent with the existing 2014 General Plan land use and zoning designations of the project site, then the project would be considered consistent with the demographic forecasts and the land uses assumptions of the Climate Action Plan. The project is consistent with the City's land use and zoning designation and would be consistent with the demographic and land use assumptions used for the development of the 2020 CAP. The proposed project would not result in an increase in employment or population estimates that would conflict with those used for development of the City's CAP or SLOCOG's RTP/SCS.

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, a continuing care retirement community generates 2.5 ADT per occupied unit. The project would create 59 new continuing care retirement units, estimated to generate 148 ADT. Although operation of the project will create more than 110 trips per day, based on the City's Residential VMT Screening Map, the project is in an area of the city that would result in average VMT less than or equal to 85% of the regional average, meaning a project in this area would result in VMT generation below the City's adopted thresholds.

The City has prepared a CEQA GHG Emissions Analysis Compliance Checklist for plans and projects to ensure that they are consistent with the pillars of the CAP. Based on the analysis provided in Table 6, the project would be consistent with the City's GHG Emissions Analysis Checklist with implementation of Mitigation Measure GHG-1. Mitigation measures and offsets have been incorporated to ensure consistency with the City's 2020 CAP, which (in total) would achieve project-level GHG reductions more than 90%. For these reasons, with mitigation, the proposed project would not be inconsistent with SLOCOG's RTP/SCS or the State's 2017 Scoping Plan. Therefore, potential impacts associated with a conflict with a plan or policy adopted for the purpose of reducing GHG emissions of would be *less than significant.*

Table 6. Project Consistency with the City's Climate Action Plan

Climate Action Plan Measures	Project Consistency
Clean Energy Systems	
Does the Project include an operational commitment to participate in Central Coast Community Energy?	**Consistent with Mitigation**. The project would be required to utilize energy from 3CE, as outlined in Mitigation Measure GHG-1.
Green Buildings	

	Does the Project exclusively include "All-electric buildings"? For the purpose of this checklist, the following definitions and exemptions apply: *All-electric building*. A new building that has no natural gas plumbing installed within the building and that uses electricity as the source of energy for all space heating, water heating, cooking appliances, and clothes drying appliances. An All-Electric Building may be plumbed for the use of natural gas as fuel for appliances in a commercial kitchen. Specific exemptions to the requirements for all - electric buildings include: Commercial kitchens a. The extension of natural gas infrastructure into an industrial building for the purpose of supporting manufacturing processes (i.e., not including space conditioning). b. Accessory Dwelling Units that are attached to an existing single-family home. Essential Service Buildings including, but not limited to, public facilities, hospitals, medical centers and emergency operations centers. c. Temporary buildings. d. Gas line connections used exclusively for emergency generators. e. Any buildings or building components exempt from the California Energy Code. f. Residential subdivisions in process of permitting or constructing initial public improvements for any phase of a final map recorded prior to January 1, 2020, unless compliance is required by an existing Development Agreement. If the proposed project falls into an above exemption category, what measures are applicants taking to reduce onside fossil fuel consumption to the maximum extent feasible? If not applicable (N/A), explain why this action is not relevant.	**Consistent**. The project would include development of either all electric or mixed-fuel buildings and would be required to be in full compliance with the City's Energy Reach Code and the project would be required to implement green building standards identified in the CBC. Additionally, the project proposes a commercial kitchen, which would likely use natural gas; however, this action has been accounted for in the 2020 CAP. Building design has been intended to emphasize electric power and to maximize photovoltaic energy.
	Connected Community	
	Does the Project comply with requirements in the City's Municipal Code with no exceptions, including bicycle parking, bikeway design, and EV charging stations?	**Consistent**. The project would include eight EV parking spaces and eight bicycle parking spaces, which is consistent with the requirements in the City's Municipal Code. The project site is located near Class II bicycle facilities on Foothill boulevard and adjacent to existing bicycle facilities on Ramona Drive and Broad Street.
	Is the estimated Project-generated Vehicle Miles Traveled (VMT) within the City's adopted thresholds, as confirmed by the City's Transportation Division?	**Consistent**. The project would create 59 new continuing care retirement units, estimated to generate 148 ADT. Although operation of the project would create more than 110 trips per day, based on the City's Residential VMT Screening Map, the project is in an area of the city that would result in average VMT less than or equal to 85% of the regional average,
	If "No," does the Project/Plan include VMT mitigation strategies and/or a Transportation Demand Management (TDM) Plan approved by the City's Transportation Division?	

	meaning a project in this area would result in VMT generation below the City's adopted thresholds.
Does the Project demonstrate consistency with the City's Bicycle Transportation Plan?	**Consistent**. The project includes eight bicycle parking spots. The project would be required to comply with the City's Municipal Code for bicycle facilities including showers, lockers, and bicycle parking for the proposed development (17.70.180).
Circular Economy	
Will the Project subscribe all units and/or buildings to organic waste pick up and provide the appropriate on-site enclosures consistent with the provisions of the City of San Luis Obispo Development Standards for Solid Waste Services? Please provide a letter from San Luis Garbage company verifying that the project complies with their standards and requirements for organic waste pick up.	**Consistent**. The project would be subject to requirements of the City's Development Standards for solid waste services. Based on these standards, the project would be required to include a minimum of two enclosed solid waste bins constructed in accordance with City standards and would be provided solid waste services by the City which would be picked up once a week.
Natural Solutions	
Does the Project comply with Municipal Code requirements for trees?	**Consistent**. The project would require removal of non-native vegetation, which would require compensation per Section 12.24.090 (Tree Removal) of the City's Municipal Code.

Mitigation Measures

Implement Mitigation Measures AQ-1.

GHG-1 A Greenhouse Gas Reduction Plan (GGRP) shall be prepared for the proposed project and shall be submitted to the City for review and approval prior to issuance of grading or building permits. The GGRP shall require annual impacts to be quantified over the life of the project to also account for reduction in project impacts due to future emission reduction technology that is included in the California Emissions Estimator Model (CalEEMod) and shall reduce annual greenhouse gas (GHG) emissions from the development by a minimum of 276.08 metric tons of carbon dioxide equivalence ($MTCO_2e$) per year over the operational life of the proposed project. GHG emissions may be reduced through the implementation of on-site mitigation measures, off-site mitigation measures, or through the purchase of carbon offsets. It is recommended that the GGRP incorporate GHG-reduction measures identified in the City of San Luis Obispo's *CEQA GHG Emissions Analysis Compliance Checklist, Climate Action Plan Consistency Checklist for New Development*, as listed below. In the event that carbon offsets are required, carbon offsets shall be purchased from a validated/verifiable source, such as the *California Climate Action Registry*, and approved by City Planning staff prior to purchase. Demonstrated reduction of 276.08 MTCO2e per year over the operational life of the project could be achieved through a combination of the following specific measures. All or some of these measures may be elected and incorporated into the GGRP to provide the required reduction.

1. The project shall be provided electricity by 3CE.
2. Carbon offsets could be purchased from a validated/verifiable source, such as the California Climate Action Registry, and approved by City Planning staff prior to purchase.
3. The project shall be designed to minimize barriers to pedestrian access and interconnectivity.
4. The project shall be designed to provide safe and convenient access to public transit contiguous to the project site.

5. Additional Transportation Demand Management (TDM) reduction measures could be included to reduce vehicle miles traveled (VMT), which include but are not limited to:
    a. Telecommuting;
    b. Car sharing;
    c. Shuttle service;
    d. Carpools;
    e. Vanpools;
    f. Participation in the SLO Rideshare Back 'N' Forth Club;
    g. Transit subsidies; and
    h. Off-site sustainable transportation infrastructure improvements.
6. The project shall provide organic waste pick up and shall provide the appropriate on-site enclosures consistent with the provisions of the City's Development Standards for Solid Waste Services.
7. Carbon offsets could be purchased from a validated/verifiable source, such as the *California Climate Action Registry*, and approved by City Planning staff prior to purchase.

Conclusion

The proposed project would generate GHG emissions during construction and operation in quantities that exceed the threshold established by the City's 2020 CAP; therefore, the project would result in a potentially significant impact related to GHG emissions during project construction. Mitigation has been included that would ensure GHG emissions would be reduced below the applicable threshold and ensure the project is consistent with the six pillars of the 2020 CAP; therefore, impacts would be less than significant with mitigation.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	1	☐	☒	☐	☐
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?	1	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	1	☐	☒	☐	☐
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?	28, 29, 30	☐	☒	☐	☐

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 or excessive noise for people residing or working in the project area?	31	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	23	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	23, 51	☐	☐	☒	☐

Evaluation

The Hazardous Waste and Substances Site ("Cortese") List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements related to the disclosure of information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop, at least annually, an updated Cortese List. Various State and local government agencies are required to track and document hazardous material release information for the Cortese List. The California Department of Toxic Substance Control (DTSC) EnviroStor database tracks DTSC cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination, such as federal superfund sites, State response sites, voluntary cleanup sites, school cleanup sites, school investigation sites, and military evaluation sites. The State Water Resources Control Board (SWRCB) GeoTracker database contains records for sites that impact, or have the potential to impact, water in California, such as Leaking Underground Storage Tank (LUST) sites, Department of Defense sites, and Cleanup Program Sites. The remaining data regarding facilities or sites identified as meeting the Cortese List requirements can be located on the CalEPA website: https://calepa.ca.gov/sitecleanup/corteselist/.

Based on a review of the DTSC EnviroStor and SWRCB GeoTracker databases, the project site is not an active hazardous site, nor has it previously been recorded as a hazardous site. In addition, there are no active hazardous sites in the vicinity of the project site. There are several closed sites in the project vicinity—one closed Cleanup Program Site located approximately 380 feet northeast of the project site across Ramona Drive and four closed LUST sites located approximately 700 to 900 feet northeast of the project site along Foothill Boulevard—however, none of these sites are directly adjacent to the project site.

a) Construction of the proposed project would require the use of commonly used hazardous substances (e.g., fuel, gasoline, cleaners, solvents, oils, paints, etc.). Construction contractors would be required to comply with applicable federal and State environmental and workplace safety laws for the handling of hazardous materials, including the federal Occupational Safety and Health Administration (OSHA) Process Safety Management Standard (California Code of Regulations [CCR] 29.1910.119), which includes requirements for preventing and minimizing the consequences of accidental release of hazardous materials. Mitigation Measure HAZ-1 identifies requirements for the use of hazardous materials during construction, including, but not limited to, spill kits provided on-site and setbacks for refueling in relation to the on-site creek. Operation of the project does not include the routine transport, use, or disposal of hazardous substances. Any commonly used hazardous substances utilized during operation of the project (e.g., cleaners, solvents, oils, paints, etc.) would be transported, stored, and used according to regulatory requirements and existing procedures for the handling of hazardous materials. Therefore, potential impacts associated with the routine transport, use, or disposal of hazardous substances would be *less than significant with mitigation.*

b) Construction activities associated with the project are anticipated to require use of limited quantities of hazardous substances, including gasoline, diesel fuel, hydraulic fluid, solvents, oils, paints, etc. Construction contractors would be required to comply with applicable federal and State environmental and workplace safety laws for the handling of hazardous materials, including the federal Occupational Safety and Health Administration (OSHA) Process Safety Management Standard (CCR 29.1910.119), which includes requirements for preventing and minimizing the consequences of accidental release of hazardous materials. Land preparation would require removal of the existing surface parking lot for construction of the proposed buildings. Therefore, ground-disturbing activities may expose contaminated soils containing aerially deposited lead (ADL), if present, within the project area. Mitigation Measure HAZ-1 has been included to ensure potential impacts associated with these hazards would be reduced by requiring proper monitoring, handling, and disposal of excavated materials and potentially hazardous materials or wastes per applicable federal, State, and local regulations. Further, as introduced in Section 3, *Air Quality*, the project site is within an area identified as having a potential

for NOA to occur. Pursuant to SLOAPCD requirements and the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations, the Applicant is required to provide a geologic evaluation prior to any construction activities and comply with existing regulations regarding NOA, if present. Mitigation Measures AQ-3 and AQ-4 have been identified to require the Applicant to complete a geologic evaluation and follow all applicable protocol and procedures if NOA is determined to be present on-site.

Operation of the project does not require the handling or use of hazardous materials or volatile substances that would result in a significant risk of upset or accidental release conditions. Any commonly used hazardous substances utilized during operation of the project (e.g., cleaners, solvents, oils, paints, etc.) would be transported, stored, and used according to regulatory requirements and existing procedures for the handling of hazardous materials. Therefore, potential impacts would be *less than significant with mitigation.*

c) The nearest school is Pacheco Elementary School, located approximately 0.23 mile north of the project site. Operation of the project does not include the long-term use of hazardous materials or substances that could lead to significant upset due to accidental release conditions. Any commonly used hazardous substances utilized during construction or operation of the project (e.g., cleaners, solvents, oils, paints, etc.) would be transported, stored, and used according to regulatory requirements and existing procedures for the handling of hazardous materials. As described above, during construction activities, contractors would be required to comply with the federal OSHA Process Safety Management Standard (CCR 29.1910.119), which includes requirements for preventing and minimizing the consequences of accidental release of hazardous materials. Further, Mitigation Measure HAZ-1 identifies requirements for the use of hazardous materials during construction including, but not limited to, spill kits provided on-site and setbacks for refueling in relation to the on-site creek. Implementation of Mitigation Measure HAZ-1 would reduce the potential for significant upset within 0.25 mile of a school. Although the project would be located within 0.25 mile of an existing school, the project would not result in the long-term use of any hazardous substances or materials and construction activities would be conducted in accordance with applicable federal and State laws. Therefore, impacts would be *less than significant with mitigation*.

d) There are no previously identified hazardous materials sites within or adjacent to the project site. Based on a search of the DTSC EnviroStor database, SWRCB GeoTracker database, and CalEPA Cortese List website, there is one closed Cleanup Program Site located approximately 380 feet northeast of the project side across Ramona Drive and four closed LUST sites located approximately 700 to 900 feet northeast of the project site along Foothill Boulevard. The identified hazardous materials sites have been closed and hazardous materials associated with the sites are not anticipated to be present within the soils on-site. However, Mitigation Measure HAZ-1 would further reduce potential impacts by requiring proper monitoring, handling, and disposal of excavated materials and potentially hazardous materials or wastes per applicable federal, State, and local regulations. Therefore, potential impacts would be *less than significant with mitigation*.

e) San Luis Obispo County Regional Airport is the nearest airport to the project site, located approximately 3.7 miles south of the project site. The project is outside of the Airport Influence Area and any Safety Zone designations established under the airport's Airport Land Use Plan (ALUP). Therefore, the project would not be located within 2 miles of an airport or under the jurisdiction of an ALUP, and *no impacts* would occur.

f) Project construction may result in temporary traffic controls along Ramona Drive and/or Palomar Avenue; however, no full road closures would be necessary. Project implementation would not result in a significant temporary or permanent impact on any adopted emergency response plans or emergency evacuation plans. Therefore, the project would result in *less than significant impacts* related to the potential for impairment of implementation of emergency response plans or emergency evacuation plans.

g) The project site is located within a developed area of the city and is not located within or adjacent to a wildland area. The project site is comprised of ruderal/developed land (surface parking lot), Old Garden Creek and associated native riparian vegetation, and ornamental landscaping. Implementation of the project would result in the development of two new buildings associated with the Village at the Palms expansion. New buildings would be required to comply with all applicable fire safety rules and regulations, including the California Fire Code and PRC. For these reasons, the project would result in *less than significant impacts* related to exposure to wildland fire.

Mitigation Measures

Implement Mitigation Measures AQ-3 and AQ-4.

HAZ-1 Prior to initiation of site preparation, vegetation removal, and earth-moving activities, the project contractor shall prepare and implement a Hazardous Materials Management Plan that details procedures that will be taken to ensure proper transport, use, and storage of hazardous construction materials and the appropriate handling, stockpiling, testing, and disposal of excavated materials to prevent the inadvertent release of hazardous construction materials and/or contaminated soil and demolished materials to the environment during construction activities. Elements of the plan shall include, but would not be limited to, the following:

Worker Health and Safety

1. Accident prevention measures.
2. Measures to address hazardous materials and other site-specific worker health and safety issues during construction, including the specific level of protection required for construction workers. This shall include preparation of a site-specific health and safety plan in accordance with federal Occupational Safety and Health Administration (OSHA) regulations (29 Code of Federal Regulations [CFR] 1910.120) and California Division of Occupational Safety and Health (Cal/OSHA) regulations (8 California Code of Regulations [CCR] 5192) to address worker health and safety issues during construction.
3. The requirement that all construction crew members be trained regarding best practices for the proper transport, use, and storage of hazardous construction materials and the appropriate handling, stockpiling, testing, and disposal of excavated materials prior to beginning work.

Soil Contamination

1. Procedures for the proper handling, stockpiling, testing, and disposal of excavated materials in accordance with CCR Title 14 and Title 22.
2. Soil contamination evaluation and management procedures, including how to properly identify potential contamination (e.g., soil staining, odors, or buried material), the requirement that construction activities within a 50-foot-radius of potentially contaminated soil be halted until the hazard has been assessed and appropriately addressed, the requirement that access to potentially contaminated areas be limited to properly trained personnel, and procedures for notification and reporting, including internal management and local agencies (e.g., fire department, City of San Luis Obispo), as needed.
3. Monitoring of ground-disturbing activities for soil contamination may include visual and organic vapor monitoring by personnel with appropriate hazardous materials training, including 40 hours of Hazardous Waste Operations and Emergency Response (HAZWOPER) training.
4. If visual and organic vapor monitoring indicates signs of suspected contaminated soil, then soil samples shall be collected and analyzed to characterize soil quality.
5. Evaluation of all potentially contaminated materials encountered during project construction activities in accordance with applicable federal, State, and local regulations and/or guidelines governing hazardous waste. All materials deemed to be hazardous shall be remediated and/or disposed of following applicable regulatory agency regulations and/or guidelines. Disposal sites for both remediated and non-remediated soils shall be identified prior to beginning construction. All evaluation, remediation, treatment, and/or disposal of hazardous waste shall be supervised and documented by qualified hazardous waste personnel.

Hazardous Construction Materials

1. Appropriate work practices necessary to effectively comply with applicable environmental laws and regulations, including hazardous materials management, handling, storage, disposal, and emergency response. These work practices include the following: an on-site hazardous material spill kit shall be provided for small spills; totally enclosed containment shall be provided for all trash; and all construction waste, including trash, litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, shall be removed to an appropriate waste facility permitted or otherwise authorized to treat, store, or dispose of such materials.

2. The requirement that hazardous construction materials must be stored and equipment must be refueled at least 50 feet from storm drain inlets, creeks, and other drainage features and covered with tarps or stored inside buildings to ensure that materials are not released to the air during windy conditions or exposed to rain.
3. Procedures for proper containment of any spills or inadvertent releases of hazardous materials.
4. Notification requirements in the event of an accidental release of hazardous materials into the environment. Construction crew members shall immediately notify a construction foreperson who shall then report the release to the City of San Luis Obispo to ensure the release is remediated in accordance with City requirements.

Conclusion

The project does not propose the long-term routine transport, use, handling, or disposal of hazardous substances; however, there is the potential for construction equipment to leak or lead to a hazardous materials spill. There is also potential for ground-disturbing activities to release ADL or other unknown hazardous materials, if present, on-site. Implementation of Mitigation Measure HAZ-1 would reduce impacts related to potential release of ADL and other unknown hazardous materials and/or accidental construction-related spills to less than significant. Although the project is located within 0.25 mile of a school, the project does not include the long-term use of hazardous materials or substances that could result in significant upset if accidentally released. Further Mitigation Measure HAZ-1 identifies cleanup protocol for any commonly used construction materials spills that would reduce the potential to result in significant upset within 0.25 mile of a school. Mitigation Measures AQ-3 and AQ-4 have been identified to require the Applicant to complete a geologic evaluation and follow all applicable protocol and procedures if NOA is determined to be present on-site. Project implementation would not subject people or structures to substantial risks associated with wildland fires and would not impair implementation of or interfere with any adopted emergency response or evacuation plan. Potential impacts associated with hazards and hazardous materials would be *less than significant with mitigation*.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	1, 2, 53	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	1, 33, 34	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
i. Result in substantial erosion or siltation on or off site;	1, 36, 53	☐	☒	☐	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	1, 36, 53	☐	☒	☐	☐
iii. 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; or	1, 36, 53	☐	☒	☐	☐
iv. Impede or redirect flood flows?	1, 23, 32, 59	☐	☐	☒	☐

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	1, 2, 23, 32	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	1, 2, 33, 36	☐	☐	☒	☐

Evaluation

The project site is located within the San Luis Obispo Creek watershed and includes Old Garden Creek, which flows through the central portion of the project site. Old Garden Creek is a tributary to Stenner Creek. The San Luis Obispo Creek watershed is an approximately 53,271-acre coastal basin in southern San Luis Obispo County. It rises to an elevation of about 2,500 feet above sea level in the Santa Lucia Range. San Luis Obispo Creek flows to the Pacific Ocean just west of Avila Beach and has six major tributary basins: Stenner Creek, Prefumo Creek, Laguna Lake, East Branch San Luis Obispo Creek, Davenport Creek, and See Canyon.

The City is enrolled in the State General Permit NPDES permit program governing stormwater. As part of this enrollment, the City is required to implement the Central Coast RWQCB's adopted Post-Construction Stormwater Management requirements through the development review process. The primary objective of these post-construction requirements is to ensure that the permittee is reducing pollutant discharges to the maximum extent practicable and preventing stormwater discharges from causing or contributing to a violation of receiving water quality standards in all applicable development projects that require approvals and/or permits issued.

The 100-year flood zone identifies areas that would be subject to inundation in a 100-year storm event, or a storm with a 1% chance of occurring in any given year. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 06079C1066G, effective date November 16, 2012, the eastern portion of the project site is located within Zone AE, a 1% chance of annual flood.

In 2015 the State legislature approved the Sustainable Groundwater Management Act (SGMA), which requires governments and water agencies of high- and medium-priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under the SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. The project would be serviced by the City's water system, which has four primary water sources—Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water (for irrigation)—with groundwater serving as a fifth supplemental source.

a) The project would require the use of construction equipment that would increase the potential for polluted runoff during construction activities. The proposed project also includes 1.31 acres (57,000 square feet) of ground disturbance including 1,575 cy of cut and 620 cy of fill that could result in increased soil erosion during ground-disturbing activities. Project improvements would be located directly east and west of Old Garden Creek. Therefore, increased erosive and/or polluted runoff may result in indirect impacts to Old Garden Creek.

   Based on the amount of proposed ground disturbance, consistent with the Municipal Code and as part of the building permit process, the project would require a SWPPP with BMPs including, but not limited to, erosion and pollution control measures such as silt fencing, straw wattles, berms, and vehicle maintenance and storage. Implementation of standard construction BMPs would reduce the potential for polluted runoff during equipment and vehicle use and would minimize the amount of erosive runoff from the site during ground-disturbing activities. In addition, Mitigation Measure HAZ-1 requires any accidental spills to be properly cleaned and for vehicles to be stored and refueled at least 50 feet away from Old Garden Creek to avoid any potential polluted runoff. The project would be required to comply with the Central Coast RWQCB requirements set forth in their Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast region.

   Proposed physical improvement of the project site would also be required to comply with the drainage requirements of the City's *Waterway Management Plan*. This plan was adopted for the purpose of ensuring water quality and proper drainage within the City's watershed. As part of these requirements, the City has been mandated to establish a set of minimum designated BMPs and Pollution Prevention Methods (PPMs). BMPs are steps taken to minimize or control the amount of pollutants and runoff. PPMs are strategies to eliminate the use of polluting materials and/or exposure of potential pollutants to rainwater or other sources of runoff. Additionally, the project would be required to prepare an erosion and sediment control plan in compliance with the City's stormwater requirements. The erosion and sediment control plan would require

restoration of soils along the Old Garden Creek corridor to avoid long-term impacts related to erosion and sedimentation. Following project completion, the project site would be developed with buildings, hardscapes, and landscaping, precluding the potential for substantial long-term erosion or loss of topsoil. Therefore, based on required compliance with existing requirements and implementation of Mitigation Measure HAZ-1, potential impacts related to violation of water quality standards would be *less than significant with mitigation*.

b) As identified above, the project would be provided water through the City's water system, which has four primary water sources—Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water (for irrigation)—with groundwater serving as a fifth supplemental source. The City's diversification of water sources in the last several decades has allowed the City to maintain sufficient water supplies even following the driest years on record. The total water available for the City in the 2020 water year (October 1, 2019, to September 30, 2020) was 10,107 AFY, which included 215 AFY of recycled water. As this availability was adjusted following years of drought and updates to the City's safe annual yield model, the availability is considered a reasonable long-term safe yield value for the purposes of this analysis. The City's water demand for 2020 was 4,730 AF. The project site is currently comprised of impervious surfaces associated with the existing surface parking lot. Implementation of the project would result in new impervious surfaces, including smaller surface parking lots, buildings, and hardscapes. However, new impervious surfaces would be within the footprint of the existing surface parking lot and new surface parking lots would be built on pervious pavers, which would ultimately create less impervious surfaces on-site. Therefore, the project is not anticipated to disrupt groundwater recharge on-site. Therefore, the project would not deplete groundwater resources, and impacts would be *less than significant.*

c.i-iii) The project construction consists of 1.31 acres (57,000 square feet) of ground disturbance, including 1,575 cy of cut and 620 cy of fill activity that could result in temporary impacts to drainage patterns in the area through erosive runoff. The project must develop and implement a SWPPP that includes BMPs to protect stormwater runoff, including measures to prevent soil erosion. In addition, the project would be required to prepare an erosion and sediment control plan in compliance with the City's stormwater requirements to reduce the potential for long-term erosion from implementation of the project. Following project construction, the project site would be developed with buildings, hardscapes, or otherwise landscaped areas, precluding the potential for substantial erosion or loss of topsoil. Further, the project would not result in the direct alteration of Old Garden Creek. The project includes a 25- to 28-foot setback and Mitigation Measure BIO-7 requires the setback to be clearly identified on-site and on project plans during construction activities.

Implementation of the project would result in new impervious surfaces, including paved roads, hardscapes, and buildings that have potential to increase polluted runoff. However, new impervious surfaces would be within the footprint of the existing surface parking lot and new surface parking lots would be built on pervious pavers, which would ultimately reduce the amount of impervious surfaces on-site. Therefore, the reduction of impervious surface area on-site would reduce runoff at the project site. To meet the requirements of the City's Municipal Code (Chapter 12.08), the project would protect existing stormwater infrastructure and would include expanded infrastructure capable of supporting the project. The purpose of these features is to create infrastructure capable of conveying stormwater runoff from the project site to the City's utility connections that can support the additional runoff. Implementation of a SWPPP, as required by the Municipal Code and through the building permit process, and Mitigation Measures BIO-8 would minimize potential impacts to drainages during project construction; therefore, project impacts would be *less than significant with mitigation*.

c.iv) According to FEMA Flood Insurance Rate Map 06079C1066G, effective date November 16, 2012, the eastern portion of the project site is located within Zone AE, a 1% chance of annual flood. However, the project does not include alteration of Old Garden Creek that would result in altered flood flows. Therefore, potential impacts associated with impeding or redirection of flood flows would be *less than significant.*

d) Based on the San Luis Obispo County Tsunami Inundation Maps, the project site is not located in an area with potential for inundation by a tsunami. The project site is not located within close proximity to a standing body of water with the potential for a seiche to occur. Therefore, there would be *no impacts* associated with tsunami or seiche zones, and any potential risk of pollutant release due to project inundation due to flooding would be *less than significant.*

e) Per the *City of San Luis Obispo General Plan Water and Wastewater Element*, Policy A2.2.1, the City has four primary water supply sources—Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water; groundwater serves as a fifth supplemental source. The City's diversification of water sources in the last several decades has allowed the City to maintain sufficient water supplies even following the driest years on record. The total water available for the City in the 2020 water year (October 1, 2019, to September 30, 2020) was 10,107 AFY, which included 215 AFY of

recycled water. As this availability was adjusted following years of drought and updates to the City's safe annual yield model, the availability is considered a reasonable long-term safe yield value for the purposes of this analysis. The City's water demand for 2020 was 4,730 AF. The project includes stormwater treatment and storage facilities and would not conflict with the City's Waterways Management Plan or other water quality control plans. The project would not conflict with the SGMA, Central Coast Basin Plan, or other local or regional plans or policies intended to manage water quality or groundwater supplies; therefore, impacts would be *less than significant.*

Mitigation Measures

Implement Mitigation Measures HAZ-1 and BIO-7.

Conclusion

Through project design, implementation of Mitigation Measures HAZ-1 and BIO-7, standard BMPs, PPMs, and City Engineering Standards, the project would not substantially impede or redirect flood flows, alter existing drainage patterns, degrade surface water quality, decrease groundwater supplies, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project would retain the preconstruction infiltration rates and volume currently occurring on the unimproved project site. Therefore, potential impacts related to hydrology and water quality would be *less than significant with mitigation*.

11. LAND USE AND PLANNING

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	N/A	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	1, 2, 5	☐	☒	☐	☐

Evaluation

The Village at the Palms Planned Development consists of three existing buildings, each on a separate parcel. The existing building located on APN 052-162-022 is known as "Garden Creek" and consists of an assisted living facility with 64 rooms; no changes are proposed to this parcel. The remaining two parcels were recently adjusted on October 16, 2020, under the lot line adjustment application SBDV-0246-2020 (SLO AL 20-0002). The existing building located on APN 052-162-018 (1.4 acres) is known as "The Oaks" and consists of a 50-unit senior living facility; no changes are proposed to this parcel. The existing building located on APN-052-162-021 (4.6 acres) is known as "The Palms" and consists of a 127-unit senior living facility; the proposed project and associated site improvements would be located within this parcel (henceforth referred to as Parcel 2 SLOAL 20-0002). In addition to Broad Street located along the project's frontage, the project site is bound by Palomar Avenue to the west and Ramona Drive to the north. The project site is generally surrounded by one- and two-story commercial office uses, with a few remaining unimproved parcels, as summarized below:

- **Northeast:** commercial center (Foothill Plaza Shopping Center) and single-family residential development
- **Northwest:** commercial center (Foothill Plaza Shopping Center), Church of Jesus Christ Latter-day Saints, and apartment complex (Valencia Apartments)
- **Southwest:** planned apartment complex (The Academy Palomar) and low-density residential development
- **Southeast:** low-density residential development

a) The project would result in the expansion of an assisted living facility within the R-4-PD zone. The project would be surrounded by other residential land uses and would not physically divide an established community. The project would be consistent with the existing level of development in the project vicinity and would not create, close, or impede any

existing public or private roads, or create any other barriers to movement or accessibility within the community. Therefore, the project would not physically divide an established community and *no impacts* would occur.

b) The project is consistent with existing surrounding development and proposes a compatible land use. The project would be generally consistent with the property's R-4 land use designation and the guidelines and policies for development within the R-4-PD zoning designation. The Applicant is requesting the following zoning exceptions and deviations from development standards:

- A deviation is requested to exceed the 35-foot height standard within the R-4-PD zone (17.22.020);
- An exception to the setback requirements of the R-4-PD zone (Section 17.70.170 D.1.B) including an exception to allow a reduction in the side yard setback along Palomar Avenue to facilitate an additional building setback from the top of the bank of the creek, an exception to allow parking within the required side yard setback adjacent to Palomar Avenue and the small section of Building B parking along Palomar Avenue front yard setback, and an exception to allow the trash/recycling enclosure for Building B to be located within the side yard adjacent to Palomar Avenue, in accordance with Section 17.70.170 D.1.B, to facilitate increased setback from the creek;
- An exception to allow a section of replacement parking to incorporate impervious paving at the southwestern corner of Building A (Section 17.70.030 G.1);
- An exception to allow a section of replacement parking incorporating impervious paving within the 20-foot creek-side setback on the east side of Building B (Section 17.70.030 G.1); and
- An exception to allow encroachment into the additional 10-foot creek-side setback at the upper stories (Section 17.70.030 E.3).

The project is located within a PD Overlay, which provides for deviations from development standards of Municipal Code Title 17 where determined necessary and justifiable to accommodate the development of the project (17.48.030.D). The exceptions and deviations requested by the Applicant do not include any exceptions to policies or regulations adopted for the purpose of avoiding or mitigating environmental effects. Rather, the policies and requirements where exceptions are being requested are related to development requirements that the City has in place to ensure that neighboring developments are compatible with one another and serve community preferences, versus protection of significant environmental resources.

The COSE includes various goals and policies to maintain, enhance, and protect natural communities within the City's planning area. These policies include, but are not limited to, protection of listed species and SSC, preservation of existing wildlife corridors, protection of significant trees, and maintaining development setbacks from creeks. The project site has been previously disturbed and does not support highly sensitive environmental resources. Old Garden Creek would be protected during project construction and operations by a 25- to 28-foot setback. Further, implementation of Mitigation Measures BIO-1 through BIO-7 would ensure indirect effects to Old Garden Creek, special-status species, nesting migratory birds, and roosting bats resulting from construction activities would be avoided and/or minimized and the project would not result in a conflict with local policies or ordinances protecting biological resources and impacts. Therefore, the project would not conflict with policies or regulations adopted for the purpose of avoiding or mitigating environmental effects and impacts would be *less than significant with mitigation*.

Mitigation Measures

Implement Mitigation Measures BIO-1 through BIO-7.

Conclusion

The proposed project would not physically divide an established community and would be consistent with surrounding land uses. The proposed 25- to 28-foot setback from Old Garden Creek within the project site and implementation of Mitigation Measures BIO-1 through BIO-7 would ensure potential impacts to biological resources would not result in a conflict with local policies or ordinances protecting biological resources and potential impacts would be less than significant.

12. MINERAL RESOURCES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	2	☐	☐	☐	☒
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?	2	☐	☐	☐	☒

Evaluation

Based on the City's COSE, mineral extraction is prohibited within city limits.

a,b) No known mineral resources are present within the project site and future extraction of mineral resources is very unlikely due to the urbanized nature of the area. Therefore, *no impacts* would occur.

Mitigation Measures

Mitigation measures are not required.

Conclusion

No impacts to mineral resources were identified; therefore, mitigation measures are not required.

13. NOISE

Would the project result in:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	5, 37, 38, 39, 58, 61	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	38, 39, 40	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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?	31	☐	☐	☐	☒

Evaluation

The *City of San Luis Obispo General Plan Noise Element* establishes standards for maximum acceptable noise levels associated with stationary and transportation sources. Noise created by new transportation noise sources are required to be mitigated to not exceed the maximum acceptable noise levels identified in Table 7.

Outdoor activity areas are not defined in the City's Noise Element but are defined in the *City of San Luis Obispo, Noise Guidebook, Measurement & Mitigation Techniques*. The guidebook states that outdoor activity areas are "patios, decks,

balconies, outdoor eating areas, swimming pool areas, yards of dwellings, and other areas commonly used for outdoor activities and recreation."

The City's Noise Element also identifies Policy 1.4 regarding noise created by new transportation sources, including road, railroad, and airport expansion projects, which states noise from these sources shall be mitigated to not exceed the levels specified in Table 7 for outdoor activity areas and indoor spaces of noise-sensitive land uses.

Table 7. Maximum Noise Exposure for Noise-Sensitive Uses due to Transportation Noise Sources

Noise-Sensitive Use	Outdoor Activity Areas[1]	Indoor Spaces		
	Ldn or CNEL, in dB	Ldn or CNEL, in dB	Leq in db[2]	Lmax in dB[3]
Residences, hotels, motels, hospitals, nursing homes	60	45	--	60
Theaters, auditoriums, music halls	--	--	35	60
Churches, meeting halls, office building, mortuaries	60	--	45	--
Schools, libraries, museums	--	--	45	60
Neighborhood parks	65	--	--	--
Playgrounds	70	--	--	--

Notes: CNEL = Community Noise Equivalent Level; Ldn = day-night average sound level; Leq = equivalent continuous sound level; Lmax = maximum sound level.
[1] If the location of outdoor activity areas is not shown, the outdoor noise standard shall apply at the property line of the receiving land use.
[2] As determined for a typical worst-case hour during periods of use.
[3] Lmax indoor standard applies only to railroad noise at locations south of Orcutt Road.

The existing noise environment in the project area is dominated by roadway traffic along Ramona Drive and Palomar Avenue. Nursing homes are considered a noise-sensitive land use by the City's Noise Element. Per City Municipal Code Chapter 9.12 Noise Control, operating tools or equipment used in construction between weekday hours of 7:00 p.m. and 7:00 a.m. or any time on Sundays or holidays is prohibited, except for emergency works of public service utilities or by exception issued by the Community Development Department. The Municipal Code also states that construction activities shall be conducted in such a manner, where technically and economically feasible, that the maximum noise levels at affected properties will not exceed 85 A-weighted decibels (dBA) at mixed residential/commercial uses. Based on the City Municipal Code (9.12.050.B.7), operating any device that creates vibration that is above the vibration perception threshold of an individual at or beyond 150 feet from the source if on a public space or right-of-way is prohibited.

a) During project construction, noise from construction activities may intermittently dominate the noise environment in the immediate area. The project would require the use of typical construction equipment (dozers, excavators, etc.) for land preparation and development of the two new buildings. Typical noise levels produced by equipment commonly used in construction projects are shown in Table 8.

Table 8. Construction Equipment Noise Emission Levels

Equipment Type	Typical Noise Level (dBA) 50 ft From Source
Concrete Mixer, Dozer, Excavator, Jackhammer, Man Lift, Paver, Scraper	85
Heavy Truck	84

Crane, Mobile	83
Concrete Pump	82
Backhoe, Compactor	80

Source: Federal Highway Administration (FHWA) 2017

As shown above, construction equipment that would be utilized during project construction would not exceed 85 dBA and would be similar to other construction activity within the city. Construction-related noise would be intermittent and temporary in nature. However, the project would be located within a residential area with sensitive receptor locations located in all directions. The nearest off-site sensitive receptor location is an apartment complex located 50 feet west. Based on the proximity of the sensitive receptors at and around the project site, Mitigation Measures N-1 through N-4 have been included to require construction noise BMPs during all construction activities and for approved construction hours, truck routes, and all construction noise BMPs to be included on all project plans.

The project does not include components that would significantly add to long-term ambient noise in the project vicinity. Upon completion of construction activities, the project would include the use of heating, ventilation, and air conditioning (HVAC) systems that would have the potential to contribute additional noise to the existing noise environment, as well as mobile noise from project-related traffic. The additional noise generated by the project's HVAC systems would not result in a noticeable increase in ambient noise levels based on the density of surrounding development. Relative to vehicular noise, a doubling of traffic is typically needed to produce a noise increase that is audible to the human ear. Currently, there are 3,609 vehicle trips on Broad Street and 4,107 vehicle trips on Ramona Drive. The project would not result in the doubling of vehicle trips; therefore, no substantial increase in mobile source noise would occur. For these reasons, potential impacts associated with generation of a substantial temporary or permanent increase in ambient noise levels would be *less than significant with mitigation.*

b) The project does not propose pile-driving or other high-impact activities that would generate substantial noise or groundborne vibration during construction. Use of heavy equipment would generate groundborne noise and vibration; however, noise would be temporary and intermittent and there are no buildings that surround the project site (i.e., historical buildings and occupants of surrounding buildings) that would be substantially affected by this groundborne vibration. Further, construction activity would be required to occur between 7:00 a.m. and 7:00 p.m., which is consistent with the City's Municipal Code. Based on the proposed construction activities, groundborne vibration is expected to be imperceptible at adjacent properties. Therefore, potential impacts would be *less than significant.*

c) The project site is not located within 2 miles of an airport or within a designated Safety Zone established by the ALUP. Therefore, the project would not result in excessive airport-related noise for project occupants and *no impacts* would occur.

Mitigation Measures

N-1 For the entire duration of the construction phase of the project, the following Best Management Practices (BMPs) shall be adhered to:

1. Stationary construction equipment that generates noise that exceeds 60 A-weighted decibels (dBA) at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures).
2. Impact tools (e.g., jack hammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools.
3. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.
4. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.
5. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).

N-2 Construction plans shall note construction hours, truck routes, and all construction noise BMPs, and shall be reviewed and approved by the City Community Development Department prior to issuance of grading/building permits. The City shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and maintained throughout the construction phase of the project. All construction workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where BMP measures are to be implemented.

N-3 For all construction activity at the project site, additional noise attenuation techniques shall be employed as needed to ensure that noise levels are maintained within levels allowed by the City of San Luis Obispo Municipal Code, Title 9, Chapter 9.12 (Noise Control). Such techniques shall include, but are not limited to:

- Sound blankets shall be used on noise-generating equipment;
- Stationary construction equipment that generates noise levels above 65 dBA at the project boundaries shall be shielded with a barrier that meets a sound transmission class (a rating of how well noise barriers attenuate sound) of 25;
- All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers;
- The movement of construction-related vehicles, with the exception of passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No movement of heavy equipment shall occur on Sundays or official holidays (e.g., Thanksgiving, Labor Day); and
- Temporary sound barriers shall be constructed between construction sites and affected uses.

N-4 The project contractor shall inform residents and business operators at properties within 300 feet of the project of proposed construction timelines and noise compliant procedures to minimize potential annoyance related to construction noise. Signs shall be in place prior to and throughout grading and construction activities informing the public that noise-related complaints shall be directed to the construction manager prior to the City's Community Development Department.

Conclusion

The project would not exceed City Municipal Code construction and operational noise standards for residential development. However, the project would be near sensitive receptor locations. Therefore, Mitigation Measures N-1 through N-4 are included to reduce potential impacts. The project would not expose project occupants to excessive airport noise. Therefore, impacts related to noise would be *less than significant with mitigation*.

14. POPULATION AND HOUSING

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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)?	41, 42	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	1	☐	☐	☐	☒

Evaluation

According to the City's *General Plan 2020 Annual Report*, the average growth rate between 2015 and 2019 was 0.47%. In 2020 the City's residential growth rate grew to 1.21%. The growth was likely caused by City-issued permits for 210 new units within

specific plan areas (of the 261 total units subject to growth management limitations). Despite the growth in 2020, the City has maintained a 6-year average annual residential growth rate of 0.6% per year, in compliance with the 1% maximum average annual residential growth rate (City LUE Policy 1.11.2). San Luis Obispo contains the largest concentration of jobs in the county. During workdays, the city's population increases to an estimated 70,000 persons.

The *City of San Luis Obispo General Plan Housing Element* identifies various goals, policies, and programs based on an assessment of the City's housing needs, opportunities, and constraints. The City's overarching goals for housing include safety, affordability, conserving existing housing, accommodating for mixed-income neighborhoods, providing housing variety and tenure, planning for new housing, maintaining neighborhood quality, providing special needs housing, encouraging sustainable housing and neighborhood design, maximizing affordable housing opportunities for those who live or work in the City, and developing housing on suitable sites.

a) The proposed project would result in 59 new residential units and approximately 64 new residents (assumption based on 54 studio and one-bedroom units and five two-bedroom units) and 16 additional employees, which would be consistent with the density allowed by the project site's R-4 land use designation. Thus, any indirect population growth resulting from an increase in residents of the assisted living facility would be consistent with the City's General Plan. The project would be consistent with the projected population growth for the city. Short-term construction activities would likely source from the local labor pool and is not anticipated to induce population growth through the creation of new jobs. The project would not result in substantial unplanned population growth; therefore, potential impacts would be *less than significant.*

b) The portion of the project site that is proposed for development does not include any habitable structures. Therefore, the project would not result in the displacement of any existing or proposed housing; therefore, *no impacts* would occur.

Mitigation Measures

Mitigation measures are not required.

Conclusion

The project would be consistent with the City's projected population growth. No potentially significant impacts would occur, and mitigation measures are not required.

15. PUBLIC SERVICES

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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:					
Fire protection?	1, 56	☐	☐	☒	☐
Police protection?	1,57	☐	☐	☒	☐
Schools?	1, 43	☐	☐	☒	☐
Parks?	1, 43, 44	☐	☐	☒	☐
Other public facilities?	1, 43	☐	☐	☒	☐

Evaluation

The project site is located within the existing service area of the City of San Luis Obispo Fire Department (SLOFD). The SLOFD deploys resources and personnel from four fire stations to maintain the response time goal of 4 minutes travel time to 95% of all emergencies. The nearest SLOFD fire station to the project site is City Fire Station 2, located at 136 North Chorro Street, approximately 0.2 mile (1,030 feet) northeast of the project site. City Fire Station 2 provides primary response to the northern portion of the city and has an average response time of 4 minutes 3 seconds. The SLOFD consists of 12 fire captains, 15 fire engineers, 13 firefighters, 25 paramedics, and 19 emergency medical technicians (EMTs). In 2020 the SLOFD responded to 5,499 incidents, which is nearly 11% lower than 2019.

The City of San Luis Obispo Police Department (SLOPD) provides public safety services for the city. The SLOPD has approximately 91 employees, 60 of which are sworn police officers. The SLOPD operates out of one main police station, located at 1042 Walnut Street at the intersection of Santa Rosa (Highway 1) and US 101, and emergency response times to the site would be less than 5 minutes.

The project site is located within the San Luis Coastal Unified School District (SLCUSD), and public parks and recreation trails within the city are managed and maintained by the City's Parks and Recreation Department.

All new residential and non-residential development within the city is subject to payment of Development Impact Fees, which are administered by and paid through the City's Community Development Department. Development Impact Fees provide funding for maintaining City emergency services, infrastructure, and facilities. For example, fire protection impact fees provide funding for projects such as the renovation of the City's fire stations and the replacement of fire service vehicles and equipment.

a) **Fire protection:** The project would be served by the SLOFD; the closest station is Fire Station 2, located at 126 North Chorro Street, approximately 0.2 mile northeast of the project site with an emergency response time of less than 5 minutes. The project includes an expansion of the existing Village at the Palms assisted living facility. The project would be consistent with the general level of development within the high-density residential zone and would be consistent with anticipated population growth within the city. Implementation of the project would not require the expansion or construction of new fire protection facilities. Because the proposed project would not require the expansion or construction of new fire protection facilities, environmental impacts associated with the provision of fire protection services would be *less than significant*.

Police protection: The project would be served by the SLOPD. The project would be consistent with the general level of development within the high-density residential zone and would be consistent with anticipated population growth within the city. Implementation of the project would result in a marginal increase in demand on police protection services due to the construction of new occupiable buildings, but this new demand is within the anticipated population growth of the city and would not result in the need for new or expanded police facilities. Because the proposed project would not require the expansion or construction of new police protection facilities, environmental impacts associated with the provision of police services would be *less than significant*.

Schools: The project would result in the development of an expanded assisted living facility and would not result in an increased number of school-aged children within the city. For this reason, the project would result in *less than significant impacts* to school facilities.

Parks: The proposed expansion of the existing Village at the Palms assisted living facility is not anticipated to result in a significant increase in demand on local parks and recreational facilities in the area. The assisted living facility would include internal recreation opportunities for residents of the facility. The project is consistent with the City's General Plan designation and zoning designation; therefore, any indirect population growth resulting from the project would be consistent with the projected population growth for the city. Therefore, potential project impacts on parks would be *less than significant.*

Other public facilities: The project would not induce unplanned population growth and would result in a negligible effect on use of other public facilities, such as roadways and public libraries. Therefore, potential project impacts on public facilities would be *less than significant.*

Mitigation Measures

Mitigation measures are not required.

Conclusion

The project would not induce unplanned population growth because employees are likely to come from the local workforce. Operation of the project may result in a marginal cumulative increase in demand on City services and facilities, including fire protection, police protection, parks and recreational facilities, and other public facilities; however, construction of new facilities is not anticipated to be required. The project would not result in significant impacts to public services; therefore, mitigation measures are not required.

16. RECREATION

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project 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?	1, 43, 44	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	1, 43, 44	☐	☐	☒	☐

Evaluation

Existing City recreational facilities consist of 28 parks and recreational facilities, in addition to 10 designated natural resources and open space areas and two bike trails. The *City of San Luis Obispo Parks and Recreation Element* identifies goals, policies, and programs to help plan, develop, and maintain community parks and recreation facilities. The City's statement of overall department goals is for the City's parks and recreation facilities and programs to enable all citizens to participate in fun, healthful, or enriching activities, which enhance the quality of life in the community.

As demand for recreation facilities and activities grow and change, the City intends to focus its efforts in the following areas: continuing development of athletic fields and support facilities, providing parks in underserved neighborhoods, providing a multi-use community center and therapy pool, expanding paths and trails for recreational use, linking recreation facilities, and meeting the special needs of disabled persons, at-risk youth, and senior citizens. City Parks and Recreation Element Policy 3.13.1 establishes the City's goal to develop and maintain a park system at the rate of 10 acres of parkland per 1,000 residents, 5 acres of which shall be dedicated as neighborhood parks.

a,b) As previously described, the proposed project would result in 59 new residential units and approximately 64 new residents (assumption based on 54 studio and one-bedroom units and 5 two-bedroom units) and 16 additional employees, which would be consistent with the density allowed by the project site's R-4 land use designation. Based on the type of proposed development, the proposed expansion of the existing Village at the Palms assisted living facility is not anticipated to result in a significant increase in demand on local parks and recreational facilities in the area. The assisted living facility would include internal recreation opportunities for residents of the facility. Employees for construction and operation of the project are anticipated to come from the local workforce and would not result in an increase in residents of the city. As the project is consistent with the City's General Plan designation and underlying zoning, any indirect population growth resulting from the project would be consistent with the projected population growth for the City. Therefore, potential project impacts associated with accelerated deterioration of existing facilities or construction of new park facilities would be *less than significant.*

Mitigation Measures

Mitigation measures are not required.

Conclusion

The project would not induce unplanned population growth because employees are likely to come from the local workforce. Operation of the project may result in a marginal cumulative increase in demand on City recreational facilities; however, construction of new facilities is not anticipated to be required. The project would not result in significant impacts to recreational facilities; therefore, mitigation measures are not required.

17. TRANSPORTATION

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	13, 46, 58	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	1, 12, 45, 55	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	1, 23, 44	☐	☐	☒	☐
d) Result in inadequate emergency access?	1, 23, 45	☐	☐	☒	☐

Evaluation

The *City of San Luis Obispo General Plan Circulation Element* identifies current traffic levels and delays of public roadways and identifies transportation goals and policies to guide development and express the community's preferences for current and future conditions. Goals included in the plan include, but are not limited to, maintaining accessibility and protecting the environment throughout San Luis Obispo while reducing dependence on single-occupant use of motor vehicles; reducing use of cars by supporting and promoting alternatives, such as walking, riding buses and bicycles, and carpooling; promoting the safe operation of all modes of transportation; and widening and extending streets only when there is a demonstrated need and when the projects would cause no significant, long-term environmental problems.

Level of Service (LOS) is a term used to describe the operating conditions of an intersection or roadway based on factors such as speed, travel time, queuing time, and safety. LOS designations range between A and F, with A representing the best operating conditions and F the worst. The City's Circulation Element establishes the minimum acceptable LOS standard for vehicles in the downtown area of the city as LOS E and LOS D for all other areas, and states any degradation of the LOS below these standards shall be interpreted as transportation operations deficiency under local policy thresholds. While LOS deficiencies are evaluated for local policy conformity, LOS or other measures of automobile congestion/delay are not applied when evaluating transportation impacts under CEQA.

The *City of San Luis Obispo Active Transportation Plan* (ATP) outlines goals and policies to promote walking, biking, and other forms of active transportation throughout the city. The ATP provides a blueprint for creating a safe, connected, and efficient citywide active transportation network. It lays out policies, funding strategies, supporting programs, infrastructure projects, and implementation priorities to improve active transportation options and access for all community members.

In 2013 SB 743 was signed into law with the intent to "more appropriately balance the needs of congestion management with Statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions" and required the California Governor's Office of Planning and Research (OPR) to identify new

metrics for identifying and mitigating transportation impacts within CEQA. As a result, in December 2018, the California Natural Resources Agency certified and adopted updates to the State CEQA Guidelines. The revisions included new requirements related to the implementation of SB 743 and identified VMT per capita, VMT per employee, and net VMT as new metrics for transportation analysis under CEQA (as detailed in Section 15064.3[b]). In June 2020, the City formally adopted the transition from LOS to VMT for the purposes of CEQA evaluation and also establish local VMT thresholds of significance.

The project site would be accessed by Palomar Avenue, Ramona Drive, and Broad Street. Palomar Avenue is a local residential street, Ramona Drive is a neighborhood collector street, and Broad Street is located along the project's frontage and is a two-lane collector. At the project site, the City's Circulation Element designates Broad Street as LOS C. LOS C streets are characterized as good LOS with less distance between traffic and sidewalk and high volumes of traffic in the lane closest to the sidewalk. Based on the City's Traffic County & Speed Surveys Map, the average daily motor vehicle trip volume (ADT) on Ramona Drive is 4,107. Average daily pedestrian volume is 129 trips, and average daily bicycle volume is 264 trips. On Broad Street located along the project's frontage, ADT volume is 3,609, average daily pedestrian volume is 190 trips, and average daily bicycle volume is 174 trips. There are bicycle lanes and on-street parking along Ramona Drive, Palomar Avenue, and Broad Street, and a bus stop is located along Ramona Drive, adjacent to the project site.

a) The project proposes expansion of the Village at the Palms assisted living facility within a developed, residential portion of the city. The project site would be accessed by new driveway entrances off Ramona Drive and Palomar Avenue and an existing driveway off Broad Street. As described above, the ADT volume for vehicles on Ramona Drive is 4,107 and the ADT volume for vehicles on Palomar Avenue is 3,609. Implementation of the project would result in approximately 148 ADT along adjacent and other roadways in the city. The project would require the payment of the City's standard Traffic Impact Fees (TIFs) for maintenance of roads and other transportation infrastructure. Payment of TIFs would offset the project's incremental impacts related to a slight increase in ADT. The project site is located along Ramona Drive, which has bicycle lanes and a transit stop, and the project would provide bicycle parking on-site, which may facilitate the use of bicycling as a means of transportation for employees or guests. These features would be consistent with the City's ATP. Therefore, with the payment of standard TIFs, project impacts associated with conflicts with any program, plan, ordinance, or policy addressing transportation facilities would be *less than significant.*

b) The 2018 OPR SB 743 Technical Advisory on Evaluating Transportation Impacts in CEQA states that absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with an SCS or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact. According to the ITE Trip Generation Manual, 10th Edition, a continuing care retirement community generates 2.5 ADT per occupied unit. The project would create 59 new continuing care retirement units, estimated to generate 148 ADT. Although operation of the project would create more than 110 trips per day, based on the City's Residential VMT Screening Map, the project is located in an area of the city that would result in average VMT less than or equal to 85% of the regional average, meaning a project in this area would result in VMT generation below the City's adopted thresholds. Therefore, the project is not anticipated to generate VMT at a rate that is inconsistent with adopted plans and impacts would be *less than significant*.

c) The project proposes two new driveway entrances located off Palomar Avenue and Ramona Drive. The driveways would not contain dangerous curves, short sight distance, or other dangerous design features. The driveways would be designed in accordance with City Public Works safety design standards, including the use of red "no parking" curb paint on either side of the driveway entrance to allow for safe turning movements and provide motorists an adequate line of sight from the driveway. The project will be reviewed by the City's Transportation and Engineering Divisions prior to approval of any building permits. Therefore, project impacts associated with increased hazards due to a geometric design feature would be *less than significant.*

d) During construction, the project may result in temporary traffic controls along Ramona Drive and Palomar Avenue; however, full road closures would not be required during construction activities. Emergency access would be maintained to the project site and surrounding areas during construction activities. Operational components of the project have been designed to comply with the State and City Fire Codes and would be subject to review by the City Fire Marshal to ensure adequate emergency access has been provided. Therefore, potential impacts related to inadequate emergency access would be *less than significant.*

Mitigation Measures

Mitigation measures are not required.

Conclusion

The project would result in a net increase in trips and VMT and would exceed the City's established thresholds for VMT; however, the project is in an area of the city that would result in average VMT less than or equal to 85% of the regional average, meaning a project in this area would result in VMT generation below the City's adopted thresholds. The project would be required to meet City Public Works safety design standards and would maintain adequate emergency access. Therefore, potential impacts associated with transportation would be *less than significant*.

18. 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, or 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:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	2, 54	☐	☒	☐	☐
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.	2, 54	☐	☒	☐	☐

Evaluation

Approved in 2014, AB 52 added tribal cultural resources to the categories of resources that must be evaluated under CEQA. Tribal cultural resources are defined as either of the following:

1) Sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
    a. Included or determined to be eligible for inclusion in the California Register of Historical Resources (CRHR); or
    b. Included in a local register of historical resources as defined in PRC Section 5020.1(k).
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in PRC Section 5024.1(c). In applying these criteria for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.

Recognizing that tribes have expertise regarding their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. If the tribe requests consultation within 30 days upon receipt of the notice, the lead agency must consult with the tribe regarding the potential for adverse impacts on tribal cultural resources because of a project. Consultation may include discussing the type of environmental review necessary, the presence and/or significance of tribal cultural resources, the level of significance of a project's impacts on the tribal cultural resources, and available project alternatives and mitigation measures recommended by the tribe to avoid or lessen potential impacts on tribal cultural resources.

Native American Tribes were notified about the project consistent with State and City regulations under AB 52 on August 6, 2021.

a,b) As described above, consultation with Native American Tribes under AB 52 was initiated on August 6, 2021. As of September 28, 2021, two responses have been received. The first comment is from the yak tityu tityu yak tiłhini Northern Chumash Tribe of San Luis Obispo County and Region regarding clarification of work along the creek has been received. The second response was from the Santa Ynez Band of Chumash Indians. As described in Section 5, *Cultural Resources*, desktop-level and surface and subsurface testing of the project area did not uncover any known or unknown cultural or tribal resources that have been listed or been found eligible for listing in the CRHR or in a local register of historical resources as defined in PRC Section 5020.1. No significant cultural resources are known to occur within the project site. Mitigation measures CR-1 through CR-3 are provided to address inadvertent discovery during project construction. With these measures, impacts related to a substantial adverse change in the significance of tribal cultural resource would be *less than significant with mitigation.*

Mitigation Measures

Implement Mitigation Measures CR-1 through CR-3.

Conclusion

With implementation of Mitigation Measures CR-1 through CR-3, the project would have a less-than-significant impact on tribal cultural resources.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	1	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	49, 50	☐	☐	☒	☐
c) 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?	46, 48,60	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	47	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	1	☐	☐	☒	☐

Evaluation

The City's Utilities Department is the sole water provider within the city, provides potable and recycled water to the community, and is responsible for water supply, treatment, distribution, and resource planning. The City's Water Resource Recovery Facility (WRRF) treats all the wastewater from the city, Cal Poly, and the airport. The facility treats 4.5 million gallons of wastewater per day. The WRRF manages and treats wastewater in accordance with standards established by the SWRCB to remove solids,

reduce the amount of nutrients, and eliminate bacteria in treated wastewater. A portion of the treated water is recycled for irrigation use within the city and the remaining flow is discharged to San Luis Obispo Creek.

Water service for the project would be provided by the City's Utilities Department and the project would be served by the City's sewer system. The project site has existing utility infrastructure on-site, including a storm drain easement, sewer easements, a water pipeline, an electrical line, and a gas line.

a) The project includes additional water, wastewater, stormwater, and energy infrastructure that would connect to City infrastructure. Proposed infrastructure would be located within the proposed parking lots along Buildings 1 and 2. These components have been evaluated for their potential to result in adverse environmental effects throughout this document. Mitigation Measures AQ-1 through AQ-4, BIO-1 through BIO-7, CR-1 through CR-3, HAZ-1, and N-1 through N-4 would reduce potentially significant environmental impacts resulting from expansion and establishment of new utility connections associated with air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources to a less-than-significant level. Therefore, potential environmental impacts associated with construction of utility connections would be *less than significant with mitigation.*

b) The project would be provided water through the City's water system, which has four primary water sources—Whale Rock Reservoir, Salinas Reservoir, Nacimiento Reservoir, and recycled water (for irrigation)—with groundwater serving as a fifth supplemental source. The City's diversification of water sources in the last several decades has allowed the City to maintain sufficient water supplies even following the driest years on record. The total water available for the City in the 2020 water year (October 1, 2019, to September 30, 2020) was 10,107 AFY, which included 215 AFY of recycled water. As this availability was adjusted following years of drought and updates to the City's safe annual yield model, the availability is considered a reasonable long-term safe yield value for the purposes of this analysis. The City's water demand for 2020 was 4,730 AF. The project's estimated water demand is 6 AFY, which would be provided by the City's water supply. The City has adequate water supply to provide 6 AFY to the proposed project. Therefore, potential impacts related to water supply would be *less than significant*.

c) The project would connect to the City's wastewater system. Expanded wastewater infrastructure would be located within the proposed parking lots on-site. The project would generate approximately 2 million gallons of wastewater annually and would be served by the City's sewer system. The City's WRRF treats 4.5 million gallons of wastewater daily (City of San Luis Obispo 2021). The project would result in an incremental increase in demand on the City's WRRF and wastewater conveyance infrastructure, which would be capable of serving the proposed project. The project is consistent with the general level of growth anticipated in the City's General Plan and would be required to pay standard development impact fees to offset the project's incremental contribution to demand on the City's WRRF. Therefore, impacts associated with the wastewater treatment provider's capacity to serve the project's wastewater needs would be *less than significant.*

d) Based on the California Department of Resources Recycling and Recovery (CalRecycle), the project would result in the generation of approximately 320 pounds of solid waste per day (Table 9).

Table 9. Estimated Project Solid Waste Generation

Use	Generation Rate	Project	Pounds Solid Waste Per Day
Nursing/Retirement Home	5 pounds/person/day	64 persons[1]	320
Total			**320**

[1] Assumed 64 persons based on 54 studio and one-bedroom units and five two-bedroom units.

Project construction and operational solid waste materials would likely be disposed of at the Cold Canyon Landfill. Cold Canyon Landfill has a total capacity of 23,900,000 cy and has the capacity to service 1,650 cy per day. Based on these capacities, the Cold Canyon Landfill is expected to remain operational though at least 2040 and would be capable of servicing the additional 320 pounds of solid waste per day generated by the project. Therefore, potential impacts related to solid waste reduction goals and capacity would be *less than significant*.

e) The project would be required to comply with goals, policies, and programs of the City's COSE (Section 5) and the general requirements of the City's Development Standards for Solid Waste Services. Based on the general requirements of the City's Development Standards for Solid Waste Services, the project would be required to include a minimum of two enclosed solid waste bins constructed in accordance with City standards and to be provided solid waste services by the City, which would be picked up once a week. According to the City's COSE, the project would be required to participate in waste-reduction and recycling efforts. Therefore, based on required compliance with the City's COSE and solid waste requirements, the project would comply with regulations related to solid waste and potential impacts would be *less than significant.*

Mitigation Measures

Implement Mitigation Measures AQ-1 through AQ-4, BIO-1 through BIO-7, CR-1 through CR-3, HAZ-1, and N-1 through N-4.

Conclusion

With implementation of the identified mitigation measures, the project's potential impacts associated with utilities and service systems would be less than significant.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	1, 23	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	1, 23, 51	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	1, 23	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	1, 23	☐	☐	☒	☐

Evaluation

Urban fire hazards result from the materials, size, and spacing of buildings, and from the materials, equipment, and activities they contain. Additional factors include access, available water volume and pressure, and response time for fire fighters. Based on the City Local Hazard Mitigation Plan, the risk of wildland fires is greatest near the City limits where development meets rural areas of combustible vegetation. Most of the community is within 1 mile of a designated High or Very High Fire Hazard Severity Zone (FHSZ), which indicates significant risk to wildland fire.

The City's Safety Element identifies four policies to address the potential hazards associated with wildfire, including approving development only when adequate fire suppression services and facilities are available, classification of wildland fire hazard severity zones as prescribed by the California Department of Forestry and Fire Protection (CAL FIRE), prohibition of new subdivisions located within "Very High" wildland fire hazard severity zones, and continuation of enhancement of fire safety and construction codes for buildings.

According to the CAL FIRE FHSZ viewer, the project site is located within a Local Responsibility Area (LRA). Based on the City's Safety Element Maps, the project site is located within a developed portion of the city and has a low risk of wildfire.

a) Implementation of the project would not result in a significant temporary or permanent impact to any adopted emergency response plans or emergency evacuation plans. The project may require temporary traffic controls along adjacent roadways to the project area (Ramona Drive and Palomar Avenue); however, full road closures are not necessary and emergency access and public ingress and egress would be maintained during implementation of the project. Breaks in utility service may be necessary during connection to the City's infrastructure. Any breaks in utility service would be temporary and would not conflict with any emergency plans. Access roads and interior roads would be constructed to allow fire and other emergency vehicles adequate access during project operation. Therefore, the project would maintain adequate public and emergency access during project activities and would not conflict with emergency plans; therefore, impacts would be *less than significant.*

b) The project area is located in a developed area of the city. The project site is located on the western portion of a previously developed parcel and consists of a surface parking lot, landscaping, and a creek with associated riparian vegetation. The project would not substantially change the existing topography of the project site. The project would result in the conversion of the existing surface parking lot into a fully developed site comprised of two new buildings associated with an existing assisted living facility. The proposed project would be required to meet all applicable standards for fire prevention pursuant to the CBC and California Fire Code. For instance, the project would include the installation of a new fire hydrant and fire department connection as well as additional an additional water line. A fire sprinkler system would also be installed within the building. Therefore, the project would not exacerbate wildfire risks or expose project occupants to substantial pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Potential impacts would be *less than significant.*

c) The project includes the installation of expanded water, wastewater, stormwater, and energy extensions to be connected to existing City infrastructure. These proposed infrastructure components would occur within an urbanized area and would be required to be installed in full compliance with applicable CBC and California Fire Code regulations. Construction of this infrastructure has been evaluated throughout this environmental document and would not exacerbate fire risks. Therefore, potential impacts associated with exacerbation of fire risk or environmental impacts from installation of new infrastructure would be *less than significant.*

d) The project site is generally flat and is not located near slopes or other areas subject to downstream flooding or landslides. Based on required compliance with CBC standards for structural and other design components, the project would not include any design elements that would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be *less than significant.*

Mitigation Measures

Mitigation measures are not required.

Conclusion

The project would not expose people or structures to new or exacerbated wildfire risks and would not require the development of new or expanded infrastructure or maintenance to reduce wildfire risks. Therefore, potential impacts associated with wildfire would be less than significant and mitigation measures are not required.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?	1, 2, 15, 16, 18, 25	☐	☒	☐	☐

The project would be in a previously developed portion of the city of San Luis Obispo and the project vicinity generally contains low habitat value for protected plant and animal species. The project site currently consists of a surface parking lot, non-native ornamental landscaping, and Old Garden Creek and an associated riparian forest habitat. Old Garden Creek flows through the central portion of the project site and would be avoided and protected by a 25- to 28-foot setback during project construction and operation. There is potential for special-status plant and animal species to occur on-site, and mitigation measures have been incorporated to avoid and minimize potential impacts to these resources. Mitigation Measures BIO-1 through BIO-7 have been identified to avoid potential impacts to riparian habitat, Old Garden Creek, special-status plant and animal species, nesting and/or migratory birds, and roosting bats.

There are no known historic or prehistoric resources within the project site and Mitigation Measures CR-1 through CR-3 would reduce potential inadvertent discovery of these resources to less than significant. With implementation of identified mitigation measures and standard requirements, the project would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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. Potential impacts would be *less than significant with mitigation*.

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 past projects, the effects of other current projects, and the effects of probable future projects)?	N/A	☐	☒	☐	☐

The project includes the expansion of the Village at the Palms assisted living facility located within the R-4-PD zone. The project would be consistent with growth assumed in the R-4 zone, and with approval of the Minor Use Permit, the project would be consistent with the design standards of the R-4-PD zone. When project impacts are considered in combination with other reasonably foreseeable impacts, the project's potential cumulative impacts may be significant. Mitigation measures have been identified to reduce project-related impacts to a less-than-significant level. With the implementation of identified project-specific mitigation measures and payment of the City's standard Development Impact Fees, the individual effects of the project would be marginal and cumulative effects of the project would not be cumulatively considerable. Therefore, potential impacts would be *less than significant with mitigation.*

	Sources	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	N/A	☐	☒	☐	☐

The project has the potential to result in significant impacts associated with air quality that, if left unmitigated, could result in substantial adverse effects on human beings. Standard mitigation measures have been identified to reduce these potential impacts to less than significant, including, but not limited to, standard idling restrictions, dust control measures, implementation of BMPs, and compliance with the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations to avoid impacts related to NOA. Additionally, standard noise BMPs have been included as mitigation to reduce short-term construction-related noise impacts on surrounding sensitive receptor locations. With incorporation of identified project-specific mitigation and the payment of the City's standard Development Impact Fees, potential environmental effects of the project would not directly or indirectly result in any substantial adverse effects on human beings. Therefore, potential impacts would be *less than significant with mitigation.*

22. 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.
The potential environmental effects of developing the project site with uses consistent with the R-4-PD zoning designation were previously evaluated in the Certified General Plan Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] #2013121019), which was certified by the City Council in 2014. The Certified EIR is available on the City's website at: < https://www.slocity.org/government/department-directory/community-development/planning-zoning/general-plan>
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.
This IS/MND does not rely on a previously certified EIR or MND for its analysis. All the environmental analyses contained herein are independent of previous CEQA documents; no tiering from a previous CEQA document is used.
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.
As discussed above, project-specific mitigation measures have been developed for the project to address a more stringent regulatory environment and more complex analysis methodology. All project-specific mitigation measures recommended in this IS/MND are consistent with and build upon the programmatic mitigation measures identified in the Certified EIR.

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Attachments

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2. Kevin Merk Associates, LLC. (KMA), Biological Resources Assessment for the Village at the Palms, San Luis Obispo, San Luis Obispo County, California (Assessor's Parcel Number 052-162-021) (March 2021)
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4. CEQA GHG Emissions Analysis Compliance Checklist
5. California Emission Estimator Model (CalEEMod) Report, version 2020.4.0

REQUIRED MITIGATION AND MONITORING PROGRAMS

Air Quality

AQ-1 During all construction activities and use of diesel vehicles, the Applicant shall implement the following idling control techniques:

1. **Idling Restrictions Near Sensitive Receptors for Both On- and Off-Road Equipment**
    a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors if feasible;
    b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
    c. Use of alternative fueled equipment shall be used whenever possible; and
    d. Signs that specify the no idling requirements shall be posted and enforced at the construction site.
2. **California Diesel Idling Regulations.** On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
    a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and
    b. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

    Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit. The specific requirements and exceptions in the regulation can be reviewed at the following website: www.arb.ca.gov/msprog/truck-idling/2485.pdf.

AQ-2 During all construction and ground-disturbing activities, the Applicant shall implement the following particulate matter control measures and detail each measure on the project grading and building plans:

1. Reduce the amount of disturbed area where possible.
2. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the San Luis Obispo County Air Pollution Control District (SLOAPCD) limit of 20% opacity for no greater than 3 minutes in any 60-minute period. Increased watering frequency shall be required whenever wind speeds exceed 15 miles per hour (mph) and cessation of grading activities during periods of winds over 25 mph. Reclaimed (non-potable) water is to be used in all construction and dust-control work.
3. All dirt stockpile areas (if any) shall be sprayed daily and covered with tarps or other dust barriers as needed.
4. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible, following completion of any soil-disturbing activities.
5. Exposed grounds that are planned to be reworked at dates greater than 1 month after initial grading shall be sown with a fast-germinating, non-invasive, grass seed and watered until vegetation is established.
6. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical binders, jute netting, or other methods approved in advance by the SLOAPCD.
7. 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.

8. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
9. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least 2 feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.
10. 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.
11. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible.
12. All PM_{10} mitigation measures required shall be shown on grading and building plans.
13. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the SLOAPCD limit of 20% opacity for no greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SLOAPCD Compliance Division prior to the start of any site preparation, grading, or earthwork.
14. All off-road construction equipment shall be Tier 3 or higher.

AQ-3 Prior to initiation of site preparation/construction activities, the Applicant shall retain a registered geologist to conduct a geologic evaluation of the property including sampling and testing for naturally occurring asbestos in full compliance with California Air Resources Board (CARB) Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (CARB ATCM Section 93105) and SLOAPCD requirements. This geologic evaluation shall be submitted to the City Community Development Department upon completion. If the geologic evaluation determines that the project would not have the potential to disturb naturally occurring asbestos (NOA), the Applicant must file an Asbestos ATCM exemption request with the SLOAPCD.

AQ-4 If NOA are determined to be present on-site, proposed earthwork and construction activities shall be conducted in full compliance with the various regulatory jurisdictions regarding NOA, including the CARB ATCM for Construction, Grading, Quarrying, and Surface Mining Operations (CARB ATCM Section 93105) and requirements stipulated in the National Emission Standards for Hazardous Air Pollutants (NESHAP) (40 Code of Federal Regulations 61, Subpart M – Asbestos). These requirements include, but are not limited to, the following:

1. Written notification, within at least 10 business days of activities commencing, to the SLOAPCD;
2. Preparation of an asbestos survey conducted by a Certified Asbestos Consultant; and
3. Implementation of applicable removal and disposal protocol and requirements for identified NOA.

Monitoring Program: Measures AQ-1 through AQ-4 shall be incorporated into project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections, in coordination with the SLOAPCD, as necessary. The applicant shall submit the geologic evaluation detailed in measure AQ-3 to the City Community Development Department upon completion.

Biological Resources

BIO-1 **Obscure Bumble Bee.** Prior to any site disturbance and/or construction activities associated with the proposed project, the Applicant shall retain a City-approved qualified biologist to conduct preconstruction survey(s) for obscure bumble bee within suitable habitat areas (e.g., small mammal burrows, thatched/bunch grasses, upland scrubs, brush piles, unmowed/overgrown areas, dead trees, hollow logs, etc.) on the project site and areas within 50 feet of the project site. At a minimum, the survey effort shall include visual search methods targeting colonies or individuals. Upon completion of the surveys, the biologist shall prepare a survey report summarizing the findings and submit it to the City Community Development Department.

If the survey(s) establish presence of obscure bumble bee within the areas of disturbance, the Applicant shall retain a City-approved biologist to prepare a Biological Resources Management Plan (Management Plan) subject to review and approval of the City Community Development Department in coordination with the California Department of Fish and Wildlife (CDFW). The Management Plan shall include avoidance measures to conduct project activities in such a manner that avoids physical disturbances to the colony/nest site, including a minimum 50-foot no disturbance buffer to avoid take and potentially significant impacts. Upon approval by the City Community Development Department and prior to and during construction, the Management Plan shall be implemented to ensure potentially significant impacts to the obscure bumble bee are avoided. Following approval, avoidance measures included in the Management Plan shall be implemented at appropriate times during construction activities.

BIO-2 **Northern California Legless Lizard.** Between 2 and 4 weeks prior to initiation of construction activities, a City-approved biologist shall conduct surveys for northern California legless lizards. The surveyor shall utilize hand search or cover board methods in areas of disturbance where northern California legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris within the ornamental and riparian habitats on-site). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. Hand search surveys shall be completed immediately prior to and during grading activities. During grading activities, the City-approved biologist shall walk behind the grading equipment to capture legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on-site but outside of the work area. Following the survey and monitoring efforts, the City-approved biologist shall submit to the City a project completion report that documents the number of northern California legless lizards and other reptiles captured and relocated, and the number of legless lizards or other reptiles taken during grading activities. Observations of these species or other special-status species shall be documented on California Natural Diversity Database (CNDDB) forms and submitted to the CDFW upon project completion**.**

BIO-3 **Tree Replacement.** In accordance with the City's Municipal Code for Tree Removal (12.24.090), trees that are removed with a minimum diameter at breast height (dbh) of 3 inches shall be replaced at a 1:1 ratio on-site. A compensatory tree planting program shall be developed and implemented and shall include areas within the creek setback area. Additional tree planting shall take place within the development as part of the landscaping effort to mitigate all tree removal on the site. The Applicant shall meet the final specifications of the City's municipal code for tree protection and replacement to receive permit approval.

BIO-4 **Migratory Birds.** If any ground disturbance will occur during the nesting bird season (February 1–September 15), prior to any ground-disturbing activity, a preconstruction nesting bird survey shall be conducted by a qualified biologist within 1 week prior to the start of activities. If nesting birds are located on or near the project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be implemented for non-listed, passerine species and a 250-foot buffer will be implemented for raptor species. No construction activities will be permitted within established nesting bird buffers until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work shall be conducted until an appropriate buffer is determined in consultation with the City and the U.S. Fish and Wildlife Service (USFWS) and/or CDFW.

BIO-5 **Roosting Bat Surveys**. Within 2 weeks prior to removal of any trees, a qualified biologist shall survey the proposed trees to be removed to identify if roosting bats are present. If bats are found to be roosting, tree removal will be postponed until such time that roosting bats are no longer present. If postponement is not feasible, a Bat Exclusion Plan shall be prepared by a qualified biologist and submitted to the CDFW and the City for review and approval prior to construction. At a minimum, the exclusion plan shall describe the proposed action, background on the surveys conducted to date, installation and removal of exclusion materials, and the reporting process.

BIO-6 **Worker Environmental Awareness Program.** As an additional protection measure to avoid impacts to the creek corridor, riparian habitat, nesting birds, and other wildlife, the project Applicant shall have a City-qualified biologist prepare a Worker Environmental Awareness Program that will be presented to all project personnel prior to the start of construction. This program shall detail measures to avoid impacts on biological resources and shall include a description of special-status species potentially occurring on the project site and their natural history, the status of the species and their protection under environmental laws and regulations, and the penalties for take. Review of the erosion

and sediment control measures (see Mitigation Measure BIO-7), as well as any other appropriate recommendations, shall be given as actions to avoid impacts to all wildlife during construction. Other aspects of the training shall include a description of general measures to protect wildlife, including:

1. Delineation of the allowable work area, staging areas, access points, and limits to vehicle access;
2. Storage of all pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used.
3. Inspected of materials stored on-site, such as lumber, plywood, and rolls of silt fence, for wildlife that may have sheltered under or within the materials;
4. Use of netting to exclude birds from nesting in construction materials;
5. Constructing escape ramps in all excavations and trenches more than 6-inches deep;
6. Contact information for the City-approved biologist and instructions should any wildlife species be detected in the work site;
7. Dust suppression methods during construction activities when necessary to meet air quality standards and protect biological resources; and
8. Methods for containment of food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human-generated debris (e.g., cigarette butts) in animal-proof containers and removal from the site on a weekly basis.

All project personnel who have attended the training shall sign an attendance sheet. The program shall be repeated for any new crews that arrive subsequently on the site.

BIO-7 **Riparian Area.** Prior to ground disturbance or other construction activity, the proposed 25- to 28-foot setback from the Old Garden Creek top of bank shall be identified on all construction plans and shall be mapped on-site through installation of protective fencing or other measures to demarcate the limits of construction in proximity to Old Garden Creek.

Monitoring Program: The survey requirements of Mitigation Measures BIO-1, BIO-2, BIO-4, and BIO-5 and delineation requirements of Mitigation Measure BIO-7 shall be incorporated into the project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified through submittal of an obscure bumble bee survey report, a northern California legless lizard survey report, a preconstruction nesting bird survey report, and a roosting bat survey report to the City Community Development Department. Mitigation Measure BIO-6 requires construction personnel to participate in environmental awareness training and sign a sign-in sheet following the training. The sign-in sheet shall be submitted to the City Community Development Department to confirm that all construction personnel have attended. Compliance shall be verified by the City prior to the start of construction and during regular inspections, as necessary.

Cultural Resources

CR-1 Prior to construction activities, a City-qualified archaeologist shall conduct cultural resource awareness training for all construction personnel, including the following:

1. Review the types of archaeological artifacts that may be uncovered;
2. Provide examples of common archaeological artifacts to examine;
3. Review what makes an archaeological resource significant to archaeologists and local Native Americans;
4. Describe procedures for notifying involved or interested parties in case of a new discovery;
5. Describe reporting requirements and responsibilities of construction personnel;
6. Review procedures that shall be used to record, evaluate, and mitigate new discoveries; and
7. Describe procedures that would be followed in the case of discovery of disturbed as well as intact human burials and burial-associated artifacts.

CR-2 If cultural resources are encountered during subsurface earthwork activities, all ground-disturbing activities within a 25-foot radius of the find shall cease and the City shall be notified immediately. Work shall not continue until a City-qualified archaeologist assesses the find and determines the need for further study. If the find includes Native American-affiliated materials, a local Native American tribal representative will be contacted to work in conjunction with the City-approved archaeologist to determine the need for further study. A standard inadvertent discovery clause shall be included in every grading and construction contract to inform contractors of this requirement. Any previously unidentified resources found during construction shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist.

If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan, in conjunction with locally affiliated Native American representative(s) as necessary, that will capture those categories of data for which the site is significant. The archaeologist shall also perform appropriate technical analysis, prepare a comprehensive report, and file it with the Central Coast Information Center (CCIC), located at the University of California, Santa Barbara, and provide for the permanent curation of the recovered materials.

CR-3 In the event that human remains are exposed during ground-disturbing activities associated with the project, an immediate halt work order shall be issued, and the City Community Development Director and locally affiliated Native American representative(s) (as necessary) shall be notified. California Health and Safety Code Section 7050.5 requires that no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours. These requirements shall be printed on all building and grading plans.

Monitoring Program: The conditions in Mitigation Measures CR-1 through CR-3 shall be noted on all grading and construction plans. The City shall review and approve the City-qualified archaeologist consistent with the Archaeological Resource Preservation Program Guidelines.

Greenhouse Gas Emissions

Implement Mitigation Measures AQ-1.

GHG-1 A Greenhouse Gas Reduction Plan (GGRP) shall be prepared for the proposed project and shall be submitted to the City for review and approval prior to issuance of grading or building permits. The GGRP shall require annual impacts to be quantified over the life of the project to also account for reduction in project impacts due to future emission reduction technology that is included in the California Emissions Estimator Model (CalEEMod) and shall reduce annual greenhouse gas (GHG) emissions from the development by a minimum of 276.08 metric tons of carbon dioxide equivalence ($MTCO_2e$) per year over the operational life of the proposed project. GHG emissions may be reduced through the implementation of on-site mitigation measures, off-site mitigation measures, or through the purchase of carbon offsets. It is recommended that the GGRP incorporate GHG-reduction measures identified in the City of San Luis Obispo's *CEQA GHG Emissions Analysis Compliance Checklist, Climate Action Plan Consistency Checklist for New Development*, as listed below. In the event that carbon offsets are required, carbon offsets shall be purchased from a validated/verifiable source, such as the *California Climate Action Registry*, and approved by City Planning staff prior to purchase. Demonstrated reduction of 276.08 MTCO2e per year over the operational life of the project could be achieved through a combination of the following specific measures. All or some of these measures may be elected and incorporated into the GGRP to provide the required reduction.

1. The project shall be provided electricity by 3CE.
2. The project could offset natural gas usage by building more efficient and higher performing buildings and performing retrofits on existing buildings..
3. The project shall be designed to minimize barriers to pedestrian access and interconnectivity.

4. The project shall be designed to provide safe and convenient access to public transit contiguous to the project site.
5. Additional Transportation Demand Management (TDM) reduction measures could be included to reduce vehicle miles traveled (VMT), which include but are not limited to:
    a. Telecommuting;
    b. Car sharing;
    c. Shuttle service;
    d. Carpools;
    e. Vanpools;
    f. Participation in the SLO Rideshare Back 'N' Forth Club;
    g. Transit subsidies; and
    h. Off-site sustainable transportation infrastructure improvements.
6. The project shall provide organic waste pick up and shall provide the appropriate on-site enclosures consistent with the provisions of the City's Development Standards for Solid Waste Services.
7. Carbon offsets could be purchased from a validated/verifiable source, such as the *California Climate Action Registry*, and approved by City Planning staff prior to purchase.

Monitoring Program: Mitigation Measure AQ-1 shall be incorporated into project grading and building plans for review and approval by the City Community Development Department. Mitigation Measure GHG-1 shall be submitted to the City for review and approval prior to issuance of grading or building permits. Compliance shall be verified by the City during regular inspections, in coordination with the SLOAPCD, as necessary.

Hazards and Hazardous Materials

Implement Mitigation Measures AQ-3 and AQ-4.

HAZ-1 Prior to initiation of site preparation, vegetation removal, and earth-moving activities, the project contractor shall prepare and implement a Hazardous Materials Management Plan that details procedures that will be taken to ensure proper transport, use, and storage of hazardous construction materials and the appropriate handling, stockpiling, testing, and disposal of excavated materials to prevent the inadvertent release of hazardous construction materials and/or contaminated soil and demolished materials to the environment during construction activities. Elements of the plan shall include, but would not be limited to, the following:

Worker Health and Safety

1. Accident prevention measures.
2. Measures to address hazardous materials and other site-specific worker health and safety issues during construction, including the specific level of protection required for construction workers. This shall include preparation of a site-specific health and safety plan in accordance with federal Occupational Safety and Health Administration (OSHA) regulations (29 Code of Federal Regulations [CFR] 1910.120) and California Division of Occupational Safety and Health (Cal/OSHA) regulations (8 California Code of Regulations [CCR] 5192) to address worker health and safety issues during construction.
3. The requirement that all construction crew members be trained regarding best practices for the proper transport, use, and storage of hazardous construction materials and the appropriate handling, stockpiling, testing, and disposal of excavated materials prior to beginning work.

Soil Contamination

1. Procedures for the proper handling, stockpiling, testing, and disposal of excavated materials in accordance with CCR Title 14 and Title 22.

2. Soil contamination evaluation and management procedures, including how to properly identify potential contamination (e.g., soil staining, odors, or buried material), the requirement that construction activities within a 50-foot-radius of potentially contaminated soil be halted until the hazard has been assessed and appropriately addressed, the requirement that access to potentially contaminated areas be limited to properly trained personnel, and procedures for notification and reporting, including internal management and local agencies (e.g., fire department, City of San Luis Obispo), as needed.
3. Monitoring of ground-disturbing activities for soil contamination may include visual and organic vapor monitoring by personnel with appropriate hazardous materials training, including 40 hours of Hazardous Waste Operations and Emergency Response (HAZWOPER) training.
4. If visual and organic vapor monitoring indicates signs of suspected contaminated soil, then soil samples shall be collected and analyzed to characterize soil quality.
5. Evaluation of all potentially contaminated materials encountered during project construction activities in accordance with applicable federal, State, and local regulations and/or guidelines governing hazardous waste. All materials deemed to be hazardous shall be remediated and/or disposed of following applicable regulatory agency regulations and/or guidelines. Disposal sites for both remediated and non-remediated soils shall be identified prior to beginning construction. All evaluation, remediation, treatment, and/or disposal of hazardous waste shall be supervised and documented by qualified hazardous waste personnel.

Hazardous Construction Materials

1. Appropriate work practices necessary to effectively comply with applicable environmental laws and regulations, including hazardous materials management, handling, storage, disposal, and emergency response. These work practices include the following: an on-site hazardous material spill kit shall be provided for small spills; totally enclosed containment shall be provided for all trash; and all construction waste, including trash, litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, shall be removed to an appropriate waste facility permitted or otherwise authorized to treat, store, or dispose of such materials.
2. The requirement that hazardous construction materials must be stored and equipment must be refueled at least 50 feet from storm drain inlets, creeks, and other drainage features and covered with tarps or stored inside buildings to ensure that materials are not released to the air during windy conditions or exposed to rain.
3. Procedures for proper containment of any spills or inadvertent releases of hazardous materials.
4. Notification requirements in the event of an accidental release of hazardous materials into the environment. Construction crew members shall immediately notify a construction foreperson who shall then report the release to the City of San Luis Obispo to ensure the release is remediated in accordance with City requirements.

Monitoring Program: Mitigation Measure HAZ-1 shall be incorporated into project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified through submittal of a Hazardous Materials Management Plan to the City Community Development Department. Mitigation Measures AQ-3 and AQ-4 shall be incorporated into project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections, in coordination with the SLOAPCD, as necessary. The applicant shall submit the geologic evaluation detailed in measure AQ-3 to the City Community Development Department upon completion.

Hydrology and Water Quality

Implement Mitigation Measure BIO-7.

Monitoring Program: Delineation requirements of Mitigation Measure BIO-7 shall be incorporated into the project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City prior to the start of construction and during regular inspections, as necessary.

Land Use and Planning

Implement Mitigation Measures BIO-1 through BIO-7.

Monitoring Program: The survey requirements of Mitigation Measures BIO-1, BIO-2, BIO-4, and BIO-5 and delineation requirements of Mitigation Measure BIO-7 shall be incorporated into the project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified through submittal of an obscure bumble bee survey report, a northern California legless lizard survey report, a preconstruction nesting bird survey report, and a roosting bat survey report to the City Community Development Department. Mitigation Measure BIO-6 requires construction personnel to participate in environmental awareness training and sign a sign-in sheet following the training. The sign-in sheet shall be submitted to the City Community Development Department to confirm that all construction personnel have attended. Compliance shall be verified by the City prior to the start of construction and during regular inspections, as necessary.

Noise

N-1 For the entire duration of the construction phase of the project, the following Best Management Practices (BMPs) shall be adhered to:

1. Stationary construction equipment that generates noise that exceeds 60 A-weighted decibels (dBA) at the project boundaries shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures).
2. Impact tools (e.g., jack hammers, pavement breakers, rock drills, etc.) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools.
3. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used.
4. All construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.
5. All construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding, etc.).

N-2 Construction plans shall note construction hours, truck routes, and all construction noise BMPs, and shall be reviewed and approved by the City Community Development Department prior to issuance of grading/building permits. The City shall provide and post signs stating these restrictions at construction entry sites prior to commencement of construction and maintained throughout the construction phase of the project. All construction workers shall be briefed at a preconstruction meeting on construction hour limitations and how, why, and where BMP measures are to be implemented.

N-3 For all construction activity at the project site, additional noise attenuation techniques shall be employed as needed to ensure that noise levels are maintained within levels allowed by the City of San Luis Obispo Municipal Code, Title 9, Chapter 9.12 (Noise Control). Such techniques shall include, but are not limited to:

- Sound blankets shall be used on noise-generating equipment;
- Stationary construction equipment that generates noise levels above 65 dBA at the project boundaries shall be shielded with a barrier that meets a sound transmission class (a rating of how well noise barriers attenuate sound) of 25;
- All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers;
- The movement of construction-related vehicles, with the exception of passenger vehicles, along roadways adjacent to sensitive receptors shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No movement of heavy equipment shall occur on Sundays or official holidays (e.g., Thanksgiving, Labor Day); and
- Temporary sound barriers shall be constructed between construction sites and affected uses.

N-4 The project contractor shall inform residents and business operators at properties within 300 feet of the project of proposed construction timelines and noise compliant procedures to minimize potential annoyance related to construction noise. Signs shall be in place prior to and throughout grading and construction activities informing the public that noise-related complaints shall be directed to the construction manager prior to the City's Community Development Department.

Monitoring Program: Construction plans shall note construction hours, truck routes, and all construction noise BMPs, and shall be reviewed and approved by the City Community Development Department prior to issuance of grading/building permits. Compliance shall be verified by the City prior to the start of construction and during regular inspections, as necessary.

Tribal Cultural Resources

Implement Mitigation Measures CR-1 through CR-3.

Monitoring Program: These conditions shall be noted on all grading and construction plans. The City shall review and approve the City-qualified archaeologist consistent with the Archaeological Resource Preservation Program Guidelines.

Utilities and Service Systems

Implement Mitigation Measures AQ-1 through AQ-4, BIO-1 through BIO-7, CR-1 through CR-3, HAZ-1, and N-1 through N-4.

Monitoring Program: Mitigation Measures AQ-1 through AQ-4 shall be incorporated into project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified by the City during regular inspections, in coordination with the SLOAPCD, as necessary. The applicant shall submit the geologic evaluation detailed in Mitigation Measure AQ-3 to the City Community Development Department upon completion. The survey requirements of Mitigation Measures BIO-1, BIO-2, BIO-4, and BIO-5 and delineation requirements of Mitigation Measure BIO-7 shall be incorporated into the project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified through submittal of an obscure bumble bee survey report, a northern California legless lizard survey report, a preconstruction nesting bird survey report, and a roosting bat survey report to the City Community Development Department. Mitigation Measure BIO-6 requires construction personnel to participate in environmental awareness training and sign a sign-in sheet following the training. The sign-in sheet shall be submitted to the City Community Development Department to confirm that all construction personnel have attended. Compliance shall be verified by the City prior to the start of construction and during regular inspections, as necessary. The conditions of Mitigation Measures CR-1 through CR-3 shall be noted on all grading and construction plans. The City shall review and approve the City-qualified archaeologist consistent with the Archaeological Resource Preservation Program Guidelines. Mitigation Measure HAZ-1 shall be incorporated into project grading and building plans for review and approval by the City Community Development Department. Compliance shall be verified through submittal of a Hazardous Materials Management Plan to the City Community Development Department. Construction plans shall note construction hours, truck routes, and all construction noise BMPs, and shall be reviewed and approved by the City Community Development Department prior to issuance of grading/building permits. Compliance shall be verified by the City prior to the start of construction and during regular inspections, as necessary.

VILLAGE AT THE PALMS

55 BROAD ST. SAN LUIS OBISPO, CA.

PROPOSED ASSISTED LIVING

PROJECT DIRECTORY

PROPERTY OWNER:

WESTPAC COMMUNITIES
505 BATH ST.
SANTA BARBARA CA. 93101

PATRICK SMITH
T. 1(805) 965 - 2100
psmith@westpacinv.com

CIVIL ENGINEER:

ASHLEY & VINCE ENGINEERING
1413 Monterey St.
San Luis Obispo, CA 93401

JUAN ALVAREZ: (805) 545-0010 x156

ARCHITECT:

HOCHHAUSER BLATTER ARCHITECTS
122 E. ARRELLAGA STREET
SANTA BARBARA, CA 93101
T: (805) 962-2746 EXT. 101

CONTACT: JAY BLATTER
JAN HOCHHAUSER

LANDSCAPE ARCHITECT:

JBLA
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
T. ((805) 439-3209
jim@jbla-slo.com

CONTACT: JIM BURROWS

PROJECT SCOPE

THE VILLAGE AT THE PALMS IS A PROPOSED PROJECT TO ADD TWO NEW BUILDINGS TO THE EXISTING VILLAGE AT THE PALMS CONTINUING CARE RETIREMENT COMMUNITY CAMPUS. THE PROPOSED NEW STRUCTURES ARE LOCATED AT THE WESTERN END OF THE CAMPUS IN AREAS CURRENTLY OCCUPIED BY PARKING ON THE EAST AND WEST SIDE OF THE EXISTING CREEK.

THE INTENTION OF THE PROPOSED PROJECT IS TO CREATE ADDITIONAL ASSISTED LIVING UNITS THAT WILL MEET WITH CURRENT STANDARDS IN TERMS OF BOTH LICENSING AND QUALITY OF LIFE FOR RESIDENTS. THE PRIMARY MARKET WILL BE ELDERLY ADULTS FROM WITHIN THE GREATER SAN LUIS OBISPO COMMUNITY.

BUILDING A IS A NEW THREE-STORY STRUCTURE THAT INCLUDES 37 NEW UNITS PLUS AMENITIES, INCLUDING A COMMERCIAL KITCHEN, DINING, LIVING ROOM, MULTI-PURPOSE ACTIVITIES SPACE, ADMINISTRATIVE OFFICES, AND A ROOFTOP TERRACE.
BUILDING B IS A THREE-STORY BUILDING WHICH INCLUDES AN ADDITIONAL LEVEL OF NEW OFF-STREET PARKING, LOCATED ABOVE THE EXISTING PARKING LOT, AND 22 NEW UNITS.
BOTH STRUCTURES WILL BE LICENSED BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES (DSS) COMMUNITY CARE LICENSING. ALL NEW STRUCTURES WILL BE FULLY SPRINKLERED PER NFPA13 REQUIREMENTS.
ADDING NEW MONUMENT SIGNAGE INCORPORATING EXSITSTING PROJECT LOGO. LOCATED IN MUTIPLE LOCATIONS: 1)RAMONA DR. NEW ENTRY , 2) ON THE CORNER OF RAMONA DR. WITH PALOMAR AVE.3) AT THE PARKING ENTRY FROM PALOMAR AVE. NEW ENTRY, SEE SHEET A6.1

VICINITY MAP

PROJECT SITE
55 BROAD ST.
SAN LUIS OBISPO, CA.

N

UNIT COUNT

BUILDING A:			
	STUDIO	ONE BEDROOM	TWO BEDROOM
1st FLOOR	2	4	1
TOTAL:	7		
	STUDIO	ONE BEDROOM	TWO BEDROOM
2ND FLOOR	3	10	2
TOTAL:	15		
	STUDIO	ONE BEDROOM	TWO BEDROOM
3RD FLOOR	3	10	2
TOTAL:	15		
BUILDING A TOTAL:	37		

BUILDING B:			
	STUDIO	ONE BEDROOM	TWO BEDROOM
1st FLOOR	-	-	-
TOTAL:	PARKING		
	STUDIO	ONE BEDROOM	TWO BEDROOM
2ND FLOOR	-	-	-
TOTAL:	PARKING		
	STUDIO	ONE BEDROOM	TWO BEDROOM
3RD FLOOR	-	11	-
TOTAL:	11		
	STUDIO	ONE BEDROOM	TWO BEDROOM
4TH FLOOR	-	11	-
TOTAL:	11		
BUILDING TOTAL:	22		

PROJECT STATISTICS

PROJECT:	PROPOSED ASSISTED LIVING APPARTMENTS COMPLEX
LOCATION:	55 BROAD ST. SAN LUIS OBISPO, CA
APN:	APN 052-162-021
PROPERTY OWNER:	WESTPAC COMMUNITIES
APPLICANT:	
APPLICANT CONTACT:	505 BATH ST. SANTA BARBARA CA. 93101
PROPOSED USE:	ASSISTED LIVING

BUILDING A:	
FIRST FLOOR:	9,293 SF
SECOND FLOOR:	13,293 SF
THIRD FLOOR:	11,251 SF
TOTAL:	**33,837 SF**
THIRD FLOOR TERRACE:	1,054 SF
BUILDING B:	
THIRD FLOOR:	11,257 SF
FOURTH FLOOR:	11,232 SF
TOTAL:	**22,489 SF**
1ST FLOOR PARKING:	11,583 SF
2ND FLOOR PARKING:	11,583 SF
2nd floor, TERRACE	245 SF
3rd floor, TERRACE	811 SF
4th floor TERRACE	245 SF

PARKING

Zoning Regulations Section 17.72.030 Table 3-4 (Parking Requirements by Use):
Residential Care Facility – 7 or more residents: 2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee.

EXISTING CONDITIONS

EXISTING NUMBER OF BEDS (242) = 48.4 PARKING SPACES
PEAK NUMBER OF EMPLOYEES (67) = 67 PARKING SPACES
PARKING REQUIRED = 115.4 SPACES
EXISTING PARKING PROVIDED = 171 SPACES

PROPOSED PROJECT

ADDITIONAL NUMBER OF BEDS (59) = 11.8 SPACES
ADDITIONAL ANTICIPATED EMPLOYEES (16) = 16 SPACES
ADDITIONAL PARKING REQUIRED = 27.8 SPACES

EXISTING PARKING REMOVED = 128 SPACES
ADDITIONAL PARKING PROVIDED = 109 SPACES

TOTAL PARKING REQUIRED = 143

TOTAL PARKING PROVIDED = 152

BICYCLE PARKING

(based on the medical clinic requirement)

BUILDING A 33,837 SF ÷ 7,500 SF = 4.5 REQUIRED
8 PROVIDED

BUILDING B 22,489 SF ÷ 7,500 SF = 2.99 REQUIRED
8 PROVIDED

MOTORCYCLE PARKING

BUILDING B & B 107 SPACES ÷ 20 SPACES = 5.3 REQUIRED
8 PROVIDED

SHEET INDEX

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ELECTRICAL

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ZONING ANALYSIS

PARCEL 2 LOT AREA = 198,356 SF (SLO AL 20-0002 IN PROGRESS)

EX BLDG COVERAGE = 43,966 SF

PROPOSED LOT COVERAGE (43,966 + 9,293 + 11,583)/198,356 = 33%

CURRENT ZONING = R-4 PD

1. A PLANNED DEVELOPMENT AMENDMENT

2. A MINOR USE PERMIT

3. AN EXCEPTION TO ALLOW ENCROACHMENT INTO THE ADDITIONAL 10 FT. CREEK SIDE SETBACK AT THE UPPER STORIES, PER SECTION 17.70.030 E.3

4. AN EXCEPTION TO ALLOW A REDUCTION IN THE SIDE YARD SETBACK ALONG PALOMAR AVENUE TO FACILITATE ADDITIONAL BUILDING SETBACK FROM THE TOP OF THE BANK OF THE CREEK, PER SECTION 17.70.170 D.1.B

5. AN EXCEPTION TO ALLOW A SMALL SECTION OF REPLACEMENT PARKING INCORPORATING IMPERVIOUS PAVING AT THE SOUTHWEST CORNER OF THE "BUILDING A" SITE, PER SECTION 17.70.030 G.1

6. AN EXCEPTION ALLOW A SECTION OF REPLACEMENT PARKING INCORPORATING IMPERVIOUS PAVING WITHIN THE 20 FT. CREEK SIDE SETBACK ON THE EAST SIDE OF THE "BUILDING B" SITE, PER SECTION 17.70.030 G.1

7. AN EXCEPTION TO ALLOW PARKING WITHIN THE REQUIRED SIDE YARD SETBACK ADJACENT TO PALOMAR AVENUE AND THE SMALL SECTION OF "BUILDING B" PARKING ALONG BROAD STREET FRONT YARD SETBACK

8. AN EXCEPTION TO ALLOW THE BUILDING HEIGHT TO EXCEED 35 FT. IN THE EXISTING R4-PD ZONE

9. AN EXCEPTION TO ALLOW THE TRASH / RECYCLING ENCLOSURE FOR "BUILDING B" TO BE LOCATED WITHIN THE SIDE YARD ADJACENT TO PALOMAR AVENUE, IN ACCORDANCE WITH THE FLEXIBILITY ALLOWED PER SECTION 17.70.170 D.1.B, TO FACILITATE INCREASED SETBACK FROM THE CREEK

10. WE SEEKING ARC REVIEW AND APPROVAL OF THE PROPERTY SIGNAGE, THAT IS IIDENTICAL TO EXISTING ONE.

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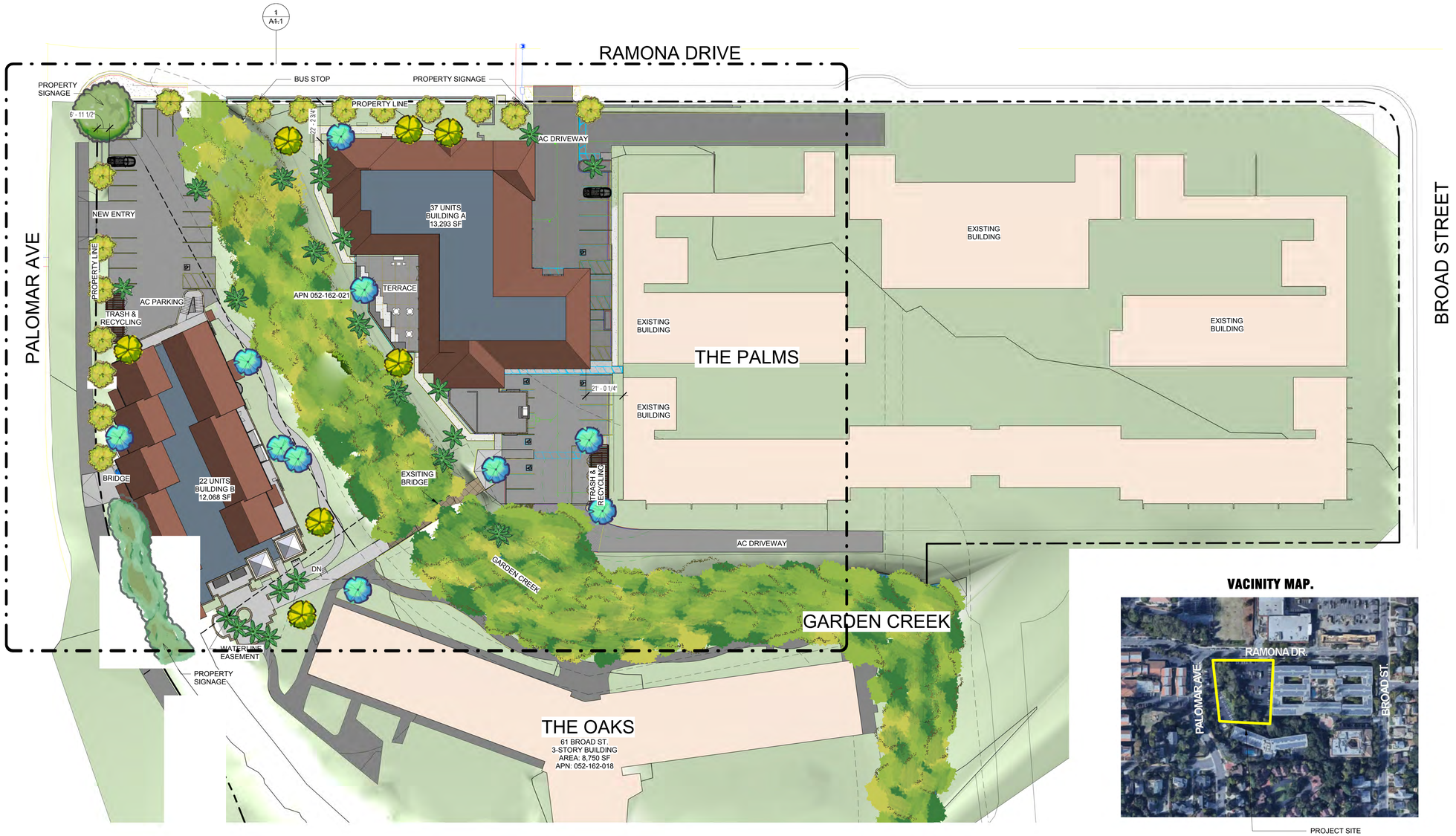
VILLAGE AT THE PALMS



BUILDING A:			
	STUDIO	ONE BEDROOM	TWO BEDROOM
1st FLOOR	2	4	1
TOTAL:	7		
	STUDIO	ONE BEDROOM	TWO BEDROOM
2ND FLOOR	3	10	2
TOTAL:	15		
	STUDIO	ONE BEDROOM	TWO BEDROOM
3RD FLOOR	3	10	2
TOTAL:	15		
BUILDING A TOTAL:	37		

BUILDING B:			
	STUDIO	ONE BEDROOM	TWO BEDROOM
1st FLOOR	-	-	-
TOTAL:	PARKING		
	STUDIO	ONE BEDROOM	TWO BEDROOM
2ND FLOOR	-	-	-
TOTAL:	PARKING		
	STUDIO	ONE BEDROOM	TWO BEDROOM
3RD FLOOR	-	11	-
TOTAL:	11		
	STUDIO	ONE BEDROOM	TWO BEDROOM
4TH FLOOR	-	11	-
TOTAL:	11		
BUILDING TOTAL:	22		

VACINITY MAP.

PROJECT SITE
55 BROAD ST.
SAN LUIS OBISPO, CA.

SCALE 1/32" = 1'- 0

0' 16' 32' 64'

N

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

MASTER SITE PLAN

SHEET CONTENTS
MASTER SITE PLAN

A1.0

PROJECT NO: 9923
DATE: 08/05/2020 zoning submittal
11/20/2020 zoning resubmittal
01/05/2021 zoning resubmittal

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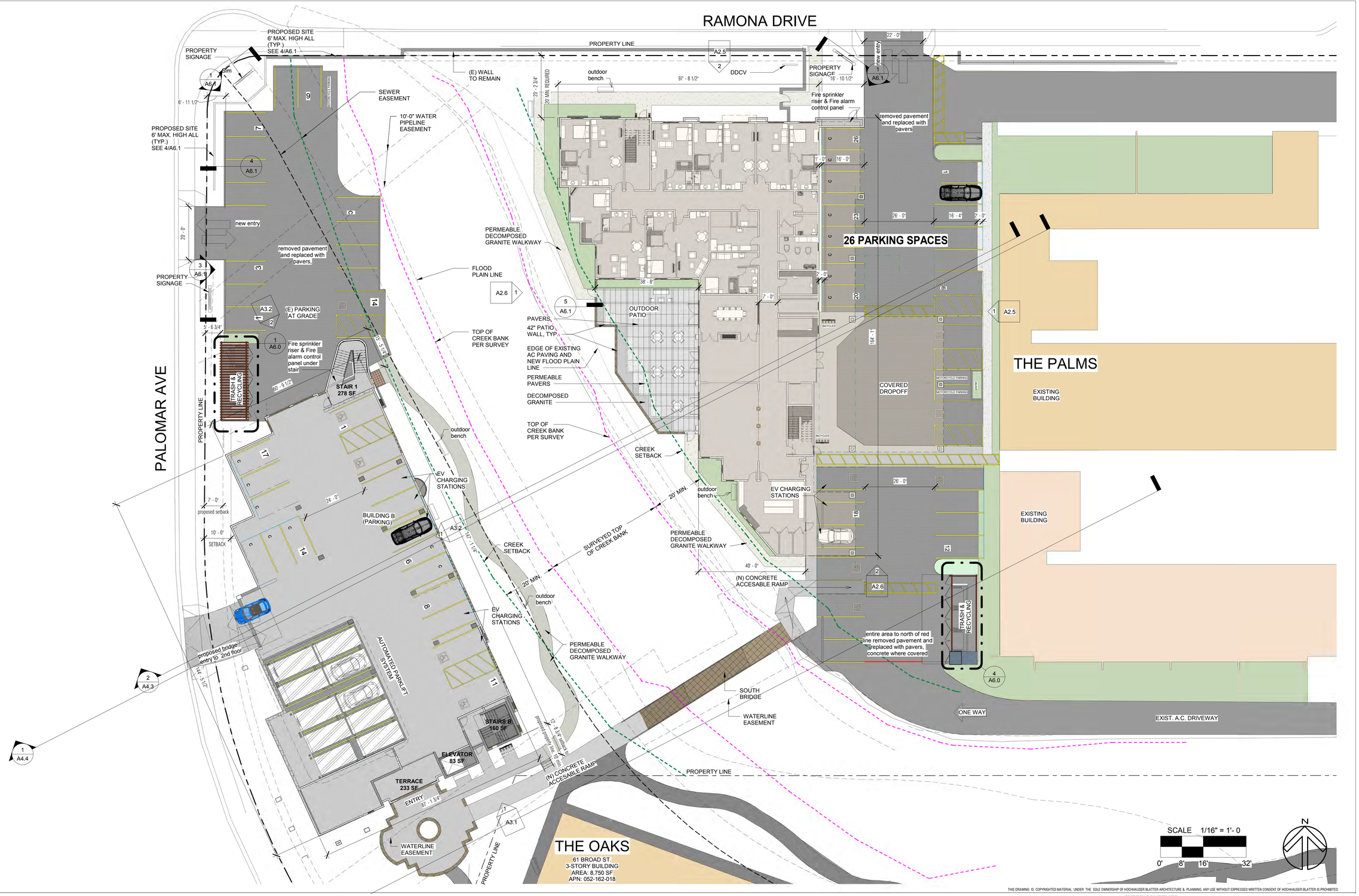

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

ENLARGED CONCEPT SITE PLAN

SHEET CONTENTS
ENLARGED CONCEPT SITE PLAN

A1.1

PROJECT NO: 9923
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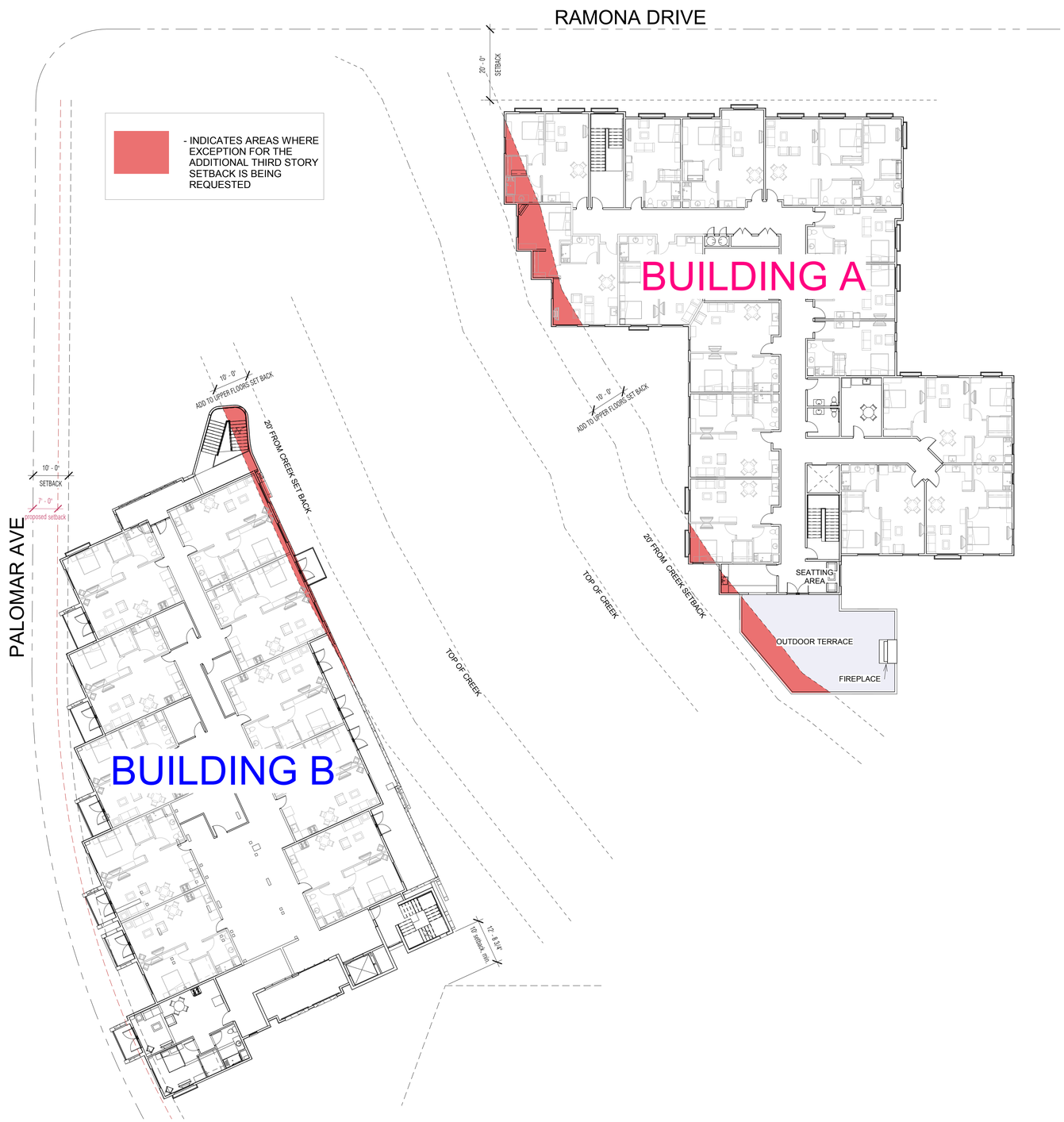

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

EXHIBIT INDICATING EXCEPTION FOR ADDITIONAL THIRD STORY SETBACK

SHEET CONTENTS
EXHIBIT INDICATING EXCEPTION FOR ADDITIONAL THIRD STORY SETBACK

A1.2

PROJECT NO. 9923
DATE: 08/05/2020 zoning submittal
11/20/2020 zoning resubmittal
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SCALE 1/8" = 1'- 0

0' 4' 8' 16'

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

FIRST FLOOR PLAN - BUILDING A

SHEET CONTENTS
FIRST FLOOR PLAN - BUILDING A

A2.1

PROJECT NO: 9923
DATE: 08/05/2020 zoning submittal
11/20/2020 zoning resubmittal
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SCALE 1/8" = 1'- 0

0' 4' 8' 16'

N

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

SECOND FLOOR PLAN - BUILDING A

SHEET CONTENTS
SECOND FLOOR PLAN - BUILDING A

A2.2

PROJECT NO. 9923

DATE: 08/05/2020 zoning submittal
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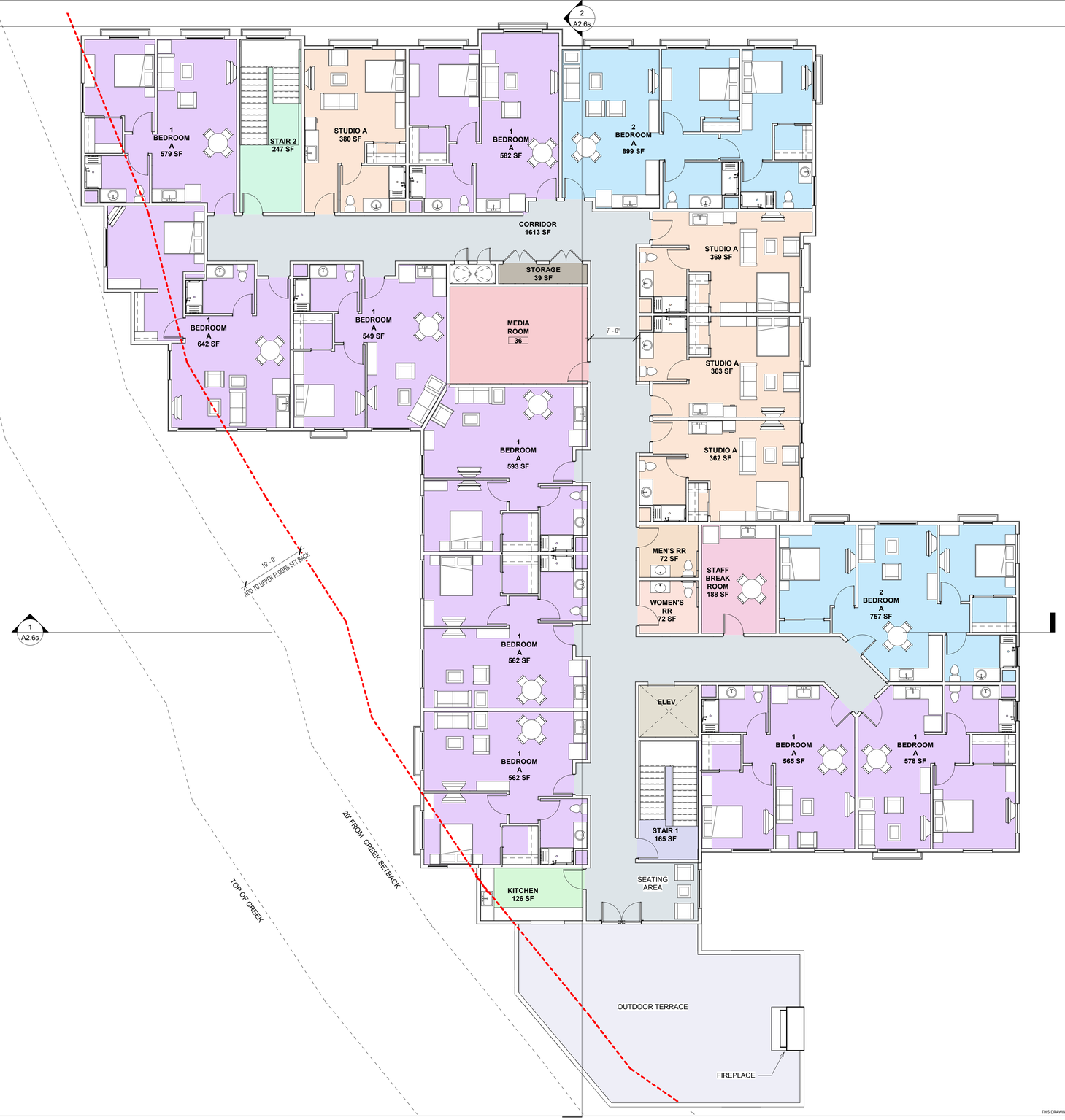

SCALE 1/8" = 1'- 0

0' 4' 8' 16'

N

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

THIRD FLOOR PLAN - BUILDING A

SHEET CONTENTS
THIRD FLOOR PLAN - BUILDING A

A2.3

PROJECT NO. 9923
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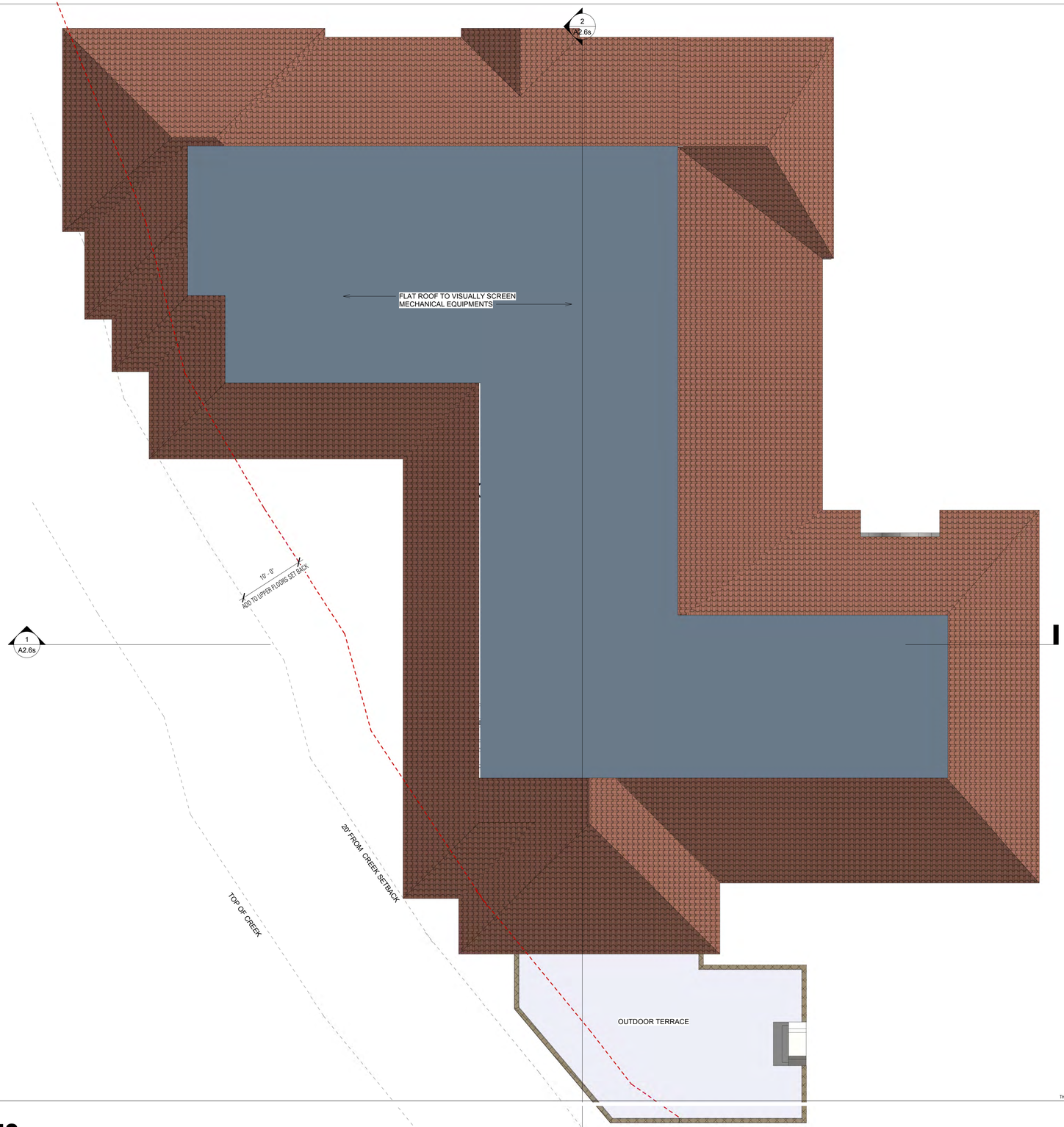

VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

ROOF PLAN A

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SHEET CONTENTS
ROOF PLAN A

A2.4

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1 - EAST ELEVATION BUILDING A

Keynote Legend	
Key Value	Keynote Text
55D	DECORATIVE WROUGHT RAIL: TOP RAIL 34" AFF.
70	SPANISH "S" TILE ROOF
71	THERMOPLASTIC MEMBRANE ROOFING. 60 MIL. MECHANICALLY ATTACHED TO SUBSTRATE. FIRESTONE ULTRAPLY TPO XR WHITE, CRRC: 0608-0016, SRI 84 , SOLAR REFLECTANCE 0.70, THERMAL EMITANCE 0.81
80A	ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM (SEE SCHEDULE). DUAL PANE/LOW E GLAZING- TEMPERED WHERE REQUIRED BY CODE. OBSCURE (TRANSLUCENT OR SPANDREL) WHERE INDICATED BY SCHEDULE. WINDOW MANUFACTURER/INSTALLER SHALL DESIGN SYSTEM AND PROVIDE STRUCTRAL FRAME MEMBERS AS NECESSARY TO RESIST APPLIED WIND LOADS.
82	VINYL CASEMENT WINDOW SYSTEM WITH HERMETICALLY SEALED LOW-E DUAL INSULATING GLASS: JELD-WEN PREMIUM VINYL 'DARK CHOCOLATE', WITH SIMULATED DIVIDED LITES AND INSECT SCREENS. SIZE PER WINDOW SCHEDULE
82B	VINYL FIXED WINDOW SYSTEM: JELD-WEN PREMIUM VINYL 'DARK BROWN'. SIZE PER WINDOW SCHEDULE
82C	VINYL CASEMENT WINDOW SYSTEM WITH HERMETICALLY SEALED LOW-E DUAL INSULATING GLASS: JELD-WEN PREMIUM VINYL 'DARK CHOCOLATE', WITH SIMULATED DIVIDED LITES AND INSECT SCREENS. SIZE PER WINDOW SCHEDULE
84A	EXTERIOR PAINTED HOLLOW METAL DOOR AND HM FRAME (SEE DOOR SCHEDULE).
90	3-COAT CEMENT PLASTER SYSTEM (20/30 FINISH) (PAINT FINISH) APPLIED OVER PLYWOOD SUBSTRATE AND MANUFACTURERS RECOMMENDED BUILDING PAPER
94	3-COAT CEMENT PLASTER SYSTEM (20/30 FINISH) APPLIED OVER METAL LATH OVER 2 LAYERS OF GARDE-D, 60 MIN. BUILDING PAPER OVER EXTERIOR PLYWOOD SHEATHING.
C4	DECORATIVE CERAMIC TILE

EXTERIOR FINISHES LEGEND	
Key Value	Keynote Text
EP1	ACCENT MOSAIC CERAMIC TILE, WALL INSETS
EP3	(DE-6139 SUMMERVILLE BROWN) EXTERIOR COLOR OF TRELLIS, WINDOW TRIM, BALCONIES, BEAMS
EP4	SHERWIN WILLIAMS PARCEL WHITE 6098 PLASTER BODY, SMOOTH HAND THROWELED FINISH EXTERIOR COLOR OF PRIMARY STUCCO
EP8	(TUSCANY BLEND) 1 PIECE S STYLE CLAY TILE - BORAL ROOFING

2 - NORTH ELEVATION BUILDING A

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

ELEVATIONS A

SHEET CONTENTS
ELEVATIONS A

A2.5

PROJECT NO: 9923
DATE: 08/05/2020 zoning submittal
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1- WEST ELEVATION BUILDING A

2-SOUTH ELEVATION BUILDING A

Keynote Legend	
Key Value	Keynote Text
25	SITE FURNISHINGS (BENCHES AND TRASH) PER SCOPE AND SPECIFICATION DESCRIBED ON THE LANDSCAPE DRAWINGS
55D	DECORATIVE WROUGHT RAIL: TOP RAIL 34" AFF.
70	SPANISH "S" TILE ROOF
81	ALUMINUM CLAD WOOD FRENCH DOORS: JELD-WEN 'EPIC SERIES' OUTSWING DOORS 'DARK CHOCOLATE', WITH SIMULATED DIVIDED LITES PER MANUFACTURER.
82	VINYL CASEMENT WINDOW SYSTEM WITH HERMETICALLY SEALED LOW-E DUAL INSULATING GLASS: JELD-WEN PREMIUM VINYL 'DARK CHOCOLATE', WITH SIMULATED DIVIDED LITES AND INSECT SCREENS. SIZE PER WINDOW SCHEDULE
94	3-COAT CEMENT PLASTER SYSTEM (20/30 FINISH) APPLIED OVER METAL LATH OVER 2 LAYERS OF GARDE-D, 60 MIN. BUILDING PAPER OVER EXTERIOR PLYWOOD SHEATHING.
C2	PRE-CAST CONCRETE "S" TILE, INSTALLED PER MANUFACTURER SPECIFICATIONS

EXTERIOR FINISHES LEGEND	
Key Value	Keynote Text
EP1	ACCENT MOSAIC CERAMIC TILE, WALL INSETS
EP4	SHERWIN WILLIAMS PARCEL WHITE 6098 PLASTER BODY, SMOOTH HAND THROWELED FINISH EXTERIOR COLOR OF PRIMARY STUCCO
EP8	(TUSCANY BLEND) 1 PIECE S STYLE CLAY TILE - BORAL ROOFING

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

ELEVATIONS A

SHEET CONTENTS
ELEVATIONS A

A2.6 9923

DATE: 08/05/2020 zoning submittal
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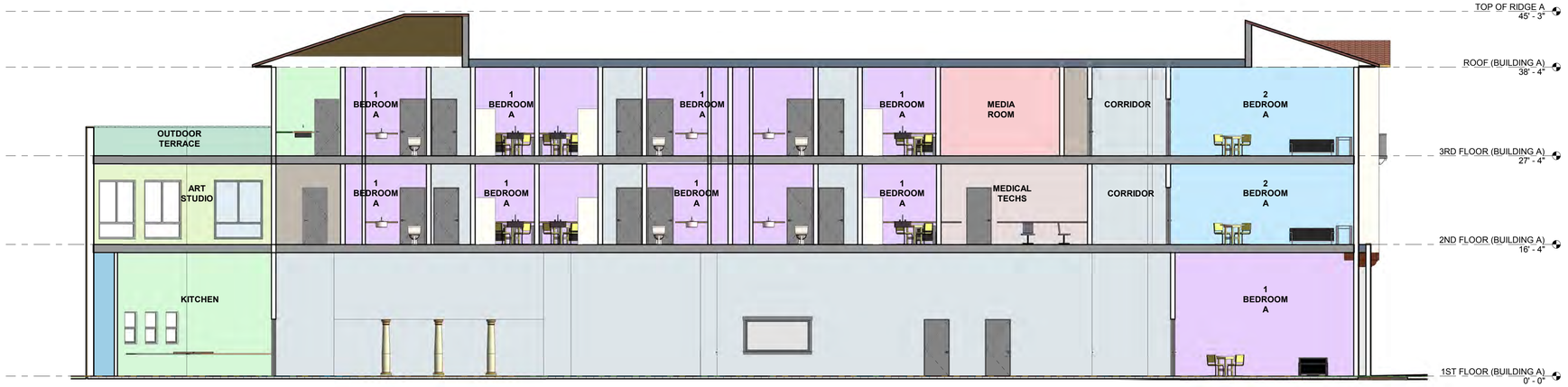
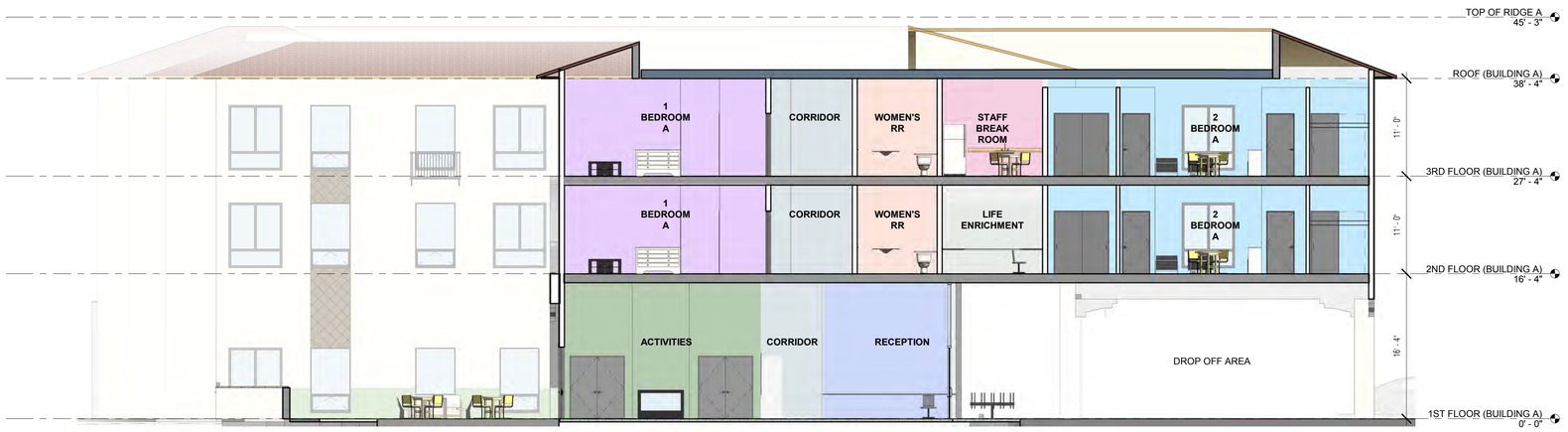
PROJECT NO:



CROSS SECTION 2 - BUILDING A



CROSS SECTION 1 - BUILDING A

SCALE 1/16" = 1'- 0

0' 8' 16' 32'

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

SITE SECTION A

SHEET CONTENTS
SITE SECTION A

A2.6s

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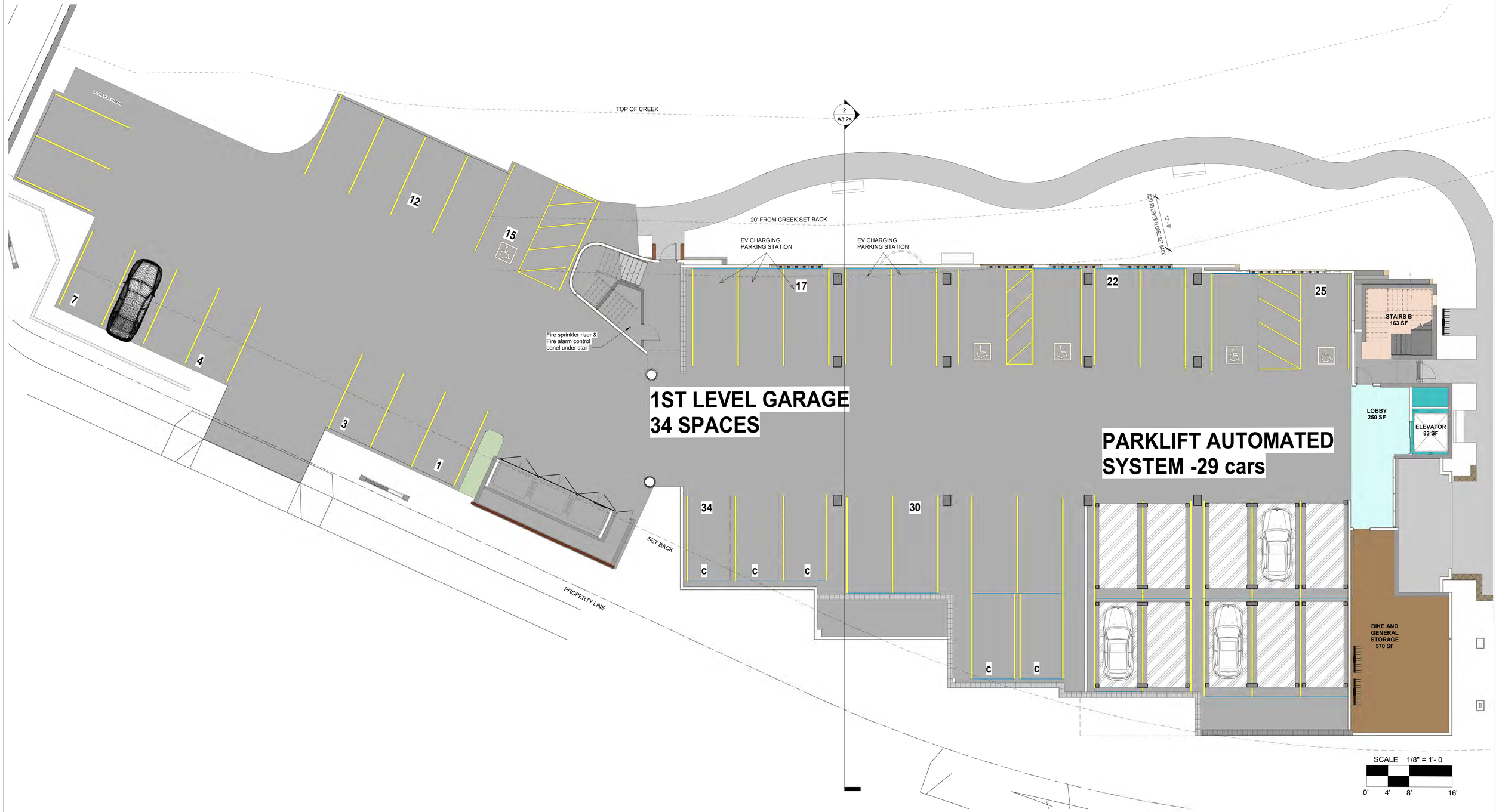

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

FIRST FLOOR PLAN - BUILDING B

SHEET CONTENTS
FIRST FLOOR PLAN - BUILDING B

A2.7

PROJECT NO: 9923
DATE: 08/05/2020 zoning submittal
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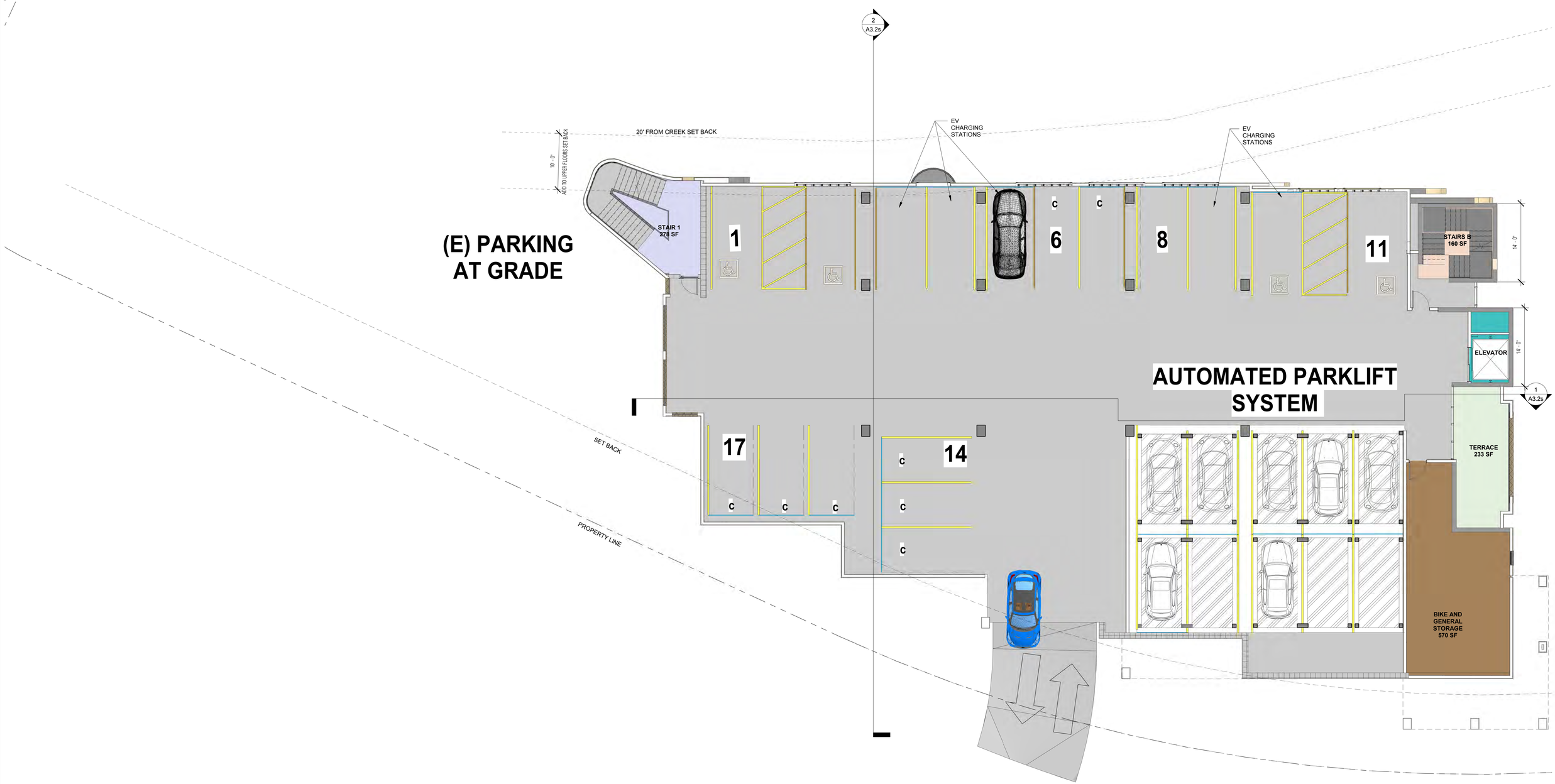

SCALE 1/8" = 1'- 0

0' 4' 8' 16'

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

SECOND FLOOR PLAN - BUILDING B

SHEET CONTENTS
SECOND FLOOR PLAN - BUILDING B

A2.8

PROJECT NO: 9923
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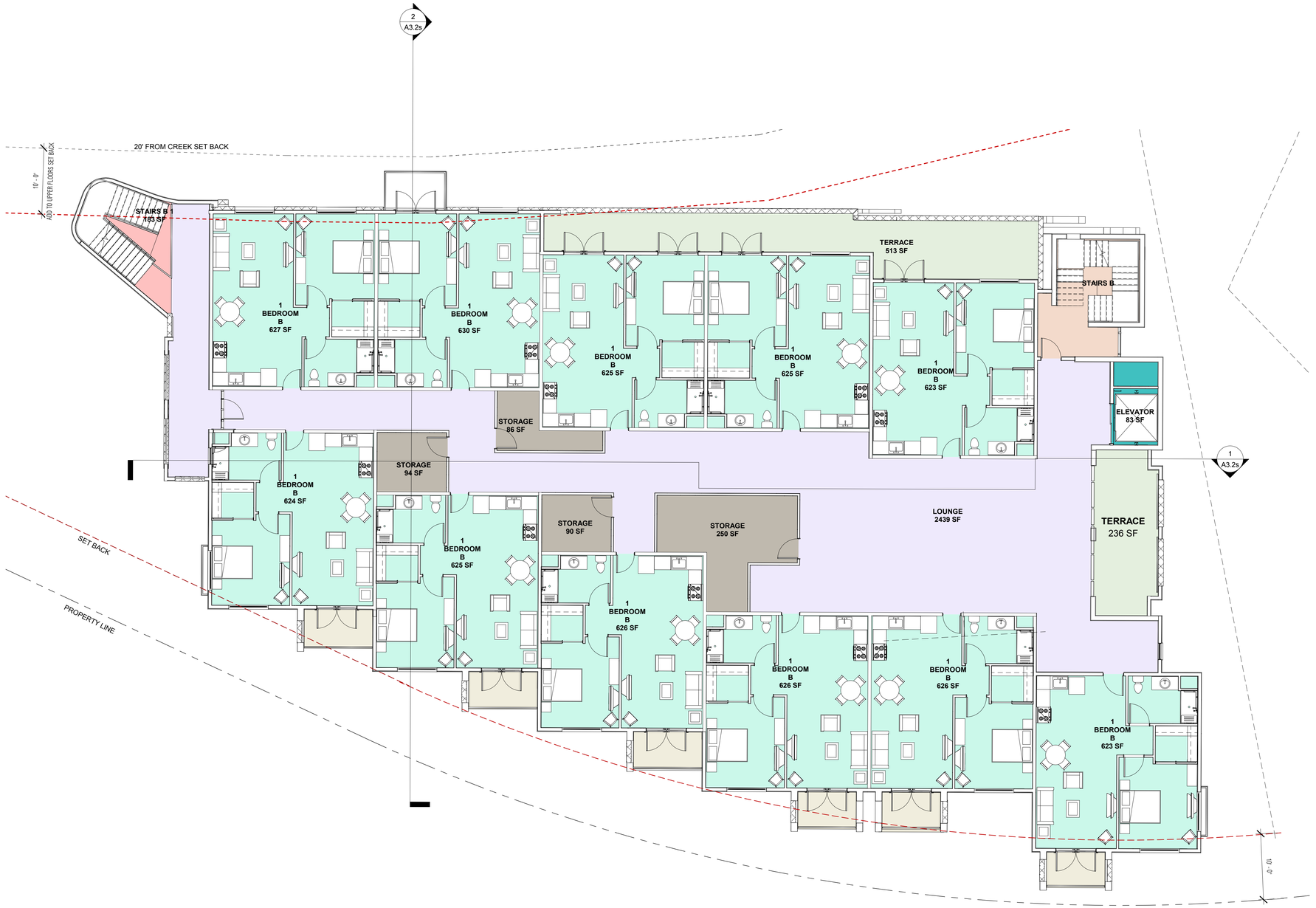
ARCHITECTURE + PLANNING



SCALE 1/8" = 1'- 0

0' 4' 8' 16'

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

THIRD FLOOR PLAN - BUILDING B

SHEET CONTENTS
THIRD FLOOR PLAN - BUILDING B

A2.9

PROJECT NO. 9923
DATE: 08/05/2020 zoning submittal
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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

FOURTH FLOOR PLAN - BUILDING B

SHEET CONTENTS
FOURTH FLOOR PLAN - BUILDING B

A2.10

PROJECT NO. 9923
DATE: 08/05/2020 zoning submittal
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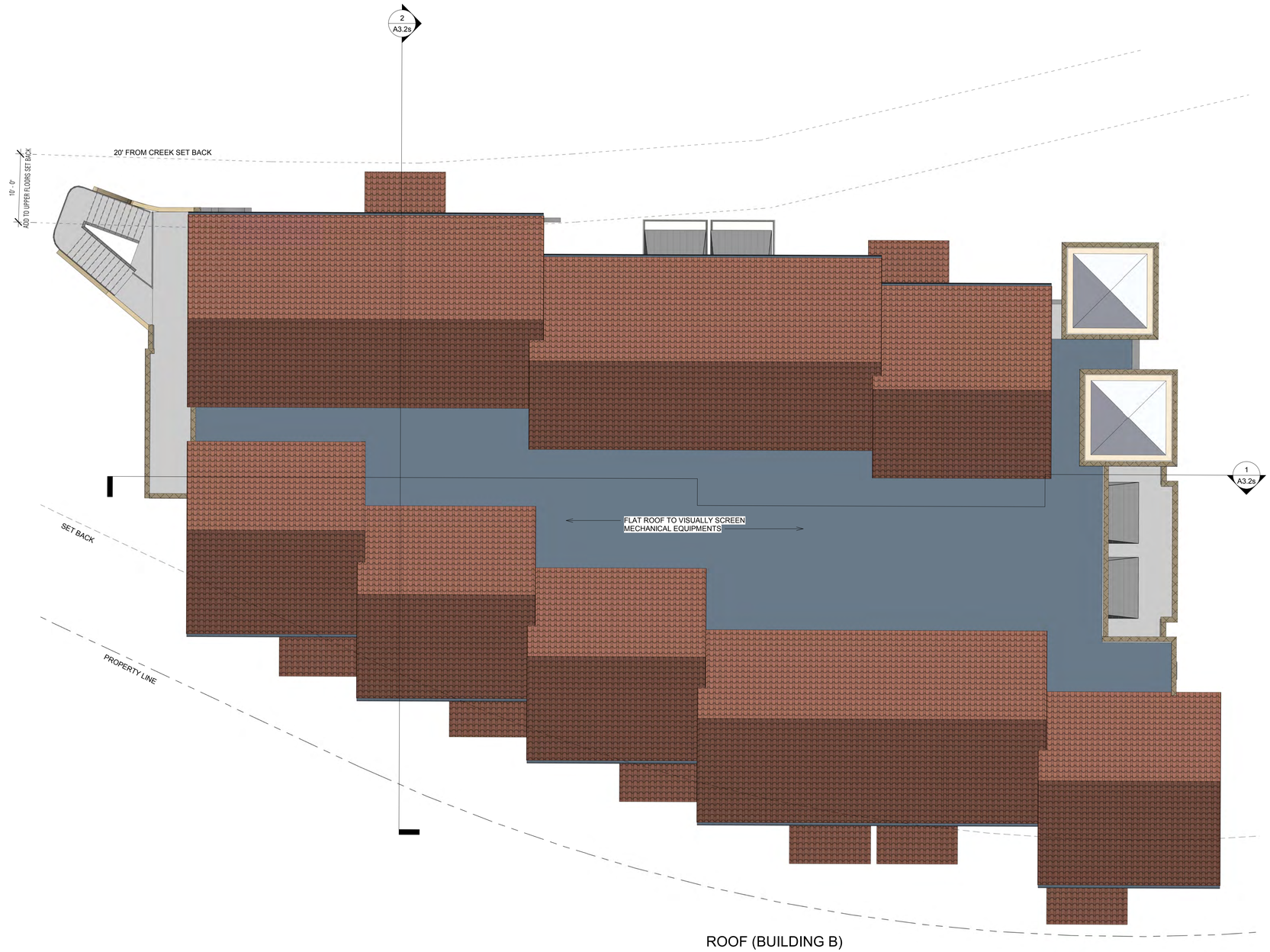
ARCHITECTURE + PLANNING



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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

ROOF PLAN B

SHEET CONTENTS
ROOF PLAN B

A3.0

PROJECT NO: 9923
DATE: 08/05/2020 zoning submittal
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01/05/2021 zoning resubmittal

HBA
ARCHITECTURE + PLANNING

1- SOUTH MAIN ENTRY B

2-WEST ELEVATION B

Keynote Legend	
Key Value	Keynote Text
55D	DECORATIVE WROUGHT RAIL: TOP RAIL 34" AFF.
70	SPANISH "S" TILE ROOF
80A	ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM (SEE SCHEDULE). DUAL PANE/LOW E GLAZING- TEMPERED WHERE REQUIRED BY CODE. OBSCURE (TRANSLUCENT OR SPANDREL) WHERE INDICATED BY SCHEDULE: WINDOW MANUFACTURER/INSTALLER SHALL DESIGN SYSTEM AND PROVIDE STRUCTRAL FRAME MEMBERS AS NECESSARY TO RESIST APPLIED WIND LOADS.
82	VINYL CASEMENT WINDOW SYSTEM WITH HERMETICALLY SEALED LOW-E DUAL INSULATING GLASS: JELD-WEN PREMIUM VINYL 'DARK CHOCOLATE', WITH SIMULATED DIVIDED LITES AND INSECT SCREENS. SIZE PER WINDOW SCHEDULE
94	3-COAT CEMENT PLASTER SYSTEM (20/30 FINISH) APPLIED OVER METAL LATH OVER 2 LAYERS OF GARDE-D, 60 MIN. BUILDING PAPER OVER EXTERIOR PLYWOOD SHEATHING.
D505	SIM METAL ROOFING

EXTERIOR FINISHES LEGEND		
Key Value		Keynote Text
EP1		ACCENT MOSAIC CERAMIC TILE, WALL INSETS
EP4		SHERWIN WILLIAMS PARCEL WHITE 6098 PLASTER BODY, SMOOTH HAND THROWELED FINISH EXTERIOR COLOR OF PRIMARY STUCCO
EP5		SHERWIN WILLIAMS WELCOME WHITE 6658 PLASTER BODY, SMOOTH HAND THROWELED FINISH
EP7		SHERWIN WILLIAMS DROMEDARY CAMEL 7694 PLASTER BODY, FINE SAND FINISH
EP8		(TUSCANY BLEND) 1 PIECE S STYLE CLAY TILE - BORAL ROOFING

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

ELEVATIONS B

SHEET CONTENTS
ELEVATIONS B

A3.1

PROJECT NO: 9923
DATE: 08/05/2020 zoning submittal
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1 - EAST ELEVATION

2 - NORTH PARKING ENTRY

Keynote Legend	
Key Value	Keynote Text
25	SITE FURNISHINGS (BENCHES AND TRASH) PER SCOPE AND SPECIFICATION DESCRIBED ON THE LANDSCAPE DRAWINGS
55D	DECORATIVE WROUGHT RAIL: TOP RAIL 34" AFF.
70	SPANISH "S" TILE ROOF
81	ALUMINUM CLAD WOOD FRENCH DOORS: JELD-WEN 'EPIC SERIES' OUTSWING DOORS 'DARK CHOCOLATE', WITH SIMULATED DIVIDED LITES PER MANUFACTURER.
82	VINYL CASEMENT WINDOW SYSTEM WITH HERMETICALLY SEALED LOW-E DUAL INSULATING GLASS; JELD-WEN PREMIUM VINYL 'DARK CHOCOLATE', WITH SIMULATED DIVIDED LITES AND INSECT SCREENS. SIZE PER WINDOW SCHEDULE
94	3-COAT CEMENT PLASTER SYSTEM (20/30 FINISH) APPLIED OVER METAL LATH OVER 2 LAYERS OF GARDE-D, 60 MIN. BUILDING PAPER OVER EXTERIOR PLYWOOD SHEATHING.
C4	DECORATIVE CERAMIC TILE
D505	SIM METAL ROOFING

EXTERIOR FINISHES LEGEND		
Key Value		Keynote Text
EP1		ACCENT MOSAIC CERAMIC TILE, WALL INSETS
EP4		SHERWIN WILLIAMS PARCEL WHITE 6098 PLASTER BODY, SMOOTH HAND THROWELED FINISH EXTERIOR COLOR OF PRIMARY STUCCO
EP5		SHERWIN WILLIAMS WELCOME WHITE 6658 PLASTER BODY, SMOOTH HAND THROWELED FINISH
EP7		SHERWIN WILLIAMS DROMEDARY CAMEL 7694 PLASTER BODY, FINE SAND FINISH
EP8		(TUSCANY BLEND) 1 PIECE S STYLE CLAY TILE - BORAL ROOFING

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ELEVATIONS B

SHEET CONTENTS
ELEVATIONS B

A3.2

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DATE: 08/05/2020 zoning submittal
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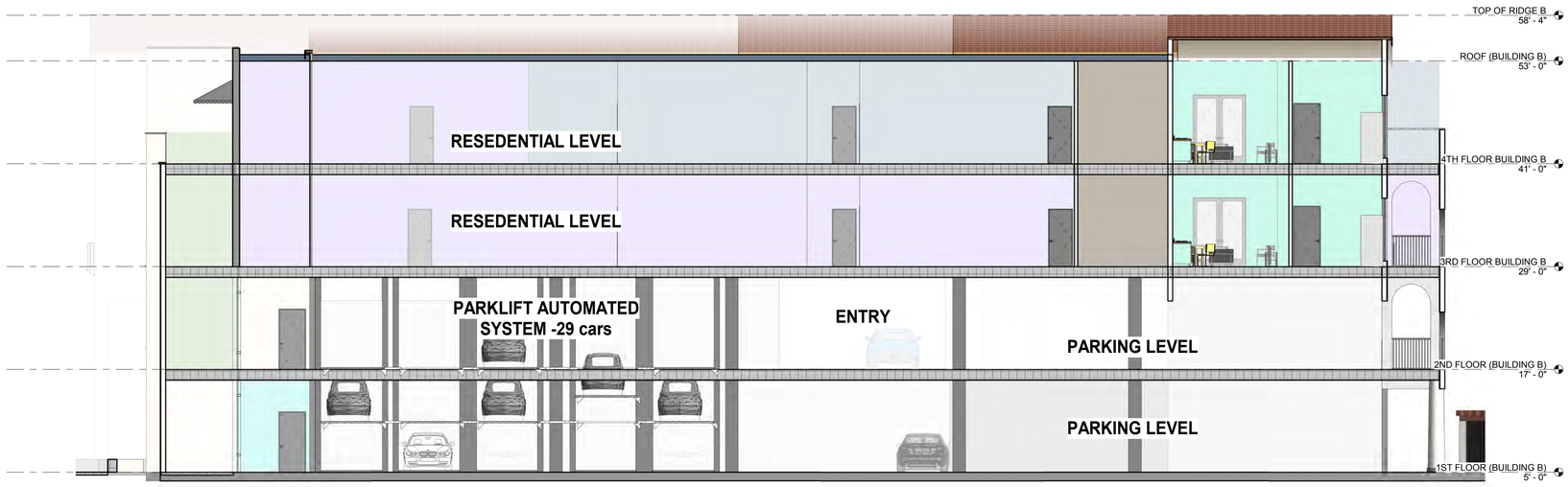
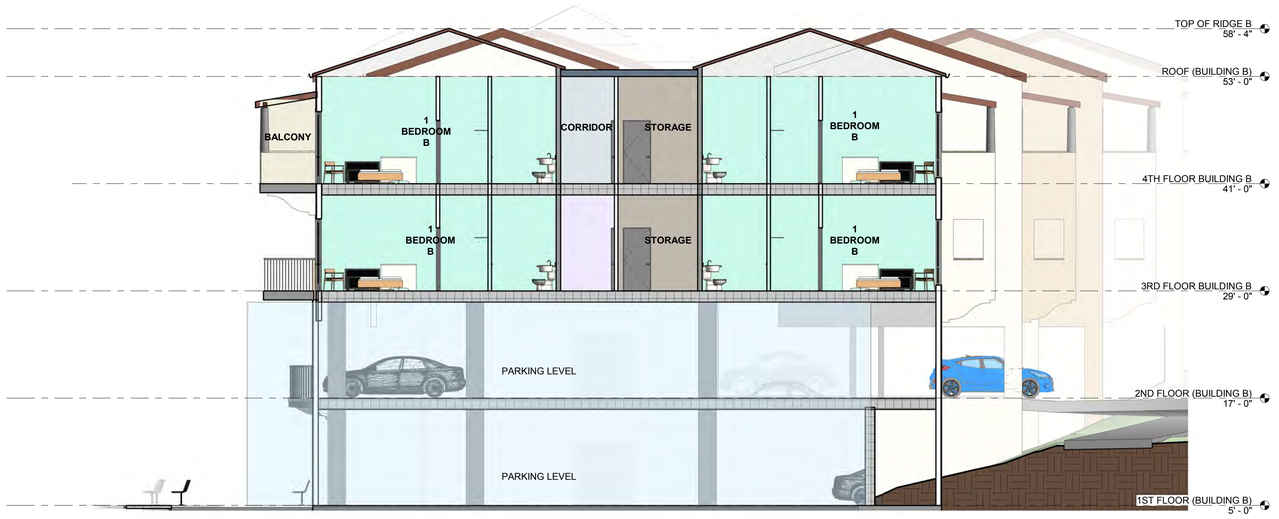


CROSS SECTION 1 -BUILDING B



CROSS SECTION 2 -BUILDING B

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VILLAGE AT THE PALMS

55 BROAD ST.
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CONCEPT DESIGN

SITE SECTION B

SHEET CONTENTS
SITE SECTION B

A3.2s

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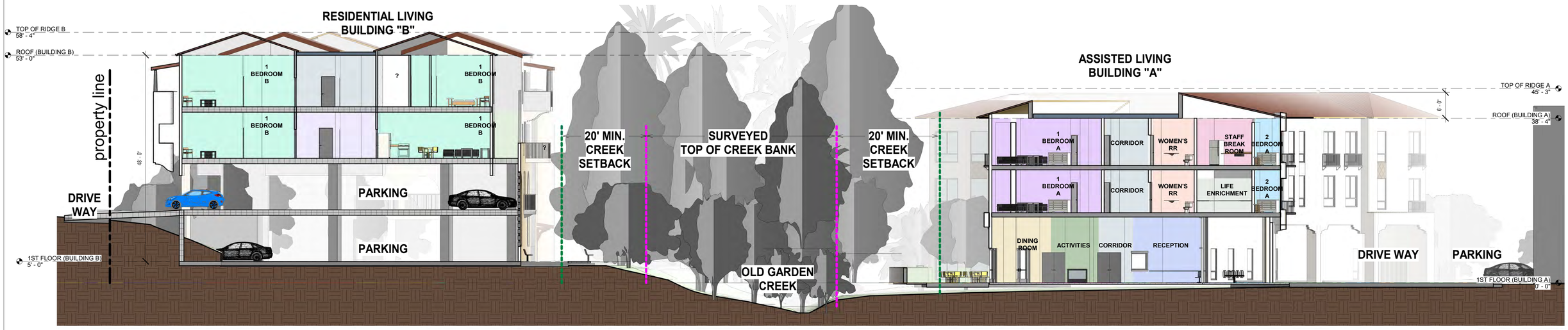
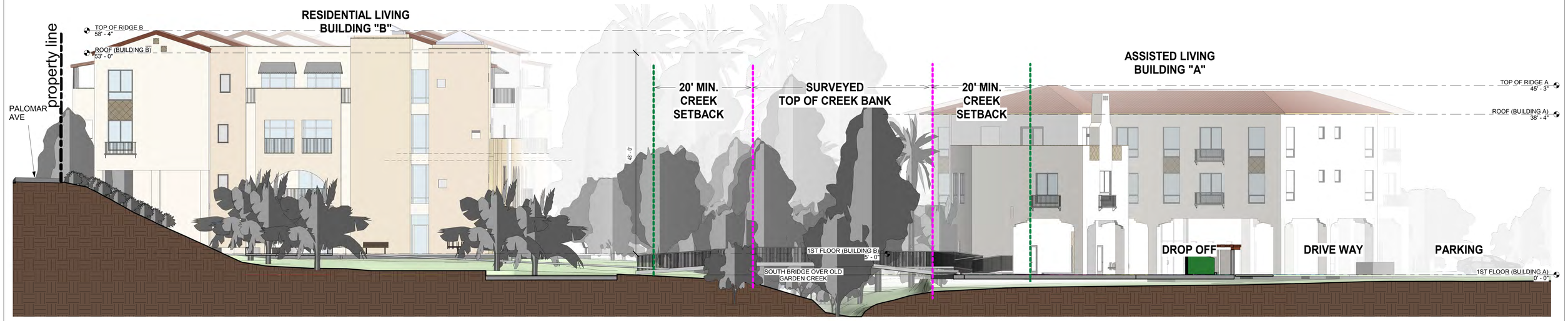


SECTION A NORTH OF THE BRIDGE

SCALE 3/32" = 1'-0"



SECTION B / ELEVATION SOUTH OF THE BRIDGE

SCALE 3/32" = 1'-0"

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VILLAGE AT THE PALMS

55 BROAD ST.
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CONCEPT DESIGN

OVERAL SITE SECTIONS

SHEET CONTENTS
OVERAL SITE SECTIONS

A4.3

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OVERALL SITE CROSS SECTION

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VILLAGE AT THE PALMS

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OVERAL SITE SECTION RELETIVE TO THE NEXT DOOR BUILDING

SHEET CONTENTS
OVERAL SITE SECTION RELETIVE TO THE NEXT DOOR BUILDING

A4.4

PROJECT NO: 8923
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VIEW FROM RAMONA DRIVE

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VILLAGE AT THE PALMS

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CONCEPT DESIGN

ILLUSTRATION -VIEW FROM RAMONA DRIVE

SHEET CONTENTS
ILLUSTRATION -VIEW FROM RAMONA DRIVE

A4.5

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VIEW FROM RAMONA DRIVE AND SIGNAGE

TYPICAL SIGNAGE

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VILLAGE AT THE PALMS

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ILLUSTRATION -VIEW FROM RAMONA DRIVE ON SIGNAGE

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ILLUSTRATION -VIEW FROM RAMONA DRIVE ON SIGNAGE

A4.6

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

VIEW ON BUILDING B FROM RAMONA ACROSS THE CREEK

SHEET CONTENTS
VIEW ON BUILDING B FROM RAMONA ACROSS THE CREEK

A4.6B

PROJECT NO. 1923
DATE: 08/05/2020 zoning submittal
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VIEW ON BUILDING A FROM SOUTH EAST

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

ILLUSTRATION -VIEW ON BUILDING A FROM SOUTH EAST

SHEET CONTENTS
ILLUSTRATION -VIEW ON BUILDING A FROM SOUTH EAST

A4.7

PROJECT NO 9923

DATE: 08/05/2020 zoning submittal
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VIEW ON THE MAIN ENTRANCE ON BUILDING B

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VILLAGE AT THE PALMS

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CONCEPT DESIGN

ILLUSTRATIVE -VIEW ON THE MAIN ENTRANCE ON BUILDING B

SHEET CONTENTS
ILLUSTRATIVE -VIEW ON THE MAIN ENTRANCE ON BUILDING B

A4.8

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VIEW FROM PALOMAR AVENUE ON BUILDING B

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VILLAGE AT THE PALMS

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CONCEPT DESIGN

ILLUSTRATIVE - VIEW FROM PALOMAR AVENUE ON BUILDING B

SHEET CONTENTS
ILLUSTRATIVE - VIEW FROM PALOMAR AVENUE ON BUILDING B

A4.9

PROJECT NO: 9923

DATE: 08/05/2020 zoning submittal
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OVERALL VIEW OF THE PROPOSED PROJECT

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VILLAGE AT THE PALMS

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CONCEPT DESIGN

ILLUSTRATIVE OVERALL VIEW ON THE PROPOSED PROJECT

SHEET CONTENTS
ILLUSTRATIVE OVERALL VIEW ON THE PROPOSED PROJECT

A4.10

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VIEW FROM RAMONA DRIVE AND PALOMAR AVE CORNER

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VILLAGE AT THE PALMS

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CONCEPT DESIGN

ILLUSTRATIVE VIEW FROM RAMONA DRIVE AND PALOMAR AVE CORNER

SHEET CONTENTS
ILLUSTRATIVE VIEW FROM RAMONA DRIVE AND PALOMAR AVE CORNER

A5.0

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DATE: 08/05/2020 zoning submittal
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01/05/2021 zoning resubmittal

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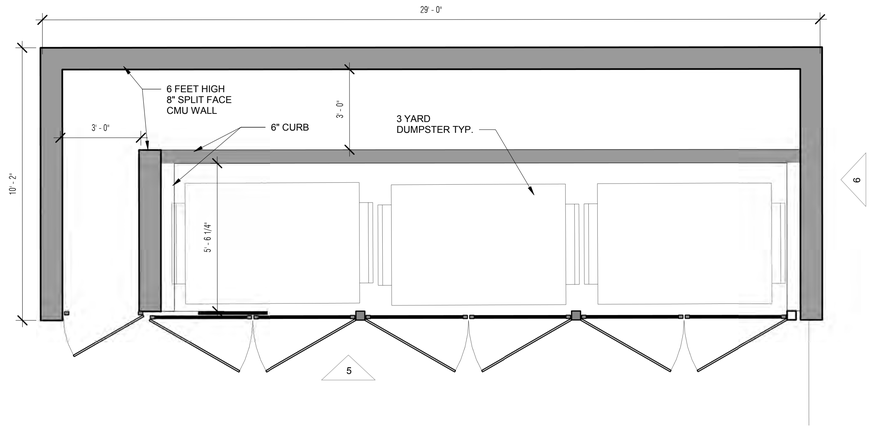
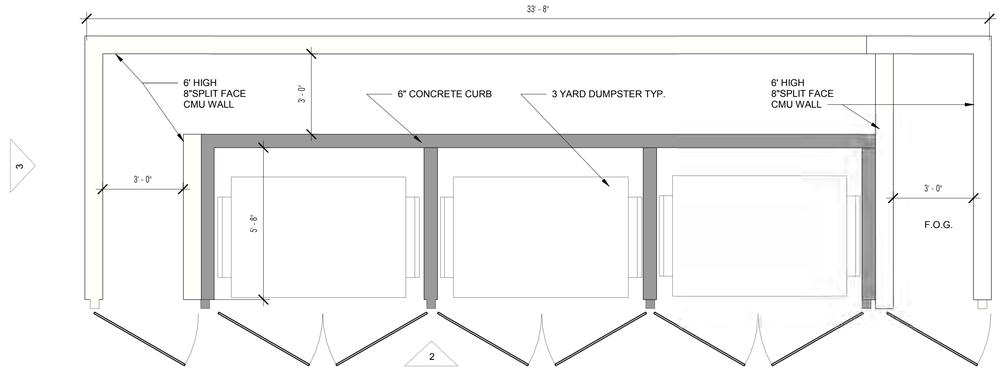
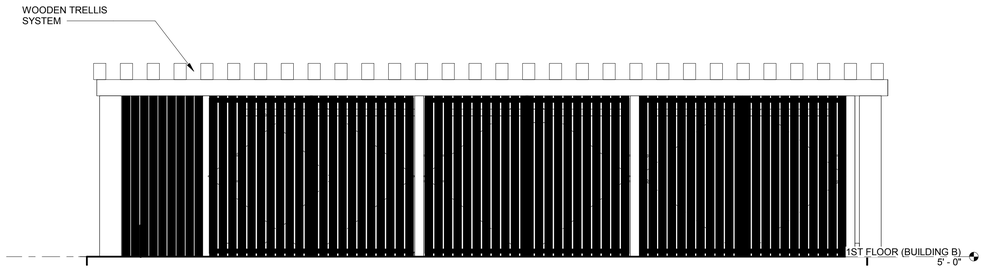


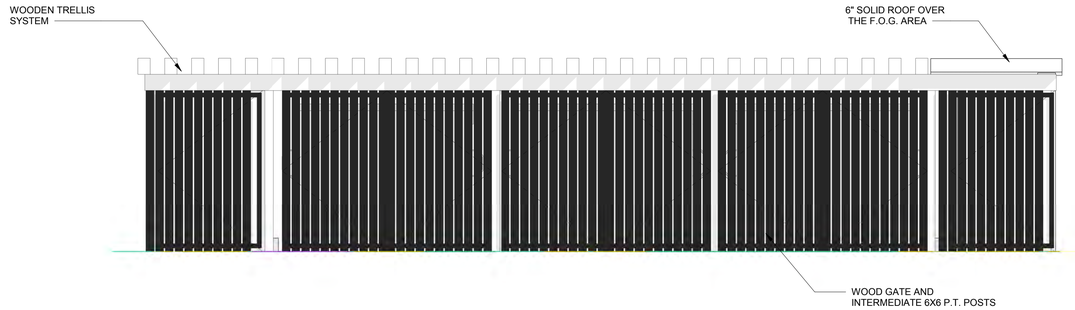
BUILDING B TRASH ENCLOSURE | SCALE: 3/8" =1'-0" | 4



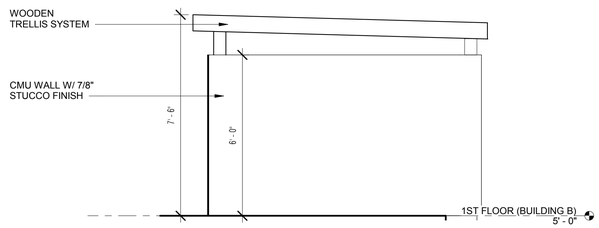
BUILDING A TRASH ENCLOSURE | SCALE: 3/8" =1'-0" | 1



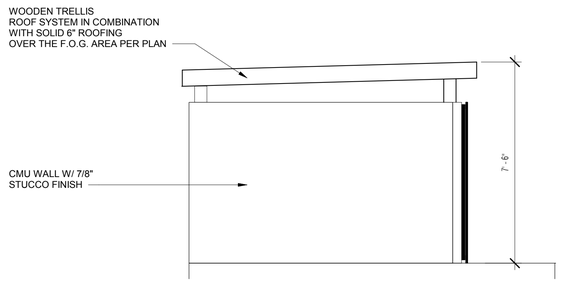
BUILDING B TRASH ENCL.GATE ELEVATION | SCALE: 3/8" =1'-0" | 5



BUILDING A TRASH ENCL.GATE ELEVATION | SCALE: 3/8" =1'-0" | 2



BUILDING B TRASH ENCLOSURE PROFILE | SCALE: 3/8" =1'-0" | 6



BUILDING A TRASH ENCLOSURE PROFILE | SCALE: 3/8" =1'-0" | 3

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VILLAGE AT THE PALMS

55 BROAD ST.
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CONCEPT DESIGN

Trash details

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Trash details

A6.0

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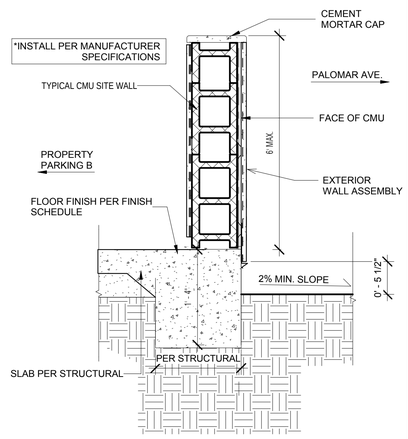
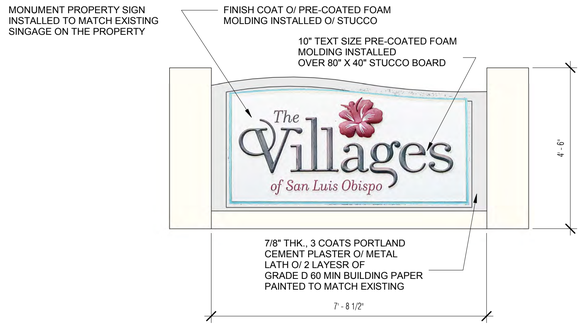
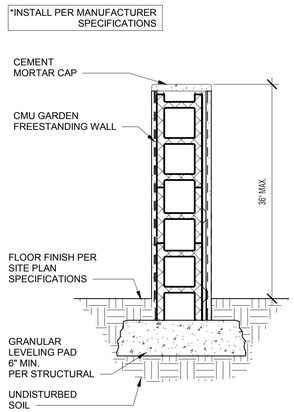


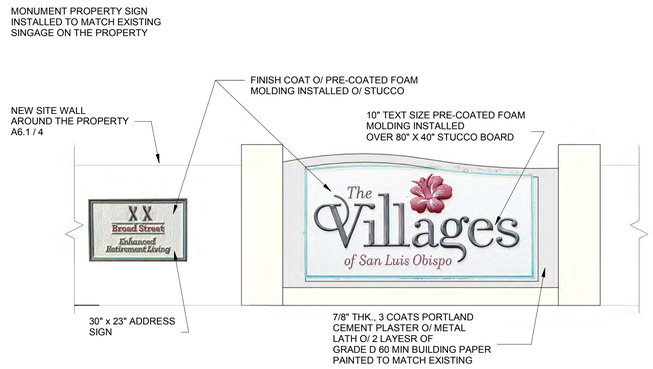
NEW SITE WALLALE: 1" =1'-0" | 4



1&2 PROPERTY SIGNAGE ELEVATION, TYP. SCALE: 1/2" =1'-0" | 1



GARDEN WALL 1" = 1'-0" | 5



3. OFF PALOMAR PARKING ENTRY - PROPERTY SIGNAGE ELEVATION 3 SCALE: 1/2" =1'-0" | 2

SCALE: 1/2" =1'-0" | 6

SCALE: 1/2" =1'-0" | 3

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VILLAGE AT THE PALMS

55 BROAD ST.
SAN LUIS OBISPO, CA.
CONCEPT DESIGN

Site details

SHEET CONTENTS
Site details

A6.1

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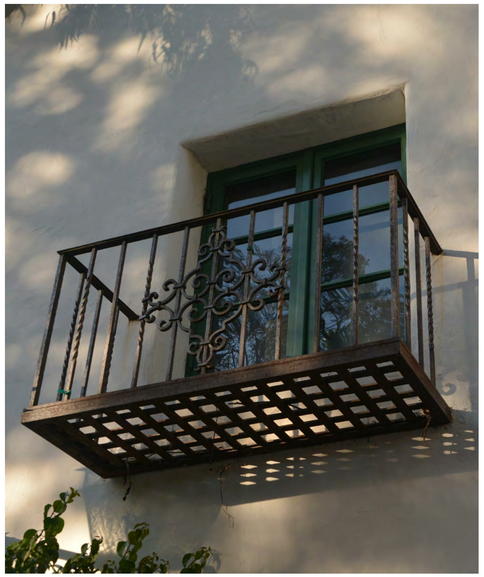
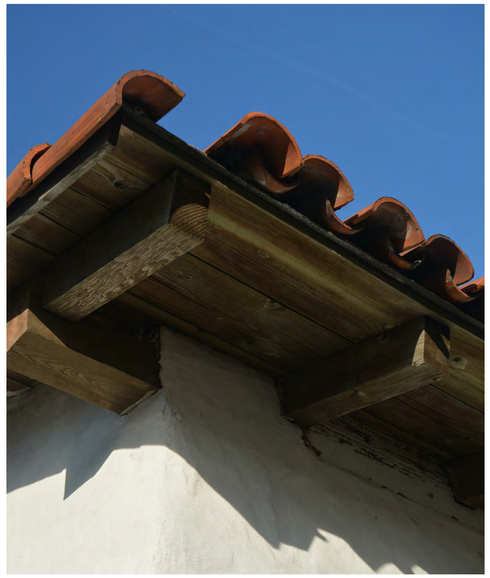


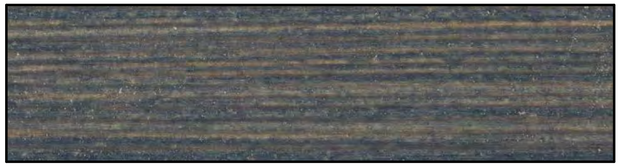


BASIS FOR DESIGN

Plaster Body, fine sand finish
Paint: Sherwin Williams
Creamy 7102

Wood Beams
Cabot Semi-Solid Stain
Slate Gray

Wood T&G Ceilings
Cabot Semi-Tranparent Stain
Newburyport Blue



Wood Doors and Jambs
Paint: Sherwin Williams
Surf Green 6473

Vinyl windows & Exterior doors
Jeld - Wen - Bronze

Ornamental Wrought Iron

Hochhauser Blatter

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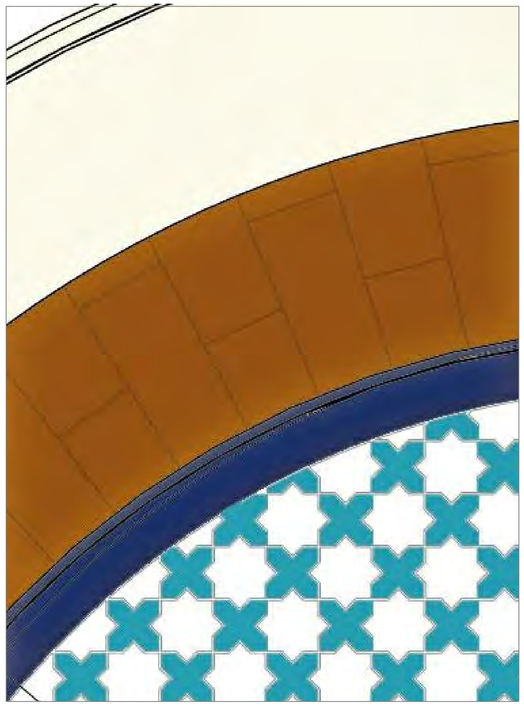
MP 110

MP 23



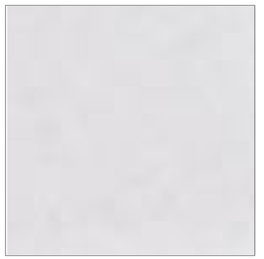
MP 96

MP 95

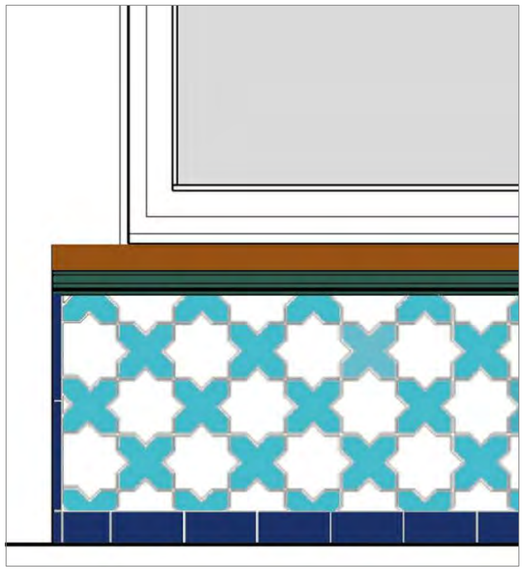
MP 104

MP 106

MP 36



MP 10



DECORATIVE ACCENT TILES

Hochhauser Blatter

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US Tile® by Boral®
Build something great™

BORAL®

PRODUCT INFORMATION

Grade 1

Profile:	1-Piece "S" Tile
Color Name:	Tuscany
SKU Number:	1USDU6075
Product Type:	Standard Weight Tile
Color:	Red

Available Regions:
Nationwide
Suitable for Cold Climate Regions, ASTM C1167 Tested

Cool Rated Product

Reflectivity:	0.22
Aged Ref. (3 yr):	0.21*
Emmisivity:	0.86
Aged Em. (3 yr)	pending
SRI:	20
Aged SRI (3 yr):	18*
CRRC ID#:	0156a
Seller ID#:	0942

Tile Specifications

Size:	18" x 13"
Coverage:	88
Approx. Installed Weight:	800 lbs
Pieces per Pallet:	252
Squares per Pallet:	2.86
Approx. Weight per Pallet:	2400 lbs

*Calculated Aged Value
The printed color shown here may vary from actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

1.800.669.TILE (8453)
www.BoralRoof.com

BASIS FOR DESIGN

DSAP Series -pled

Type	street light
Width	25"
Height	18.5"

Barcelona

Type	Wall Bracket arm mount
Width	9"
Height	22"
Sizes	7" x 17" 12" x 29"
Weight	12 lbs.
Canopy Size	5.5" x 12"
Projection	12"

Alcazar Star

Type	Hanging
Width	16"
Height	16"
Weight	18 lbs.
Canopy Size	5.5" diameter

Hochhauser Blatter

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ARCHITECTURE
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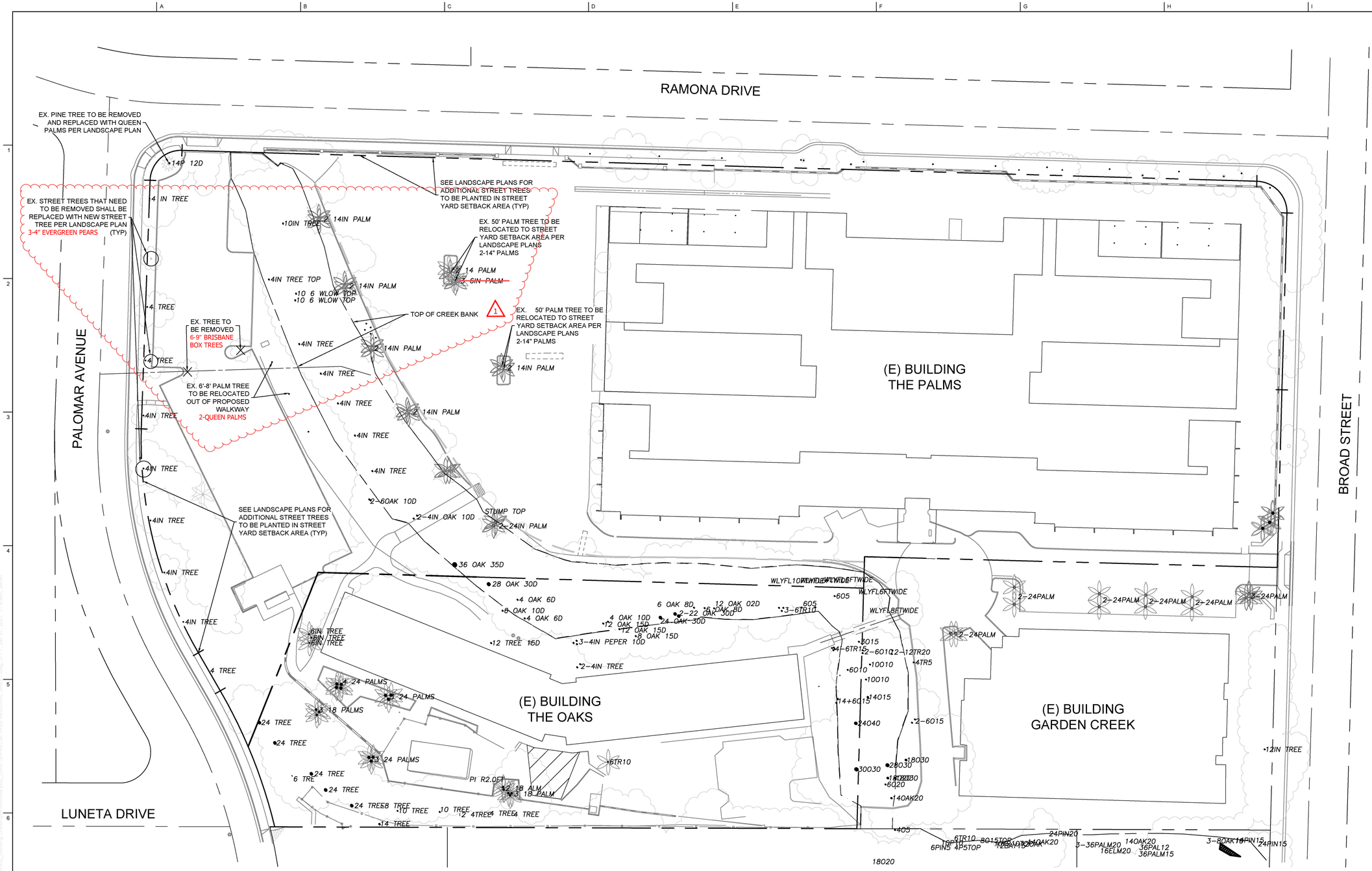
Villages at Palms, San Luis Obispo, CA - Signage



NOTES:

1. NO TREES BELOW THE TOP OF CREEK BANK WILL BE REMOVED WITH THIS PROJECT.
2. ANY EXISTING "STREET TREES" THAT ARE REMOVED WITH THIS PROJECT WILL BE REPLACED TO SATISFACTION OF THE CITY.
3. THE FOUR EXISTING, VERY TALL, PALM TREES, IN THE EASTERLY PARKING ARE WILL BE RELOCATED.
4. SEE LANDSCAPING PLAN FOR ALL PROPOSED NEW PROJECT PLANTINGS AND ADDITIONAL STREET TREES IN FRONTAGE.

TOPOGRAPHIC INFORMATION DISCLAIMER:

INDIVIDUAL TREE TRUNK LOCATIONS AND SIZES ARE FROM WALLACE GROUP SURVEY DRAWINGS AND ENTITLEMENT DOCUMENTS DATED BETWEEN 1996 AND 2002. THE "CLOUD" TREE LINE INFORMATION WAS SUPPLEMENTED FROM GOOGLE EARTH AREAL IMAGERY. GOOGLE EARTH STREET VIEW. PHOTOS FROM 3 SEPARATE SITE VISITS WERE ALSO UTILIZED TO COMPILE THE INFORMATION SHOWN HEREON. ALL INFORMATION SHOULD BE VERIFIED BY THE CITY ARBORIST AND ADDITIONAL RECOMMENDATIONS MADE DURING REVIEW OF FINAL CONSTRUCTION DOCUMENTS.

NESTING BIRDS NOTE:

TO AVOID DIRECT IMPACT TO NESTING BIRDS, ANY PROPOSED TREE REMOVAL OCCURRING BETWEEN FEB 1 AND SEPT 15 SHALL REQUIRE A PRE-ACTIVITY SURVEY FOR ACTIVE NESTS BY A CITY APPROVED QUALIFIED BIOLOGIST.

TREE PRESERVATION NOTE:

THE CITY ARBORIST SHALL BE CONTACTED TO REVIEW THE PROPOSED TREE REMOVALS. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE FOR ALL TREE REMOVALS OR A DEMOLITION PLAN SHALL BE PREPARED SHOWING TREE PRESERVATION MEASURES ON THE PERMIT DRAWINGS.

HORIZONTAL SCALE: 1" = 10'
10 0 10 20

Ashley & Vance ENGINEERING, INC.
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Plan Prepared By:

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Project:

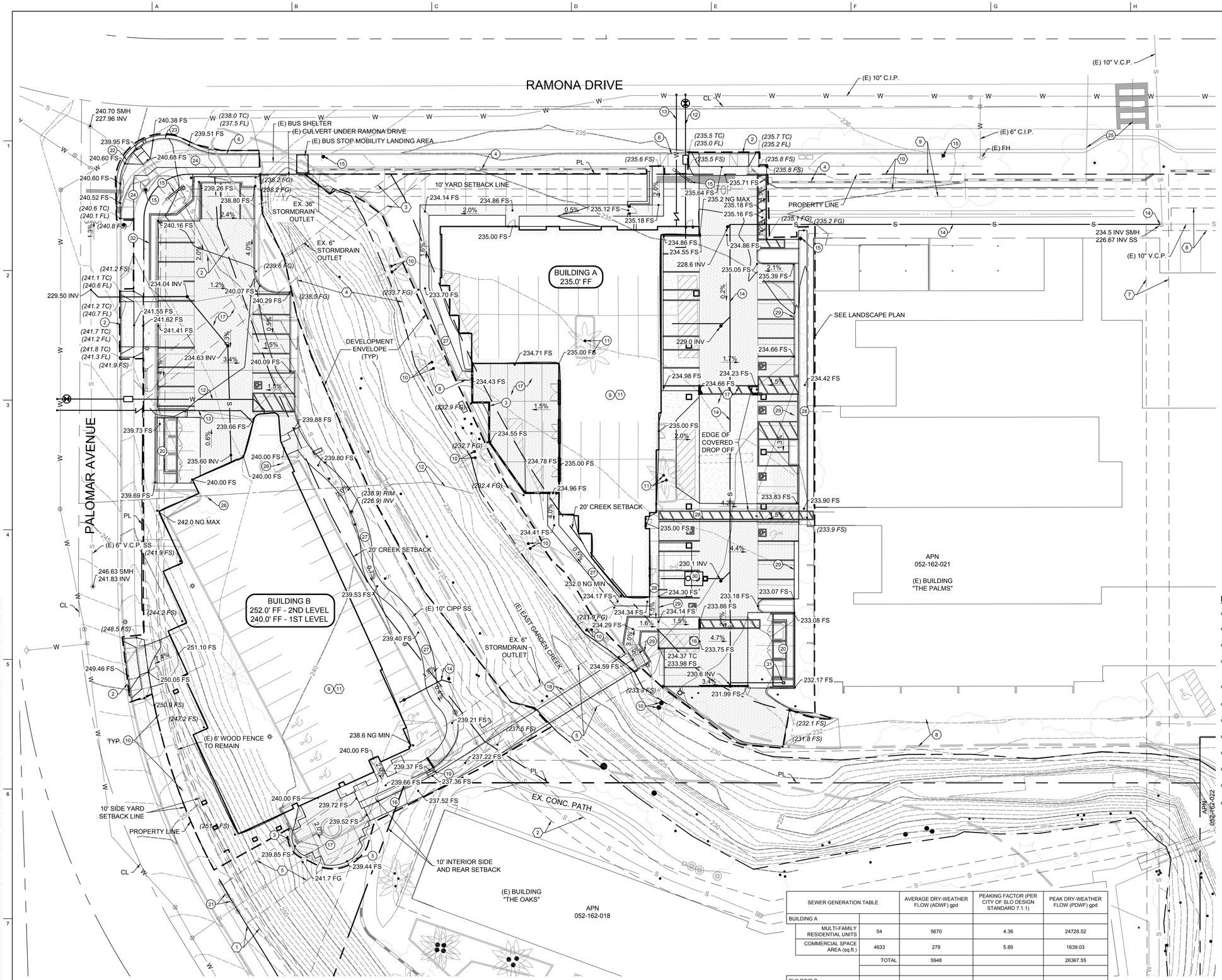
THE VILLAGE AT THE PALMS
55 BROAD ST
SAN LUIS OBISPO, CA 93405

Revisions:	
1	10/12/2021
2	.
3	.
4	.
5	.

Proj. Engr.:	JMA	Phone Ext.:	156
Proj. Mngr.:	CEF	Phone Ext.:	149
Date:	11.20.2020	Scale:	PER PLAN
A&V Job No.:	181183	Sheet Size:	24 x 36

PRELIMINARY TREE REMOVAL PLAN

C-0.0



PDA NOTE:
ALL SETBACK LINES SHOWN ARE PER R-4 ZONE PER CITY OF SLO 2019 ZONING ORDINANCE. MODIFICATIONS FOR PROPOSED NON-CONFORMING BUILDING AND SITE IMPROVEMENTS ARE REQUESTED VIA PLANNED DEVELOPMENT AMENDMENT PDEV-0001-2021.

HORIZONTAL SCALE: 1" = 20'
20 0 20 40

SEWER GENERATION TABLE		AVERAGE DRY-WEATHER FLOW (ADWF) gpd	PEAKING FACTOR (PER CITY OF SLO DESIGN STANDARD 7.1.1)	PEAK DRY-WEATHER FLOW (PDWF) gpd
BUILDING A				
MULTI-FAMILY RESIDENTIAL UNITS	54	5670	4.36	24728.52
COMMERCIAL SPACE AREA (sq.ft.)	4633	278	5.89	1639.03
	TOTAL	5948		26367.55
BUILDING B				
MULTI-FAMILY RESIDENTIAL UNITS	22	2310	4.77	11021.08
COMMERCIAL SPACE AREA (sq.ft.)	3789	228	6.02	1367.67
	TOTAL	2538		12388.75
	PROJECT TOTAL	8486		38756.30

SITE CONSTRUCTION NOTES:

1. SIDEWALK UNDERDRAIN PER CITY OF SAN LUIS OBISPO STANDARD 3410.
2. DRIVEWAY PER SAN LUIS OBISPO CITY STANDARD 2110, 2120 AND 2130.
3. PROPOSED 2' MAX SEAT WALL
4. EXISTING 6' STUCCO SITE WALL TO REMAIN
5. PROPOSED 3' MAX RETAINING WALL
6. EXISTING DRIVEWAY TO BE REMOVED
7. EXISTING POWER POLE TO REMAIN
8. EXISTING AC PAVEMENT AND AC DIKE
9. EXISTING PARKING LOT TO BE REMOVED
10. EXISTING TREES TO REMAIN, SEE SHEET C-0.0
11. EXISTING TREES TO BE RELOCATED, SEE SHEET C-0.0
12. PROPOSED DOMESTIC WATER LINE
13. PROPOSED FIRE LINE WITH DCDA
14. PROPOSED SEWER LINE
15. PROPOSED SIGN PER ARCH AND LANDSCAPE PLANS (TYP) HEIGHT AND SETBACK AS NEEDED FOR SIGHT DISTANCE
16. PROPOSED RAMP
17. PROPOSE PERVIOUS PAVER SURFACE
18. EXISTING BRIDGE TO BE PROTECTED
19. PROPOSED STAIRS
20. PROPOSED TRASH ENCLOSURE WITH DRAIN TO LANDSCAPE AREA
21. EXISTING FIRE LINE WITH BPF TO FH ON BUILDING A SITE AND EXISTING FIRE LINE WITH DCDA TO OAKS
22. REMOVE AND REPLACE EXISTING ADA CURB RAMP.
23. PROPOSED BULBOUT WITH COORDINATION WITH CITY TRAFFIC ENGINEERING
24. PROPOSED SIDEWALK PER CITY STANDARDS
25. REMOVE AND REPLACE CROSSWALK FLASHERS
26. EXISTING TREE TO BE REMOVED, SEE SHEET C-0.0
27. PROPOSED PERVIOUS PATH PER LANDSCAPING
28. PROPOSED CONCRETE WALKWAY
29. PROPOSED CURB
30. PROPOSED GREASE INTERCEPTOR
31. PROPOSED F.O.G. AREA DRAIN TO SEWER. NOTE AREA TO HAVE SOLID ROOFING
32. PROPOSED 6' SITE WALL PER ARCHITECT PLANS

EXISTING EASEMENTS

1. ROAD AND UTILITY EASEMENT PER 1452 O.R. 528
2. 10' SEWER EASEMENT PER 1433 O.R. 127
3. 10' WATER PIPELINE EASEMENT PER 1333 O.R. 664
4. AREA SUBJECT TO INUNDATION AND PUBLIC DRAINAGE AND MAINTENANCE EASEMENT PER 24 PM 88
5. WATERLINE EASEMENT PER INST. 1999-054359, 54 PM 79
6. 6' BRIDGE EASEMENT PER 2018-021948
7. 10' SEWER EASEMENT PER 635 O.R. 173
8. 10' SEWER EASEMENT PER 1341 O.R. 9
9. 9.84' TREE EASEMENT PER SL 96-157
10. 6' PUBLIC UTILITY EASEMENT PER SL 96-157
11. PARKING AGREEMENT PER 1997-059991 TO BE ADJUSTED
12. APPROX. CL EX. STORM DRAIN AND CL EASEMENT PER 24 PM 88.

57,000 SF DISTURBED AREA (SWPPP REQUIRED)

EARTHWORK:
1575 CY CUT
620 CY FILL
7.0' MAX CUT
13.0' MAX FILL

LID STORMWATER REQUIREMENTS, TIER 4 PROJECT UTILIZES:
- DISCONNECTED DOWNSPOUTS
- PERVIOUS PAVING

PEDESTRIAN IMPROVEMENT NOTE:
PROJECT WILL BE REQUIRED TO IMPLEMENT THE PEDESTRIAN IMPROVEMENTS IDENTIFIED IN THE ANHOLM NEIGHBORHOOD GREENWAY. THESE IMPROVEMENTS ARE ELIGIBLE FOR TIF CREDITS

PROPERTY LINE NOTE:
LOT LINES SHOWN HEREON PER SLO AL20-0002

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PRELIMINARY #:
ARCH-0386-2020
USE-0387-2020
PDEV-0001-2021

THE VILLAGE AT THE PALMS

55 BROAD ST
SAN LUIS OBISPO, CA 93405

Project:

Revisions:

1	.	
2	.	
3	.	
4	.	
5	.	

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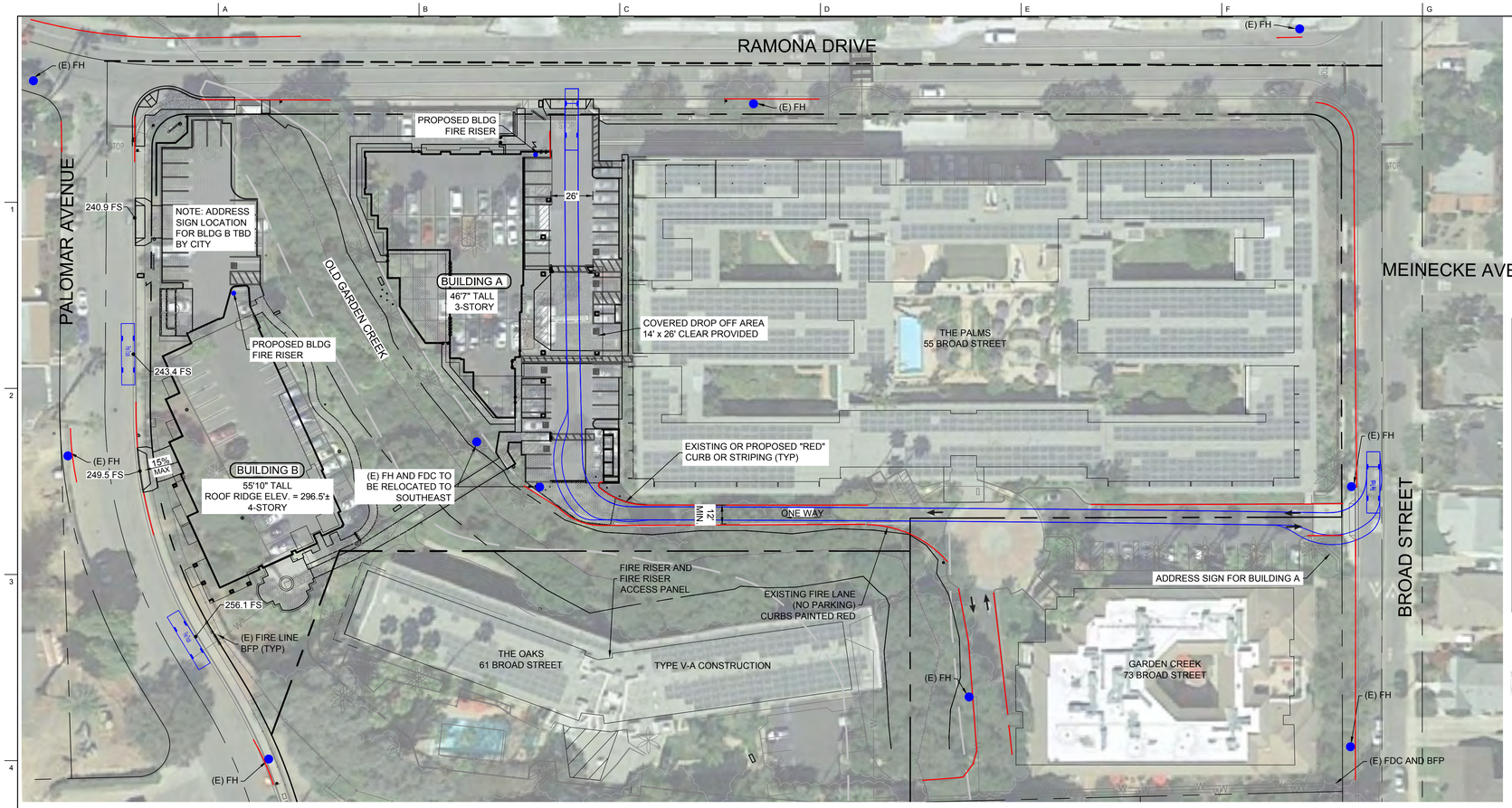
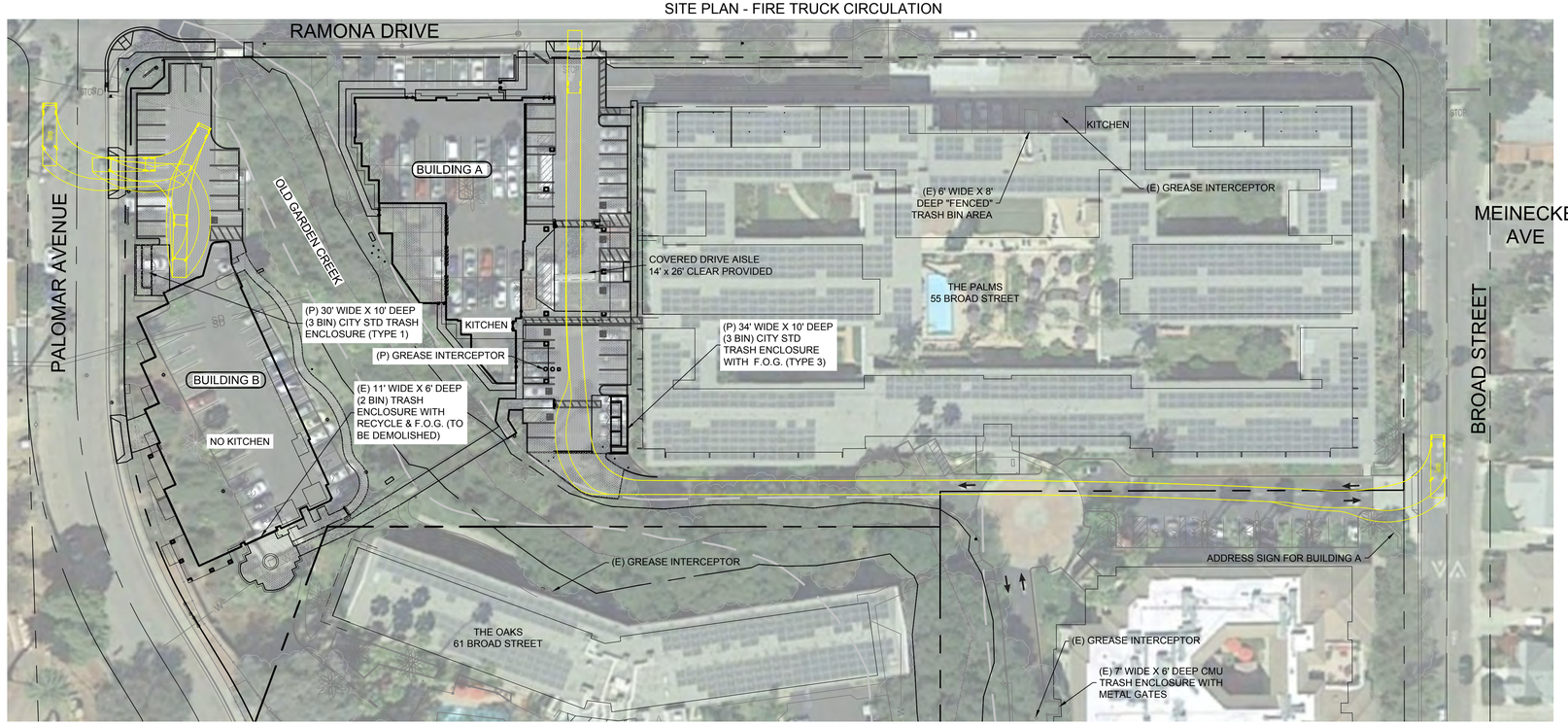
GRADING AND UTILITY SHEET

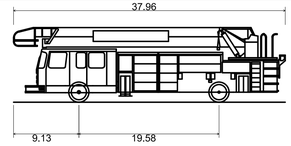
C-1.0



SITE PLAN - FIRE TRUCK CIRCULATION



SITE PLAN - GARBAGE TRUCK CIRCULATION



Fire Truck	
Overall Length	37.960ft
Overall Width	8.170ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Wheel Angle	45.00°

TRUCK DIMENSIONS
NTS

FIRE ACCESS NOTES:

1. ADDRESS NUMBERS (BY OTHERS) - (MIN 8" HIGH BY 1" STROKE WIDTH ON CONTRASTING BACKGROUND).

2. FINAL DESIGN FOR FIRE DEPARTMENT ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 5 AND APPENDIX D OF THE 2016 CALIFORNIA FIRE CODE (CFC). ACCESS ROADS SHALL BE ALL WEATHER AND SUPPORT A 60,000 POUND FIRE APPARATUS. THE MAXIMUM ANGLE OF APPROACH AND ANGLE OF DEPARTURE SHALL BE LESS THAN 10%. THE MAXIMUM ROAD GRADES AND CROSS SLOPES SHALL BE LESS THAN 15% AND 5% RESPECTIVELY.

3. FINAL DESIGN FOR WATER SUPPLIES (BY OTHERS) SHALL BE IN ACCORDANCE WITH SECTION 507 OF THE CFC AND PROVIDE THE REQUIRED FIRE FLOW DETERMINED BY USING APPENDIX B OF THE CFC. EXISTING PUBLIC HYDRANTS, PRIVATE HYDRANTS, DOUBLE DETECTOR CHECK VALVES, AND FIRE DEPARTMENT CONNECTIONS, TO THE EXTENT KNOWN, ARE SHOWN HEREON.

4. FINAL DESIGN FOR FIRE PROTECTION SYSTEMS (BY OTHERS) SHALL BE IN ACCORDANCE WITH THE CFC AND THE CBC AND SHALL INCLUDE AN APPROVED NFPA 13 FIRE SPRINKLER SYSTEM, AND NFPA 24 FIRE MAIN, IF APPLICABLE. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 34 OF THE CFC.

5. FINAL DESIGN FOR FIRE DEPARTMENT ACCESS TO EQUIPMENT (BY OTHERS) SHALL SHOW CONTROLS FOR AIR-HANDLING SYSTEMS, AUTOMATIC FIRE-PROTECTION SYSTEMS, OR OTHER DICTION, SUPPRESSION OR CONTROL ELEMENTS ARE IDENTIFIED FOR USE BY THE FIRE DEPARTMENT AND ARE LOCATED IN THE SAME AREA WITH THE APPROPRIATE SIGNAGE STATING "FIRE SPRINKLER RISER" AND "FIRE ALARM CONTROL PANEL". FIRE SPRINKLER RISERS SHALL BE LOCATED IN A ROOM WITH EXTERIOR DOOR ACCESS AND NEAR ELECTRICAL ROOM WITH A KNOX BOX ON THE OUTSIDE AND KEY TO THE ROOM.

• San Luis Garbage
• South County Sanitary
• Mission Country Disposal
• Morro Bay Garbage

Safety • Integrity • Service

October 28, 2020

Sarah Wells
Ashley & Vance Engineering
1413 Monterey St.
San Luis Obispo, CA 93401

Re: Village at the Palms, 55 Broad St

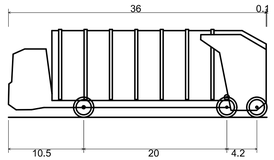
Sarah,

San Luis Garbage Co. has reviewed the garbage and recycling plan for the Village at the Palms at 55 Broad St. in San Luis Obispo. We approve the Preliminary Site Circulation Plan C-1.1 dated 08/07/2020 for commercial solid waste and recycling services. All bin enclosures must meet the building standards established by the City of San Luis Obispo. The gates for the enclosures must open outward and there must be cane bolts added to the doors to keep them from swinging when open. Holes will need to be drilled in the concrete for the cane bolts to drop in to.

The truck access point and path of travel must be designed in a manner that will accommodate the solid waste and recycling collection vehicle. The overhear clearance must be maintained to at least 14 feet through this path of travel. No Speed bumps can be placed under the 14 foot overhang. San Luis Garbage Company reserves the right to require a wavier, release and hold harmless agreement for damages that may occur during normal collection activities.

If you have any questions or need any additional information please do not hesitate to contact me.

Peter Cron
San Luis Garbage Co
805.550.4089



Garbage	
Overall Length	36.100ft
Overall Width	8.000ft
Overall Body Height	12.272ft
Min Body Ground Clearance	0.961ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	46.500ft

TRUCK DIMENSIONS
NTS

HORIZONTAL SCALE: 1" = 40'
40 0 40 80

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ARCH-0386-2020

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THE VILLAGE AT THE PALMS
55 BROAD ST
SAN LUIS OBISPO, CA 93405

Revisions:			
1	11/23/2020		
2	.		
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PRELIMINARY SITE CIRCULATION PLAN

C-1.1

OLD GARDEN CREEK FEMA FLOOD ZONE

RAMONA DRIVE

NEW STREET TREE

10' SEWER EASEMENT

(E) STREET TREE

RELOCATE (2) EXISTING 50' FAN PALMS TO THIS LOCATION

RELOCATE (2) EXISTING 50' FAN PALMS TO THIS LOCATION

BUILDING A

20' CREEK SETBACK

PALOMAR AVENUE

EXISTING ROSE GARDEN TO BE PRESERVED OR RELOCATED

EXISTING FAN PALMS TO REMAIN (TYPICAL)

TALL SHRUBS (12' MAXIMUM HEIGHT) ALONG EXISTING BUILDING

BUILDING B

RELOCATE (2) EXISTING 6'-8' QUEEN PALMS TO THIS LOCATION

230'

NORTH

SCALE: 1/16" = 1'-0"

0 16 32 48 64

CONCEPTUAL LANDSCAPE PLAN

Tree List

BOTANICAL NAME	COMMON NAME	*WUCOLS RATING
STREET TREES Per City of San Luis Obispo "Street Tree-Major Streets" List (Standard Drwg. 8020)		
MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' / 'MAJESTIC BEAUTY' MAGNOLIA		M
PLATANUS ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE		M
PYRUS CALLERYANA 'ARISTOCRAT' / 'ARISTOCRAT' PEAR		M
Evergreen Shade Trees		
ARBUTUS UNEDO / STRAWBERRY TREE		L
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / 'LITTLE GEM' MAGNOLIA		M
QUERCUS AGRIFOLIA / COAST LIVE OAK		VL
Palm Trees		
SYAGRUS ROMANZOFFIANA / QUEEN PALM		L
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM		L
Deciduous Shade Trees		
LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE (CORAL PINK)		L
PISTACIA CHINENSIS / CHINESE PISTACHE		L
PYRUS CALLERYANA 'ARISTOCRAT' / 'ARISTOCRAT' PEAR		M

PROPOSED TREES – Design Notes

WATER USE*

ARBUTUS UNEDO — STRAWBERRY TREE — L
Height: 20-35'; Spread: 20-35'; erect or spreading canopy.
Moderate growth rate (1-2' per year). Branch strength: strong. Drought tolerant.
Good parking lot tree (root intrusion: low). Resists oak root rot.
Evergreen. Flowers: showy white (Fall-Winter). Bark Striking Red Brown, Exfoliating or Smooth
Biogenic Volatile Organic Compounds emissions (BVOC): Low.

LAGERSTROEMIA 'TUSCARORA' — TUSCARORA HYBRID CRAPE MYRTLE — L
Height: 18-25'; Spread: 15-18'; upright form. Drought tolerant.
Moderate growth rate (2' per year). Powdery mildew resistant.
Good parking lot tree (root intrusion: low), Branch strength: medium.
Deciduous. Flowers: 4" clusters of showy pink or rose flowers (summer). Litter issue: dry fruit.
Biogenic Volatile Organic Compounds emissions (BVOC): Low.

MAGNOLIA GRANDIFLORA 'LITTLE GEM' — LITTLE GEM MAGNOLIA — M
Height: 20'; Spread: 10'; oval form, attractive large, white fragrant flowers.
Moderate growth rate (1' per year). Good parking lot tree (root intrusion: low). Resists oak root rot.
Evergreen. Drought tolerant.

MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY' — MAJESTIC BEAUTY MAGNOLIA — M
Height: 40-50', Spread: 20-25'; oval or conical form. Glossy, large, leathery leaves.
Attractive large, white fragrant flowers, blooms at young age. Branch strength: medium.
Fast growth (2-3' per year). Good parking lot tree (root intrusion: low). Susceptible to root fungus.
Evergreen. Litter issue: Leaves & dry fruit pods. Attracts birds.

PISTACIA CHINENSIS — CHINESE PISTACHE — L
Height: 30-40' (rarely 60' locally), Spread: 30-50'. Good parking lot tree (root intrusion: low)
Slow to moderate growth. Resists oak root rot.
Deciduous. Fall color brilliant orange to red, reliable fall color. Drought tolerant.

PLATANUS ACERIFOLIA — LONDON PLANE TREE — M
Height: 40-80'; Spread: 30-40'.
Fast-growing. Resists oak root rot, tolerates any soil type, can have aggressive roots (root intrusion: high)
Deciduous. Handsome, large leaves and attractive bark and branching habit. Hardy.

PYRUS CALLERYANA 'ARISTOCRAT' — ARISTOCRAT PEAR — M
Height: 30-40'; Spread: 20'; erect or spreading with high canopy.
Fast growth (2-3' per year). Branch strength: medium. Attractive upright branching structure
Deciduous. Flowers: showy white (Spring and Winter). Root intrusion: moderate.
Biogenic Volatile Organic Compounds emission (BVOC): Low.

QUERCUS AGRIFOLIA — COAST LIVE OAK — VL
Height: 20-70'; Spread: 30-80'. Dense, round crown.
Slow to moderate growth. Subject to oak root rot, can have aggressive roots (root intrusion: high).
Evergreen. Dense foliage. Extremely drought tolerant, California native. Litter issue: dry leaves & acorns

***WATER-USE EVALUATION OF PLANT MATERIALS**
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

BIOGENIC VOLATILE ORGANIC COMPOUNDS EMISSION (BVOC):
Biogenic Volatile Organic Compounds (BVOCs) emissions lead to fine particulate matter and ground-level ozone pollution and may be harmful to human health. BVOCs are emissions from natural sources, such as plants and trees. BVOCs emitted from plants are the dominant source of reduced carbon chemicals to the atmosphere and are important precursors to the photochemical production of ozone and secondary organic aerosols. The California Air Resources Board (CARB) estimates emissions of BVOCs from vegetation. Adopting proactive management (e.g. adjusting tree species composition) can reduce 61% of the BVOCs emissions and 50% of the health damage related to BVOCs emissions by 2050.

References: https://selectree.calpoly.edu/
https://www.arb.ca.gov/ei/biogenicei.htm
https://www.nrs.fs.fed.us/units/urban/local-resources/downloads/vocrates.pdf

STREET TREE CALCULATION:

Ramona Drive: 255 l.f. frontage ÷ 35 ft. = 7 street trees required
0 existing trees + 7 new trees = 7 street trees total.

Palomar Avenue: 322 l.f. frontage ÷ 35 ft. = 9 Street trees required
7 existing trees + 3 new trees = 10 street trees total.

TREE SUMMARY:

- STREET TREES
  10 new and 7 existing street trees = 17 street trees required
  (see calculation above)
- RELOCATED PALM TREES
  4 Fan Palms and 2 Queen Palms to be relocate = 6 relocated palm trees
- NEW PALM TREES
  14 new palm trees
- NEW SHADE TREES
  15 new shade trees
- TOTAL TREES REMOVED
  6 trees to be removed per Tree Removal Plan, Sheet C-0.0
- TOTAL NEW TREES
  39 Total new trees
- REPLANTING RATIO = 6.5:1

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San Luis Obispo, CA 93401
(805) 439-3209 • www.jbla-slo.com

⚠1 10/12/2021 Update per tree removal plan and biological survey

DATE: 01/27/2021 JBLA # 20-107

VILLAGE AT THE PALMS
RAMONA and PALOMAR
SAN LUIS OBISPO, CA

L-1

Trees

Arbutus unedo

Lagerstroemia 'Tuscarora'

Magnolia 'Little Gem'

Magnolia Samuel Sommers

Pistachia chinensis

Platanus acerifolia

Pyrus calleryana 'Aristocrat'

Quercus agrifolia

Syagrus romanzoffiania

Washingtonia robusta

Shrubs

Archtostaphylos Howard McMinn

Callistemon Little John

Ceanothus Concha

Cordyline Red Sensation

Cotinus coggygria

Heteromeles arbutifolia

Loropetalum Purple Majesty

Myrica californica

Perovskia 'Blue Spire'

Phormium Yellow Wave

Salvia Hot Lips

Vines

Bougainvillea San Diego Red

Jasminum plyanthum

Rosa banksaie

Trachelospermum jasminoides

Grasses

Bouteloua 'Blonde Ambition'

Calamagrostis 'Karl Foerster'

Festuca mairei

Muhlenbergia capillaris

Plant Material List

Plant Selection Guidelines for Independent Living and Assisted Living:

WHEN FINALIZING THE PLANT MATERIAL SELECTIONS, THE FOLLOWING GOALS SHALL BE INCORPORATED:.

- NON-TOXIC PLANTS, AND PLANTS WITHOUT THORNS, SPIKES, ETC.;
- NON-ALERGENIC PLANTS;
- FRAGRANT PLANTS AND FLOWERS;
- PLANTS THAT ATTRACT BIRDS, BUTTERFLIES AND MOTHS;
- PLANTS WITH COLORFUL LEAVES AND FLOWERS;

BOTANICAL NAME	COMMON NAME	*WUCOLS RATING
STREET TREES	Per City of San Luis Obispo "Street Tree-Major Streets" List (Standard Drwg. 8020)	
MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	/ 'MAJESTIC BEAUTY' MAGNOLIA	M
PLATANUS ACERIFOLIA 'BLOODGOOD'	/ LONDON PLANE TREE	M
PYRUS CALLERYANA 'ARISTOCRAT'	/ 'ARISTOCRAT' PEAR	M
Evergreen Shade Trees		
ARBUTUS UNEDO	/ STRAWBERRY TREE	L
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	/ 'LITTLE GEM' MAGNOLIA	M
QUERCUS AGRIFOLIA	/ COAST LIVE OAK	VL
Palm Trees		
SYAGRUS ROMANZOFFIANA	/ QUEEN PALM	L
WASHINGTONIA ROBUSTA	/ MEXICAN FAN PALM	L
Deciduous Shade Trees		
LAGERSTROEMIA INDICA 'TUSCARORA'	/ CRAPE MYRTLE (CORAL PINK)	L
PISTACIA CHINENSIS	/ CHINESE PISTACHE	L
PYRUS CALLERYANA 'ARISTOCRAT'	/ 'ARISTOCRAT' PEAR	M
Large Screen Shrubs		
CEANOTHUS 'CONCHA'	/ CONCHA WILD LILAC	L
HETEROMELES ARBUTIFOLIA	/ TOYON	VL
MYRICA CALIFORNICA	/ PACIFIC WAX MYRTLE	L
Accent Shrubs		
CORDYLINE AUSTRALIS 'RED SENSATION'	/NEW ZEALAND CABBAGE TREE	L
COTINUS COGGYGRIA	/ SMOKE TREE	L
PHOENIX ROEBELINI	/ PYGMY DATE PALM	L
Medium Height Shrubs		
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	/ MANZANITA	VL
CALLISTEMON 'LITTLE JOHN'	/ DWARF BOTTLEBRUSH	L
LOROPETALUM CHINENSIS	/ CHINESE FRINGE FLOWER	L
PEROVSKIA 'BLUE SPIRE'	/ BLUE SPIRE RUSSIAN SAGE	
PHORMIUM TENAX 'YELLOW WAVE'	/ DWARF NEW ZEALAND FLAX	L
SALVIA MICROPHYLLA 'HOT LIPS'	/ HOT LIPS SAGE	L
Vines		
BOUGAINVILLEA 'SAN DIEGO RED'	/ BOUGAINVILLEA (RED)	L
JASMINUM POLYANTHUM	/ PINK JASMINE	M
ROSA BANKSAEA 'LUTEA'	/ LADY BANKS ROSE	L
TRACHELOSPERMUM JASMINOIDES	/ STAR JASMINE	M
Ground Cover		
AGAPANTHUS AFRICANUS 'QUEEN ANNE'	/ LILY-OF-THE-NILE	M
BACCHARIS PILULARIS 'TWIN PEAKS'	/ PROSTRATE COYOTE BRUSH	VL
BERBERIS THUNBERGII 'CRIMSON PIGMY'	/ (NO COMMON NAME)	L
BOUGAINVILLEA ROSENKA'	/ BOUGAINVILLEA	L
CISTUS SALVIFOLIUS	/ SAGE-LEAVED ROCKROSE	L
COTONEASTER DAMMERI 'LOWFAST'	/ BEARBERRY COTONEASTER	L
HEMEROCALLIS 'RED RUM	/ EVERGREEN DAY LILY (RED)	M
ROSMARINUS OFFICINALIS 'HUNTINGTON BLUE'	/ (NO COMMON NAME)	L
THYMUS VULGARIS	/ COMMON THYME	L
Grasses		
BOUTELOUA GRACILIS 'BLONDE AMBITION'	/ BLUE GRAMMA GRASS	L
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	/FEATHER REED GRASS	L
FESTUCA MAIREI	/ ATLAS FESCUE	L
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	/ PINK MUHLY GRASS	L
Bioswale Shrubs & Ground Cover (if included in Grading Plans)		
CAREX TUMULICOLA	/ BERKELEY SEDGE	L
JUNCUS PATENS	/ COMMON RUSH	L
LEYMUS CONDENSATUS 'CANYON PRINCE'	/ CANYON PRINCE WILD RYE	VL
MUHLENBERGIA RIGENS	/DEER GRASS	L
Riparian / Wetland Buffer Plantings		
TREES		
QUERCUS AGRIFOLIA	/ COAST LIVE OAK	VL
SHRUBS		
HETEROMELES ARBUTIFOLIA	/ TOYON	VL
RHAMNUS CALIFORNICA 'EVE CASE'	/ COFFEEBERRY	L
GROUND COVER		
BACCHARIS PILULARIS 'PIGEON POINT'	/ PROSTRATE COYOTE BRUSH	VL
DIPLICUS AURANTIACUS	/ STICKY MONKEYFLOWER	VL
JUNCUS PATENS	/ CALIFORNIA GREY RUSH	L
ROSA CALIFORNICA	/ CALIFORNIA WILD ROSE	L
RUBUS URSINUS	/ CALIFORNIA BLACKBERRY	L

Jute Mesh

CONTRACTOR TO INSTALL JUTE MESH ON ALL SLOPES 2:1 OR STEEPER. INSTALL PRIOR TO INSTALLATION OF DRIP TUBING & EMITTERS, AND AFTER TRENCHING & INSTALLATION OF ROTOR / SPRAY IRRIGATION.

Mulch

MULCH ALL GROUND COVER AND PLANTER AREAS (EXCEPT WHERE JUTE MESH IS INSTALLED) WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

Legend

VL = VERY LOW WATER USE
L = LOW WATER USE
M = MEDIUM WATER USE
H = HIGH WATER USE

*Water-Use Evaluation of Plant Materials

WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Planting and irrigation design shall conform to the "Model Water Efficient Landscape Ordinance" (MWELO).
- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 95% of the total planting area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "Smart Controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Recommendations shall be given for annual irrigation schedule at project completion.
- Lawn is not used.

Statement of Water Conserving Irrigation Design

The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozone application shall be adjusted according to water needs and weather.
- Irrigation system master valve shall be used.
- Irrigation system "Smart controller" with water budgeting feature shall be used.
- Irrigation system flow sensor shall be used.
- Irrigation system of rain shut-off device connected to irrigation controller shall be used.

To maintain the irrigation efficiency intended in the design, the irrigation system shall be tested and maintained on a monthly basis by maintenance staff.

Tree Protection Notes

Improvements are generally located outside of creek setback and existing trees will be preserved to the extent feasible. No tree shall be removed without approval from the City Arborist. Four (4) existing palm trees shall be preserved and relocated; see notes on plan.

Final plans shall include and implement the "Standard Specifications & Engineering Standards, February 2014" by the City of San Luis Obispo Public Works Department, Engineering Division. Tree protection notes to include, but are not limited to:

- 5-foot tall tree protection fencing shall be installed around drip-line of trees to be saved, and kept in place throughout construction.

The following will not be allowed within the drip-line of trees or shrubs to be saved:

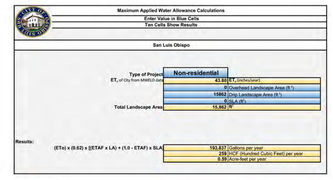
- Parking, Storage and/or Stockpiling of Building Materials;
- Parking of vehicles and/or construction equipment;
- Dumping or depositing or water, waste or construction materials within 20 feet of drip-line;
- Pruning of tree limbs unless approved by the City Engineer and City Arborist;
- Use of herbicide (including pre- and post-emergents) within 20 feet of drip-line;
- Attachment of anything to trunk or any portion of trees to be saved;
- Grading cuts or fills, and/or trenching of any depth, within the drip-line of trees or shrubs to be saved unless approved by the City Engineer and City Arborist;

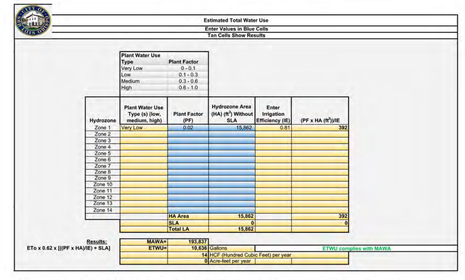
Additional notes regarding trees or shrubs to be saved:

- During excavation, any roots encountered will be protected and handled per the City's tree protection notes to the satisfaction of the City Engineer and City Arborist.
- Directional boring within drip-line trees to be saved must maintain a minimum depth of 5 feet.

Nesting Birds Note:

To avoid direct impact to nesting birds, any proposed tree removal occurring between Feb 1 and Sept 15 shall require a pre-activity survey for active nests by a City approved qualified biologist.


Maximum Applied Water Allowance Calculations
Enter Value in Blue Cells
Tan Cells Show Results
San Luis Obispo
Type of Project: Non-residential
ET$_o$, ref Eto from WUCOLS data: 43.80 ET$_o$ inches/year
Overhead Landscape Area (ft^2): 0
Drip Landscape Area (ft^2): 15862
SLA (ft^2): 0
Total Landscape Area: 15,862.00
Results:
(ETo) x (0.62) x ((ETAF x LA) + (1.0 - ETAF) x SLA): 193,837 Gallons per year
259 HCF (Hundred Cubic Feet) per year
0.59 Acre-feet per year


Estimated Total Water Use
Enter Values in Blue Cells
Tan Cells Show Results
Plant Water Use Types: Plant Factor: Very Low 0 - 0.1; Low 0.1 - 0.3; Medium 0.3 - 0.6; High 0.6 - 1.0
Hydrozone | Plant Water Use Type (e) (low, medium, high) | Plant Factor (PF) | Hydrozone Area (HA) (ft^2) Without SLA | Enter Irrigation Efficiency (IE) | (PF x HA (ft^2))/IE
Zone 1 Very Low 0.00 15,862 0.81 392
Zone 2
Zone 3
Zone 4
Zone 5
Zone 6
Zone 7
Zone 8
Zone 9
Zone 10
Zone 11
Zone 12
Zone 13
Zone 14
HA Area 15,862 392
SLA 0 0
Total LA 15,862
Results: MAWA= 193,837 Gallons
ETo x 0.62 x [(PF x HA)/IE) + SLA] ETWU= 10,636 Gallons ETWU complies with MAWA
583 HCF (Hundred Cubic Feet) per year
0 Acre-feet per year

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

L-2

Jim Burrows
Landscape Architecture
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San Luis Obispo, CA 93401
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DATE: 01/27/2021 JBLA # 20-107

WELO WORKSHEET
AND LANDSCAPE DESIGN NOTES

VILLAGE AT THE PALMS
55 BROAD STREET
SAN LUIS OBISPO, CA

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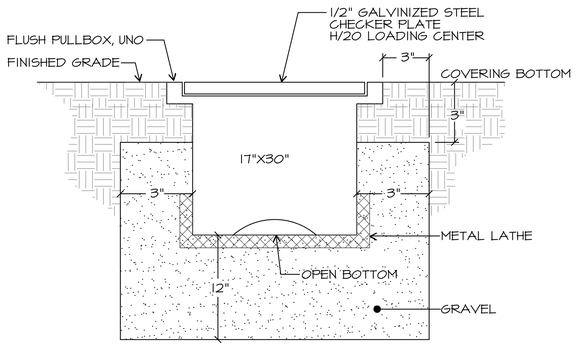
LED FIXTURE SCHEDULE

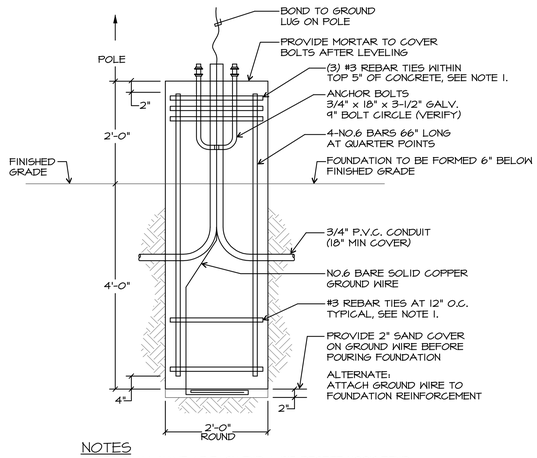
TYPE	MANUFACTURER AND CATALOG NUMBER	LED MODULE TYPE	LED MODULE COLOR TEMP	WATTS	DRIVER	OPTIC/LENS	REMARKS
S1 / 40	US ARCHITECTURAL DSAP20 PLED IV- 36 LED 350Ma NW120 XPK-HS	LED	4000K	36	0-10V	CLEAR	TYPE 4 FULL CUTOFF DECORATIVE PKG LOT LIGHT
S2 / 40	US ARCHITECTURAL DSAP20 PLED III- 36 LED 350Ma NW120 XPK-HS	LED	4000K	36	0-10V	CLEAR	TYPE 3 FULL CUTOFF DECORATIVE PKG LOT LIGHT
	US ARCHITECTURAL RNTA 144 - 125 PT 23						POLE FOR S1 + S2
S3 / 18	LITHONIA RADEAN RADB-LED-P4-ASY-40K	LED	4000K	18	0-10V	ASY	BOLLARD
S4 / 12	LITHONIA L4R	LED	4000K	12	0-10V	DIFFUSE	RECESSED DOWNLIGHT
S5 / 20	EVERGREEN LIGHTING BAR 22220LS	LED	4000K	20	0-10V	ACRYLIC	DECORATIVE SCONCE
S6 / 10	HYDREL	LED	4000K	10	24V	MFL	MOUNMENT SIGN LIGHT



FLUSH PULLBOX DETAIL (B)

SCALE: NONE

PLAN VIEW



NOTES

1. TIES SHALL HAVE AT EACH END A 135 DEGREE HOOK BEND WITH A SIX-BAR DIAMETER BUT NOT LESS THAN 3 INCH EXTENSION THAT ENGAGES THE LONGITUDAL REINFORCEMENT AND PROJECTS INTO THE INTERIOR OF THE STIRRUP OR HOOP.

LIGHT STANDARD FDN. DET. (A)

GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2016 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
6. FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
9. GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL CONDUCTORS SHALL BE IN CONDUIT.
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
14. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
15. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
16. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID.
17. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.

ACCESSIBILITY NOTES

Installation of switches, outlets and controls to reflect the accessibility requirements of the 2016 accessibility codes

1. CBC 11B-308.1.1 Electrical controls and switches intended to be used by the occupant of a room or area shall be located within the allowable reach ranges. Low reach shall be measured from the bottom of the outlet box and high reach is measured to the top of the outlet box.

2. CBC 11B-308.1.2 Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located in the allowable reach range. Low reach shall be measured from the bottom of the outlet box and high reach is measured to the top of the outlet box.

3. CBC 11B-308.2.1 High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above finish floor or ground.

4. CBC 11B-308.2 Forward Reach Obstructed - Electrical receptacle outlets shall be located no more than 44 inches measured from the top of the receptacle outlet box when the obstruction is over 20" and does not exceed 25". When the depth is less than 20" height can be increased to 48". (desk counters)

5. CBC 11B-308.3 Side Reach Obstructed - Electrical receptacle outlets shall be located no more than 46 inches measured from the top of the receptacle outlet box when the obstruction is over 10" and does not exceed 24". When the depth is less than 10" height can be increased to 48".

6.Overhang light fixtures or wall fixtures projecting more than 4" from the wall surface shall be a minimum of 80" above the walking surface.

SYMBOLS

- CONDUIT EXISTING
- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
- CONDUIT STUBBED OUT AND CAPPED
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1"C., NO MARKS = 2 #12.
- A-3 — HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
- SAWCUT
- GROUND CONNECTION
- DISTRIBUTION SWITCHBOARD OR PANEL
- PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
- SIGNAL TERMINAL CABINET, SURFACE & FLUSH
- FLUORESCENT FIXTURE
- 2 — OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
- SURFACE FIXTURE ON FLUSH OUTLET.
- RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
- EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
- LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
- A / 100 — LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
- FC / 1 — MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
- SPECIAL RECEPTACLE - SEE PLAN
- METER
- FLUSH FLOOR RECEPTACLE
- RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
- DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
- DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
- GFI — GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- CEILING RECEPTACLE
- RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
- J — JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
- T — THERMOSTAT F.D.O. +48"
- 2 — MOTOR, NO. INDICATES HORSEPOWER
- CLOCK OUTLET +7'-6" U.N.O.
- DISCONNECT SWITCH, NON-FUSED
- F — DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
- COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
- MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
- D — DIMMER W/INTEGRAL "ON-OFF" SW.
- PUSHBUTTON
- PC — PHOTOCELL
- SD — SMOKE DETECTOR
- TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENING +18" U.N.O.
- CABLE TV OUTLET +18" U.N.O.
- M — MOTION SENSOR
- $ — EXISTING SWITCH
- S — SINGLE POLE SWITCH
- ^{2} — DOUBLE POLE SWITCH
- ^{3} — THREE WAY SWITCH
- ^{P} — SWITCH W/PILOT LT.
- ^{M} — MANUAL MOTOR STARTER

(S, ^{2}, ^{3}, ^{P}: QUIET TOGGLE TYPE RATED AT 20A 120/277V AC. +42" U.N.O.)

FACP	FIRE ALARM CONTROL PANEL
GFI	GROUND FAULT CIRCUIT INTERRUPTING
LST	LABOR SAVING TANDEM
MLO	MAIN LUGS ONLY
W/	WITH
C.O.	CONDUIT ONLY
W.P.	WEATHERPROOF
F.B.O.	FURNISHED BY OTHERS, INSTALL & CONNECT
U.N.O.	UNLESS NOTED OTHERWISE
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
(E)	EXISTING
(N)	NEW
(R)	REMOVE
(RL)	RELOCATE
S/M	SURFACE MOUNT
U/G	UNDERGROUND
CWP	COLD WATER PIPE
AFF	ABOVE FINISHED FLOOR
HACR	HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
N.L.	NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

HBA
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VILLAGE AT THE PALMS
55 BROAD STREET
SAN LUIS OBISPO, CALIFORNIA

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SHEET CONTENTS

GENERAL NOTES,
SYMBOLS & DETAILS

PROJECT NO: 9923

JMPE
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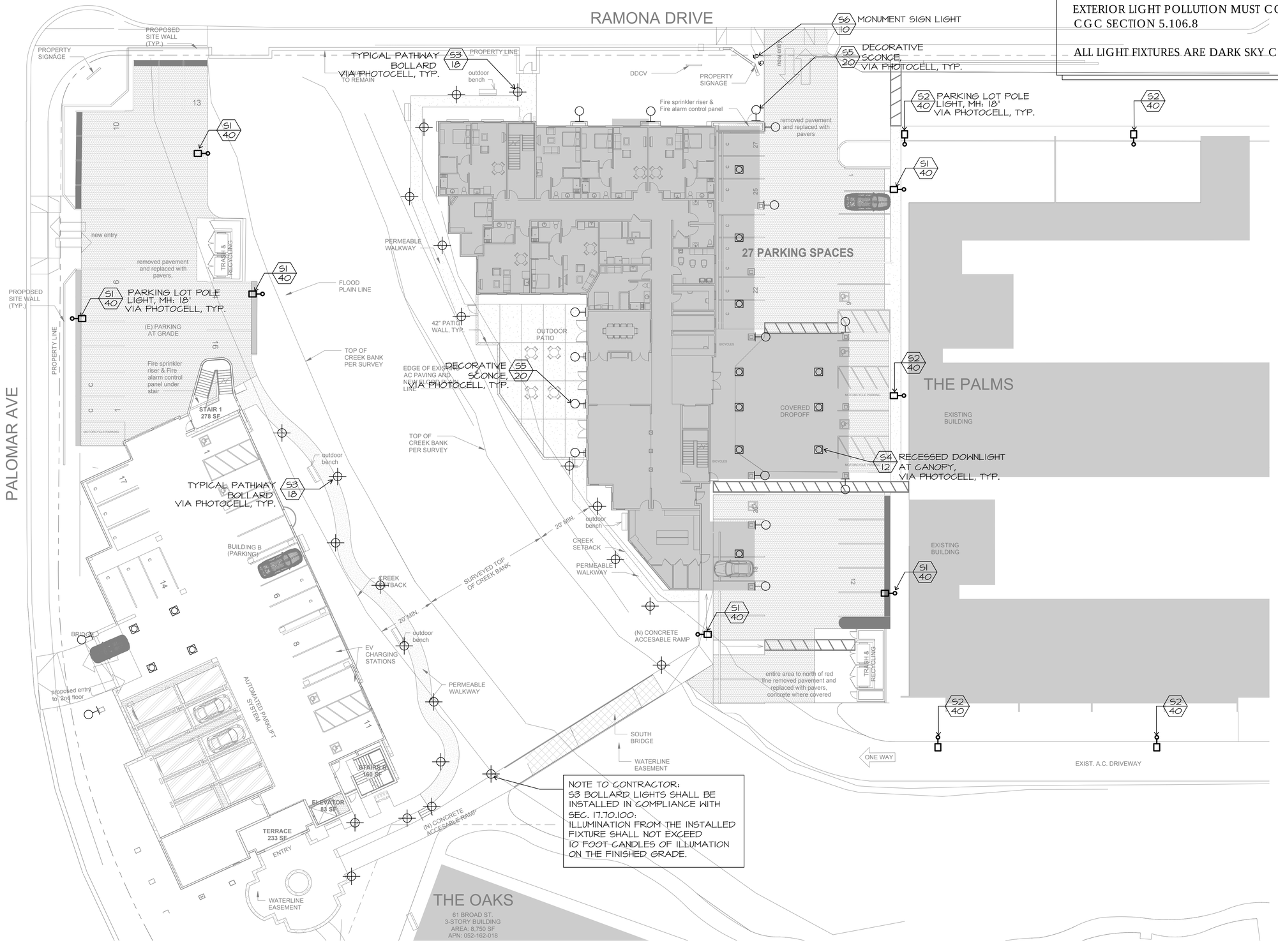
REGISTERED PROFESSIONAL ENGINEER MALCOLM A. SYMINGTON No. E013083 EXP. 06/30/2021 ELECTRICAL STATE OF CALIFORNIA

SHEET

E0.1

EXTERIOR LIGHT POLLUTION MUST COMPLY WITH CGC SECTION 5.106.8

ALL LIGHT FIXTURES ARE DARK SKY COMPLIANT



NOTE TO CONTRACTOR:
S3 BOLLARD LIGHTS SHALL BE INSTALLED IN COMPLIANCE WITH SEC. 17.70.100:
ILLUMINATION FROM THE INSTALLED FIXTURE SHALL NOT EXCEED 10 FOOT CANDLES OF ILLUMATION ON THE FINISHED GRADE.

SITE LIGHTING PLAN

SCALE: 1/16" = 1'-0"

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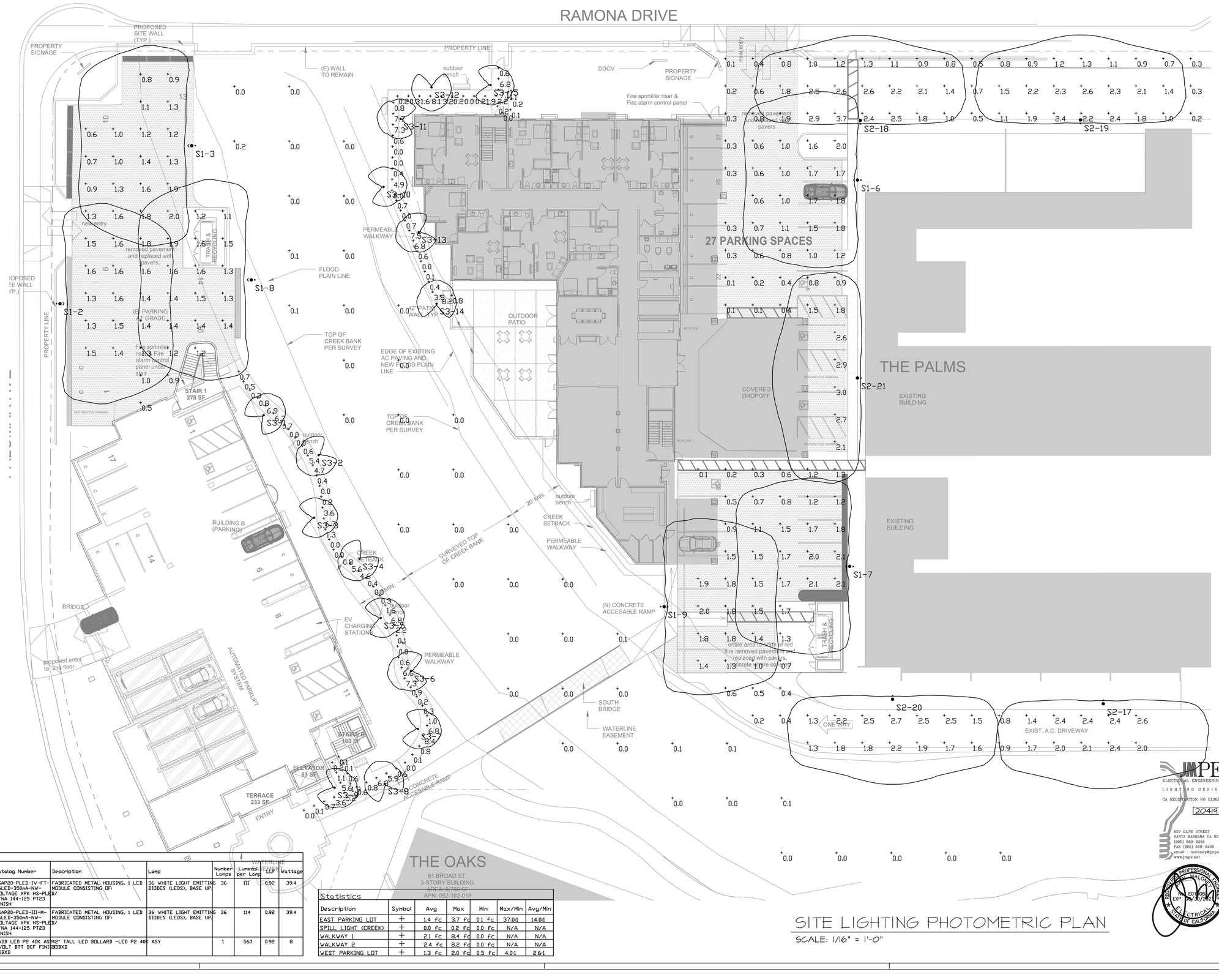
SHEET CONTENTS

SITE LIGHTING PLAN

PROJECT NO: 9923

SHEET

E0.2



Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S1	6	U.S. ARCHITECTURAL LIGHTING	DSAP20-PLED-IV-FT-36LED-350mA-NW-VOLTAGE XPK HS-PLED/RTNA 144-125 PT23 FINISH	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	36 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP	36	111	0.92	39.4
	S2	5	U.S. ARCHITECTURAL LIGHTING	DSAP20-PLED-III-M-36LED-350mA-NW-VOLTAGE XPK HS-PLED/RTNA 144-125 PT23 FINISH	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	36 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP	36	114	0.92	39.4
	S3	15	Lithonia Lighting	RADB LED P2 40K ASY MVOLT BTT BCF FINISH DDBXD	42" TALL LED BOLLARD -LED P2 40K ASY	DDBXD	1	560	0.92	8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST PARKING LOT	+	1.4 fc	3.7 fc	0.1 fc	37.0:1	14.0:1
SPILL LIGHT (CREEK)	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
WALKWAY 1	+	2.1 fc	8.4 fc	0.0 fc	N/A	N/A
WALKWAY 2	+	2.4 fc	8.2 fc	0.0 fc	N/A	N/A
WEST PARKING LOT	+	1.3 fc	2.0 fc	0.5 fc	4.0:1	2.6:1

SITE LIGHTING PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

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SHEET CONTENTS
SITE LIGHTING
PHOTOMETRIC PLAN

PROJECT NO: 9923

SHEET
E0.3

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DSAP20-PLED-IV-FT-36LED-350mA-NW-VOLTAGE XPK
HS-PLED/ RTNA 144-125 PT23 FINISH

SOLID STATE AREA LIGHTING

DSAP SERIES-PLED

PROJECT NAME:

FIXTURE TYPE:

FEATURES

Luminaire
Upper housing is heavy gauge cast aluminum (min. .125" wall; alloy >0.2% Cu for DSAP25) or spun aluminum with reveal (.125" min. wall for DSAP20). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is barriered from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

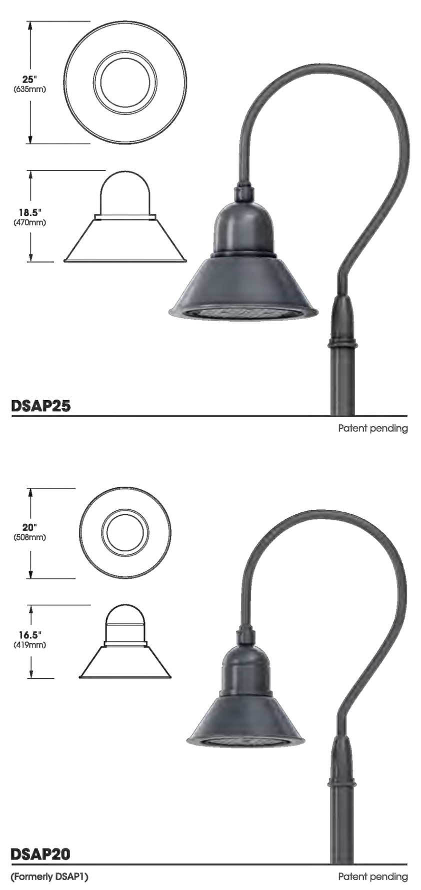
PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High output LED's are utilized with drive currents ranging from 350mA to 875mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Amber LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.



DSAP25 — Patent pending

DSAP20 (Formerly DSAP1) — Patent pending

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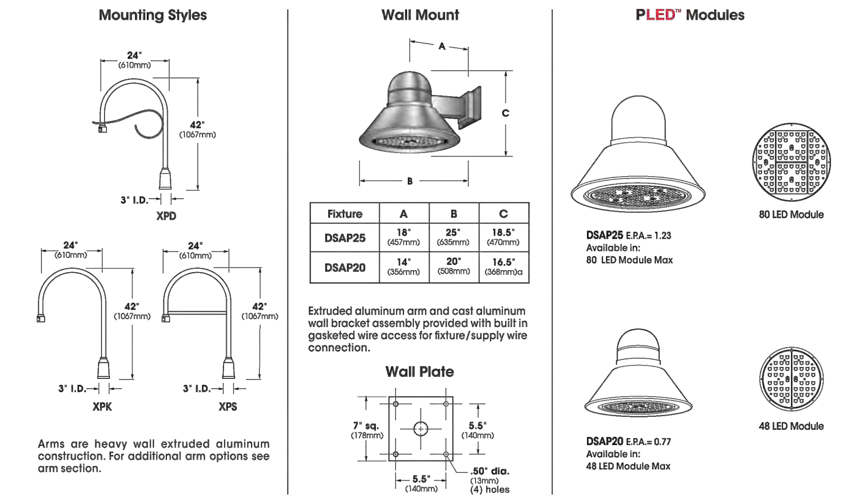
DSAP SERIES - PLED

SPECIFICATIONS



Arms are heavy wall extruded aluminum construction. For additional arm options see arm section.

Fixture	A	B	C
DSAP25	18" (457mm)	25" (635mm)	18.5" (470mm)
DSAP20	14" (356mm)	20" (508mm)	16.5" (368mm)a

Extruded aluminum arm and cast aluminum wall bracket assembly provided with built in gasketed wire access for fixture/supply wire connection.

DSAP25 E.P.A.= 1.23 Available in: 80 LED Module Max

DSAP20 E.P.A.= 0.77 Available in: 48 LED Module Max

ORDERING INFORMATION

Spec/Order Example: DSAP20/PLED-II/48LED-350mA/NW/347/1/RAL-7005-S

Luminaire: DSAP25-PLED; DSAP20-PLED (Formerly DSAP1)

Optics (PLED™ Distribution Type): Type II PLED-II; Type II Front Row PLED-II-FR; Type III Med. PLED-III-M; Type III Wide PLED-III-W; Type IV PLED-IV; Type IV PLED-IV-FT; Type V Narrow PLED-VSQ-N; Type V Med. PLED-V-SQ-M; Type V Wide PLED-V-SQ-W

LED — # of LEDs: DSAP25: 80LED[1], 48LED, 36LED; DSAP20: 48LED[1], 36LED, 20LED. Drive Current: 1050mA[2], 875mA[2], 700mA[2], 525mA, 350mA. Color Temp - CCT: NW (4000K)* *Standard; CW (5000K); WW (3000K); Other LED Colors Available Consult Factory. Amber[3]: Phosphor Converted Amber PCA[4]; True Amber[5] TRA

NOTES:
1 - 875mA maximum
2 - 700mA and 875mA not for use with TRA LED's
3 - Narrow band Ambers have no Definable CCT equivalent
4 - 700mA maximum
5 - Available in 350mA & 525mA drive currents only

Voltage: 120; 208; 240; 277; 347; 480

Mounting: XPK; XPS; XPD; 1; Wallmount: WM. See USALTG.COM for additional arm styles

Finish — Standard Textured Finish: Black RAL-9005-T; White RAL-9003-T; Grey RAL-7004-T; Dark Bronze RAL-8019-T; Green RAL-6005-T. For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S). Consult factor for custom colors

Options: Stem Mount + Length(in) (48" Max) SM+L; Chain Mount + Length(in) (48" Max) CM+L; Internal House Side Shield Inc. LED Count (Example: HS-PLED/48) HS-PLED; Twist Lock Receptable Only TPR; 7-Pin Twist Lock Receptable Only TPR7; High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) HLSW; Photo Cell + Voltage (Example: PC120V) PC+V; Single Fuse (120V, 277V) SF; Double Fuse (208V, 240V) DF; Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75fc) MS-F211; Remote Motion Sensor Configurator MS-FC10

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S1/40 PARKING LOT POLE LIGHT, MH: 18'

DSAP20-PLED-III-M-36LED-350mA-NW-VOLTAGE XPK
HS-PLED/ RTNA 144-125 PT23 FINISH

SOLID STATE AREA LIGHTING
DSAP SERIES-PLED
PROJECT NAME:
FIXTURE TYPE:
FEATURES
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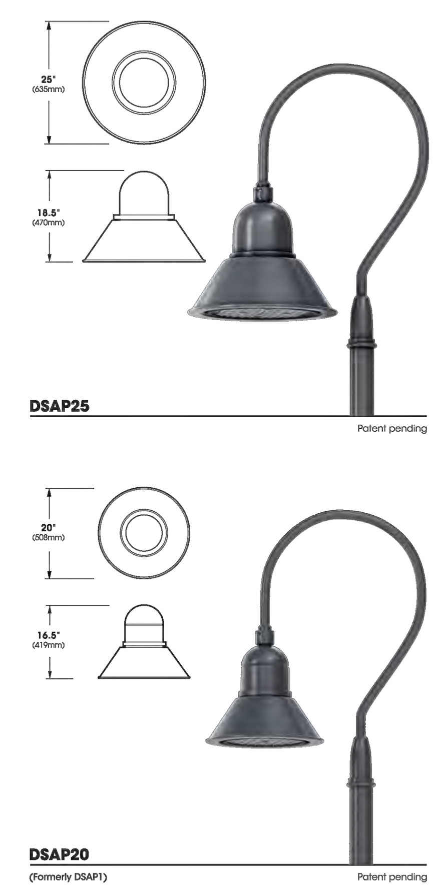

DSAP25 — Patent pending
DSAP20 (Formerly DSAP1) — Patent pending
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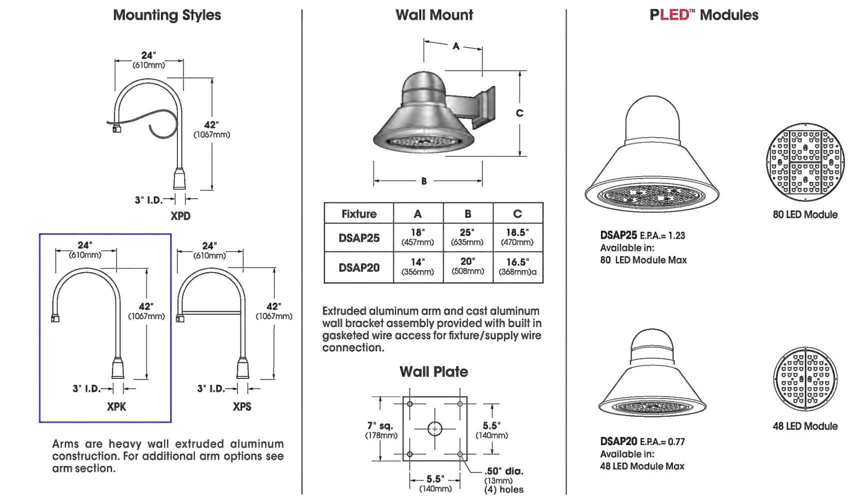
DSAP SERIES - PLED
SPECIFICATIONS



Arms are heavy wall extruded aluminum construction. For additional arm options see arm section.
ORDERING INFORMATION
Spec/Order Example: DSAP20/PLED-II/48LED-350mA/NW/347/1/RAL-7005-S
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S2/40 PARKING LOT POLE LIGHT, MH: 18'

RADEAN Bollard
LED Site Luminaire

Catalog Number: RADB LED P4 40K ASY MVOLT BTT BCF FINI

Notes:

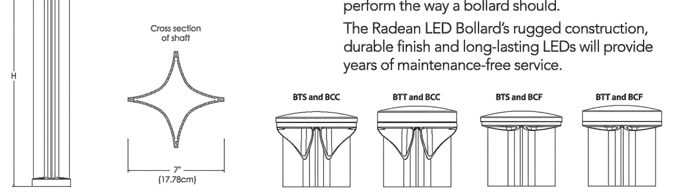
Type: S3

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications
Diameter: D = 8.25" (20.96cm)
Height: H = 41.5" Standard (105.41cm)
Weight (max): 20lbs (9.07Kg)



Ordering Information
EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED

Series: RADB LED

Performance Package: P1; P2; P3; P4; P5[1]

Color temperature: 27K 2700 K; 30K 3000 K; 35K 3500 K; 40K 4000 K; 50K 5000 K

Distribution: ASY Asymmetric[2]; SYM Symmetric[1]

Voltage: MVOLT[3]; 120; 208[3]; 240[3]; 277; 347; 480

Control options — Shipped installed: PE Photoelectric cell, button type[4,5]; DMG 0-10V dimming driver (no controls); E7WH Emergency battery backup,Certified in CA Title 20 MAEDBS[1,6,7]; FAO Field adjustable output[5]; PIR Motion sensor Bi-level[3,5,6,7]

Bollard top — Slim Top: BTS Slim top, painted to match shaft[5,8]; BTSDWHXD Slim top, white[5,8]; BTSDBLBXD Slim top, black texture[5,8]; BTSDBLXD Slim top, black[5,8]; BTSDDBTXD Slim top, dark bronze textured[5,8]; BTSDDBXD Slim top, dark bronze[5,8]; BTSDNATXD Slim top, natural aluminum textured[5,8]; BTSDNAXD Slim top, natural aluminum[5,8]; BTSDWHGXD Slim top, white textured[8]. Tall Top: BTT Tall top painted to match shaft[8]; BTTDBLBXD Tall top, black textured[8]; BTTDBLXD Tall top, black[8]; BTTDDBTXD Tall top, dark bronze textured[8]; BTTDDBXD Tall top, dark bronze[8]; BTTDNATXD Tall top, natural aluminum textured[8]; BTTDNAXD Tall top, natural aluminum; BTTDWHGXD Tall top, white textured[8]; BTTDWHXD Tall top, white[8]

Bollard crown — Deep Crown: BCC Deep crown, painted to match shaft[8]; BCCDWHXD Deep crown, white[8]; BCCDBLXD Deep crown, black[8]; BCCDBLBXD Deep crown, black textured[8]; BCCDDBTXD Deep crown, dark bronze textured[8]; BCCDDBXD Deep crown, dark bronze[8]; BCCDNATXD Deep crown, natural aluminum textured[8]; BCCDNAXD Deep crown, natural aluminum[8]; BCCDWHGXD Deep crown, white textured[8]. Flat Crown: BCF Flat crown, painted to match shaft[8]; BCFDBLBXD Flat crown, black textured[8]; BCFDBLXD Flat crown, black[8]; BCFDDBTXD Flat crown, dark bronze textured[8]; BCFDDBXD Flat crown, dark bronze[8]; BCFDNATXD Flat crown, natural aluminum textured[8]; BCFDNAXD Flat crown, natural aluminum[8]; BCFDWHGXD Flat crown, white textured[8]; BCFDWHXD Flat crown, white[8]

Other options: H24[6,9] 24" overall height; H30[6,9] 30" overall height; H36[6,9] 36" overall height; L/AB Without anchor bolts

Finish: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

Accessories (Ordered and shipped separately): RADBAB U Anchor bolts (4); RADBABC DDBXD U Replacement anchor bolt covers (specify finish) (4); RK1RADB BCKIT (FINISH) U Base cover with bolt caps; RK1RADB EMTESTMAG U Emergency test stylus

NOTES
1 P5 only available in SYM distribution.
2 ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
3 PIR not available with 208V or 240V.
4 PE only available with ASY.
5 PE, PIR and FAO not available with BTS.
6 E7WH and PIR only available in full height. Not available with H24, H30 or H36.
7 PIR not available with E7WH.
8 Architectural and custom colors available (additional leadtimes and cost may apply).
9 42" Height is standard. H24, H30 and H36 have longer leadtimes.

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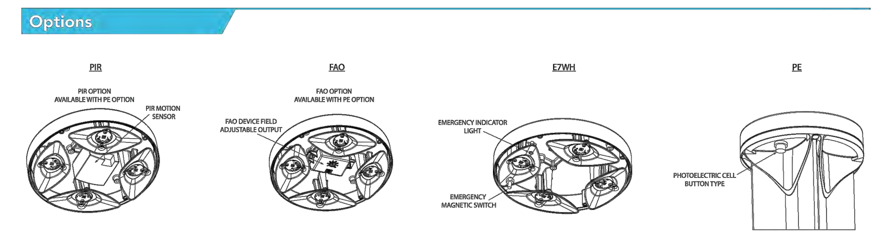
Options



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data DNAXD Finish*

Light Engines	Performance Package	System Watts	2700K Lumens	B	U	G	LPW	3000K Lumens	B	U	G	LPW	3500K Lumens	B	U	G	LPW	4000K Lumens	B	U	G	LPW	5000K Lumens	B	U	G	LPW
"Symmetric (4 light engines)"	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	711	0	1	0	89	713	0	1	0	89
	P3	13	1036	1	1	0	77	1088	1	1	0	81	1112	1	1	0	83	1142	1	1	0	85	1146	1	1	0	85
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1	1	0	84	1610	1	1	0	87	1616	1	1	0	87
	P5	32	2314	1	1	0	72	2430	1	1	0	75	2484	1	1	0	77	2551	1	1	0	79	2561	1	1	0	79
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0	1	0	64	344	0	1	0	66	346	0	1	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	644	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P4	19	1323	0	1	0	71	1390	0	1	0	75	1420	0	1	0	76	1459	0	1	0	78	1464	0	1	0	79

***Note:** Lumen output varies based on finish. Silver color shown, for black (worst) or white (best) photometry, see specific photometric files downloadable from www.acuitybrands.com

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance	25,000	50,000	75,000	100,000
P1	0.94	0.89	0.85	0.80
P2	0.94	0.89	0.85	0.80
P3	0.94	0.89	0.85	0.80
P4	0.94	0.89	0.85	0.80
P5	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0	32°F	1.03
5	41°F	1.03
10	50°F	1.02
15	59°F	1.01
20	68°F	1.01
25	77°F	1
30	86°F	0.99
35	95°F	0.99
40	104°F	0.98

Electrical Load

	Watts @120V (W)	Watts @277V (W)	Current (Amp) @120V (A)	@208V (A)	@240V (A)	@277V (A)	Watts (@347V)	Watts (@480V)	Current (Amp) @347V (A)	@480V (A)
P1 ASY	5	6	0.0445	0.0299	0.0276	0.0262	10	10	0.0443	0.0319
P2 ASY	9	10	0.0751	0.0471	0.0429	0.0399	14	14	0.0505	0.0364
P3 ASY	14	15	0.1147	0.0699	0.0627	0.0571	18	18	0.0611	0.0441
P4 ASY	19	19	0.1586	0.0928	0.0819	0.0735	23	23	0.0709	0.0513
P1 SYM	5	6	0.0444	0.0301	0.0279	0.0265	9	9	0.0441	0.0319
P2 SYM	9	10	0.0734	0.0461	0.0421	0.0391	13	13	0.0502	0.0363
P3 SYM	13	14	0.112	0.067	0.0598	0.0544	18	18	0.0602	0.0435
P4 SYM	18	19	0.1535	0.0902	0.0796	0.0713	22	22	0.0691	0.0499
P5 SYM	31	31	0.2597	0.1527	0.1326	0.1149	35	36	0.1079	0.079

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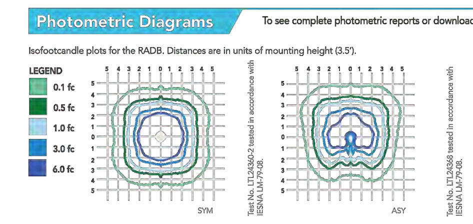
Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RADEAN Bollard homepage.

Isofootcandle plots for the RADB. Distances are in units of mounting height (3.5').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the Radean LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece extruded aluminum shaft with thick side walls for extreme durability, and die-cast reflector and top cap. Four 3/8" x 16" anchor bolts with double nuts and washers and 5-2/3" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L80/100,000 hours at P5 at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Emergency battery backup rated for -10°C minimum ambient. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application and color. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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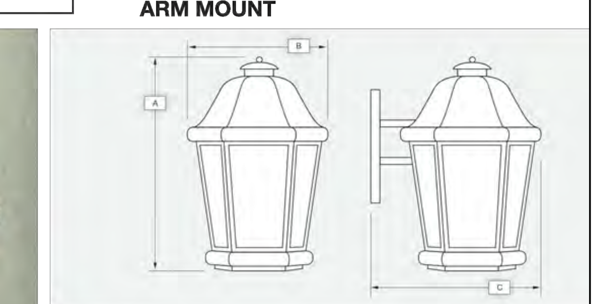
S3/18 PATHWAY BOLLARD

EVERGREEN LIGHTING

BARCELONA

Catalog #		Type
Project		
Description		Date

ARM MOUNT



Standard Features

Material
Paintlok sheet; Standard Powdercoat Finish, White Acrylic Lens; .125 thickness, ETL Wet Location.

Installation
Mounting/wireway hole in center of backplate. Supplied with standard mounting hardware to mount to a 4" J-box or plaster ring.

Optics*
Contact Evergreen Lighting for complete photometrics.

LED Features

LED
Alta LED #AL-R-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED arrays will be centered within the Lens area and mounted on a white aluminum reflective plate.

Driver
Specific Drivers will be matched with each different LED array configuration/wattage. Standard Driver Features:
- Constant Current
- 3 / 5 year warranty
- 120/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Sample Spec Number: BAR2103Q-AB-A

Part #	Lamp/Watts	Lumens	A	B	C
BAR2103Q	13Q	800	16	11	12
BAR2105T	26T	1800	16	11	12
BAR2104Q	2-13Q	1600	16	11	12
BAR2105	26Q	1800	16	11	12
BAR2211	32T	2200	19	14	15
BAR2204Q	2-13Q	1600	19	14	15
BAR2206	2-26Q	3600	19	14	15
BAR2222	42T	3200	19	14	15
BAR2106L	6LED	600	16	11	12
BAR2110L	10LED	1000	16	11	12
BAR2112L	12LED	1200	16	11	12
BAR2220L	20LED	2000	19	14	15
BAR2224L	24LED	2400	19	14	15
BAR2240L	40LED	4000	19	14	15
DARK SKY					
BAR2109LS	9LED	900	16	11	12
BAR2115LS	15LED	1500	16	11	12
BAR2220LS	20LED	2000	19	14	15

Fluorescent Features

Ballast
SC programmed electronic high power factor ballast, multivoltage 120V/277V. Lamps not included

Finishes

Ballast
Architectural Bronze (AB), Textured Bronze (TBR), Matte Black (MBK), Semi Gloss Black (GBK), Textured Black (TBK), Textured Rust (TR), Matte White (MW), Textured White (TW), Gloss White (GW), Metallic Grey (MG), Textured Gold (TG), Metallic Nickel (MN), Textured Verde Patina (TVP), Satin Brass (SB), Copper Vein (CV), Gold Vein (GV), Silver Vein (SV), Chrome (CH), Oil Rubbed Bronze (ORB)

Options*
Emergency (EMR), Photocell (PC), Lamp Sources, Size Modifications, Vandal Proof Enclosure (VPE), Special Lens, Incandescent

*Consult Factory

MADE IN CALIFORNIA

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

S5/20 DECORATIVE SCONCE

HBA ARCHITECTURE + PLANNING

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805 962 2746

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SAN LUIS OBISPO, CALIFORNIA

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SHEET CONTENTS
EXTERIOR LIGHT FIXTURE CUT SHEETS

PROJECT NO: 9923

SHEET
E0.4

VILLAGE AT THE PALMS, SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY, CALIFORNIA

(Assessor's Parcel Number 052-162-021)

BIOLOGICAL RESOURCES ASSESSMENT

Prepared for:

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March 23, 2021

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EXECUTIVE SUMMARY

Kevin Merk Associates, LLC (KMA) conducted this biological resources assessment (BRA) for the proposed expansion of an existing Assisted Living housing and related services within an approximately two-acre study area at 55 Broad Street, San Luis Obispo, San Luis Obispo County, California. The property is identified as Assessor's Parcel Number (APN) 052-162-021, and zoned Residential Care Facility (R-4 PD). The proposed project involves the construction of two new buildings and associated infrastructure.

The purpose of this assessment was to assist the project proponent with technical biological resources information to support the City of San Luis Obispo's (City) environmental review. This report evaluates the potential for the subject property to support special-status biological resources, and whether these resources could be adversely affected by the proposed project. A desktop review of available background information on special-status biological resources in the project vicinity was used for this analysis coupled with a field survey in February 2021.

Three plant communities or land use types were identified within the study area, and include: 1) Ornamental; 2) Developed/Ruderal; and 3) Riparian. A prominent feature of the property is the segment of Old Garden Creek lined by Riparian forest that traverses the site. The stream originates on the northern slope of Cerro San Luis a short distance from the property, and is a tributary to San Luis Obispo Creek. The Riparian habitat had a mixture of native coast live oak and willows along with a variety of non-native ornamental species that had become established or were intentionally planted. The Riparian habitat is considered to be a sensitive natural community by the California Department of Fish and Wildlife (CDFW) and a sensitive resource by the City. The project as proposed will avoid the creek corridor and associated riparian habitat.

The background review and site survey determined that one special-status plant species had potential to occur within the property, and was observed during the survey. Several southern California black walnut (*Juglans californica*; California Rare Plant Rank [CRPR] 4.2) trees (mostly young specimens) were found in five locations along the creek corridor. The project is setback from the creek's riparian habitat and these five young trees would not be affected during construction or occupation of the proposed project.

Numerous special status wildlife were considered to have potential to occur on the property. No fish species could occur because the onsite drainage is too ephemeral to support fish. The property occurs in designated critical habitat for the California red-legged frog (*Rana draytonii*), but the drainage is too ephemeral to support aquatic habitat of this species, and the site is separated by dense urban development from any recorded occurrences. As such, the creek and its associated riparian habitat were determined to not provide suitable habitat for the species. The creek corridor running through the project site was determined to have potential to support the northern California legless lizard (*Anniella pulchra*), and trees in the project site could provide seasonal habitat for protected nesting birds and roosting bats. The project will avoid the creek corridor and any potentially suitable habitat for the legless lizard. The project description was also developed to avoid impacts to nesting birds by including biological surveys and monitoring should construction commence during the nesting bird season (February 1 through August 31). As an additional approach to avoid impacts to the creek corridor and riparian habitat, protective fencing, an erosion and sediment control plan and compliance with the City's stormwater control requirements would also be part of the project. A Worker Environmental Awareness Program to be developed and provided by a qualified biologist will also help avoid impacts to the creek corridor and wildlife during construction.

The proposed project would occur in the Developed/Ruderal and Ornamental land uses associated with an existing development, and these areas do not represent significant value to wildlife. A development setback along the creek corridor has been designated from the top of bank or edge of riparian, whichever is farther. Grading and surface disturbance are proposed to occur on existing pavement of parking lots and will be sited beyond the creek's top of bank. Even though some development may encroach into the City of San Luis Obispo's creek setback, no direct impacts to the creek or its associated riparian habitat will occur. In addition, no new drainage outfalls are proposed and underground stormwater treatment/retention areas are planned for the proposed project.

The creek is expected to fall under the jurisdiction of U.S. Army Corps of Engineers under Section 404 of the Clean Water Act; Regional Water Quality Control Board under Section 401 of the Clean Water Act and Porter-Cologne Water Quality Control Act; and, CDFW pursuant to California Fish and Game Code Sections 1600 et seq. While no work is proposed to occur within these agencies jurisdictional areas, should any work be conducted in the creek area, notification and potential permitting from these agencies would be required.

The project will be sited primarily in existing parking lots on the site, and will reduce impervious surfaces on the site. Landscaping and ornamental areas may be disturbed where they are immediate adjacent to existing parking lots to construct the project. In compliance with the City Municipal Code for Tree Removal 12.24.090 any trees meeting the size threshold and species requirements would need to be replaced at a 1:1 ratio. The conceptual landscape plan prepared by the applicant would cover the techniques and monitoring methods to replace any removed trees that may be needed in compliance with City-required tree planting. In addition, native plantings would be sited within the creek setback zone along with appropriate maintenance and management. It is expected that any additional tree planting required to meet City policies from removal or transplanting onsite trees will be incorporated into the landscaping and creek setback zone. The project proposes to prevent indirect effects of stormwater runoff from construction areas on the creek corridor, riparian habitat and downstream aquatic areas, by implementing standard Best Management Practices (BMPs) and conducting biological monitoring of site disturbance activities that are in close proximity to the creek corridor to avoid impacts to nesting birds. Temporarily disturbed areas in the creek setback zone would be planted with native species, and as appropriate, a native seed mix (or another approved city method such as mulching) would be utilized to stabilize these areas while landscaping becomes established.

The proposed project did not trigger any of the criteria that would meet a mandatory finding of significance under the California Environmental Quality Act (CEQA). Given the project is proposed in existing disturbed areas, reduces impervious areas, protects the creek through city-approved erosion control and stormwater control measures, and includes protection measures to avoid impacts to nesting birds and bats through pre-activity biological surveys/monitoring, no mitigation measures are required to reduce project effects below a level of significance pursuant to the California Environmental Quality Act.

1.0 INTRODUCTION

Kevin Merk Associates, LLC (KMA) conducted this biological resources assessment (BRA) for a proposed expansion of an existing Assisted Living housing and related services within an approximately two-acre study area at 55 Broad Street, San Luis Obispo, San Luis Obispo County, California. The property is identified as Assessor's Parcel Number (APN) 052-162-021, and zoned Residential Care Facility (R-4 PD). The project is located 0.3 mile to the southwest of the intersection of Santa Rosa Street and Foothill Boulevard, within the Urban Reserve Limits of the City of San Luis Obispo (Figure 1). It is on the U. S. Geological Survey (USGS) San Luis Obispo 7.5-minute topographic quadrangle (T 30 S, R 12 E, southeast corner of the northwest corner of Section 27; 35.2940641°N, 120.6679656°W). The property is situated in an existing developed area within the City of San Luis Obispo (Figure 2). Dense urban development surrounds the property on all sides, and the project would be constructed in existing parking lots.

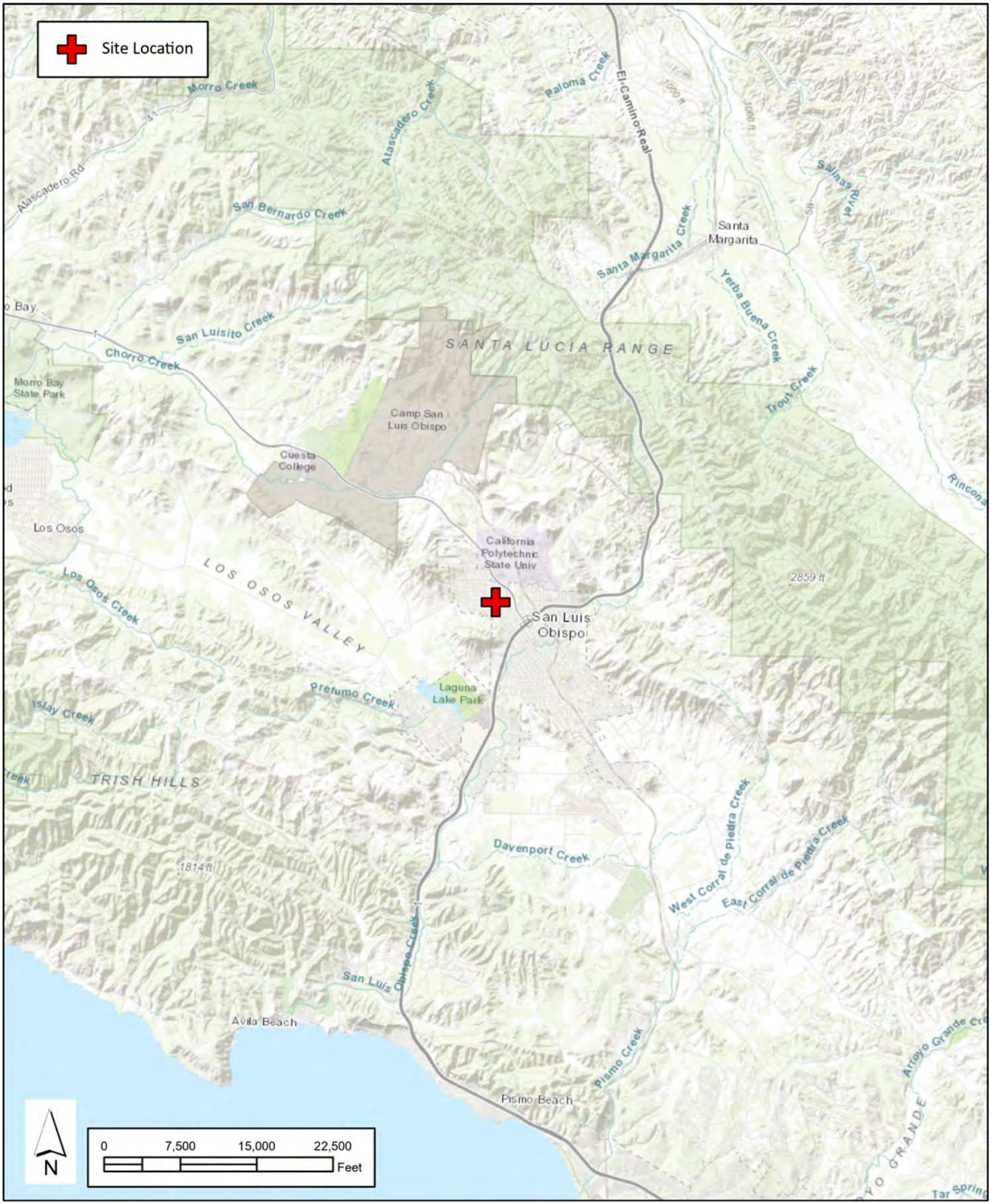
The purpose of this assessment is to assist the project proponent with technical biological resources information to support the application for a proposed expansion of existing Assisted Living housing and related services. This report evaluates the potential for the project site to support special-status biological resources (plants, animals, sensitive natural communities, and designated critical habitat) for the California Environmental Quality Act (CEQA) review to be conducted by the City of San Luis Obispo (City) for the project. This BRA evaluated the site's existing natural conditions to determine whether special-status biological resources may be present onsite and could be adversely affected by the proposed project.

1.1 Project Description

The Village at The Palms is an existing Residential Care Facility for the Elderly (RCFE) that provides a range of housing and services for the elderly population of San Luis Obispo, including Independent Senior Living, Assisted Living (including Memory Care), and Skilled Nursing. The proposed project is intended to meet the growing need within the community for additional Assisted Living housing and services. Adjacent uses include the existing senior housing campus to the east, multi-family and student housing to the west across Palomar Avenue, a commercial retail center, and the parking lot and land associated with The Church of Latter Day Saints to the north across Ramona Drive.

The project will provide various amenities and programs intended to promote social interaction, wellness and fitness, and group activities featuring art and music and access to the outdoors. In lieu of the current land use that is predominantly paved parking adjacent to the existing creek, the proposed development consolidates parking and will allow the new structures and associated outdoor patios and terraces meaningful visual access to the creek side environment. "Building A" includes a kitchen that will provide residents with a variety of food and meal choices and customized menus to meet specific nutritional needs of residents.

The individual studio, one-bedroom, and two-bedroom accommodations reflect the current expectations of assisted living residents to live in a "residential setting" with nicely sized bedrooms, living spaces that allow for a variety of furniture layouts, bathrooms that meet all current accessibility and licensing standards, as well as +9 ft. ceiling heights which will allow windows with maximum natural daylight and opportunities for natural ventilation.



KEVIN MERK ASSOCIATES

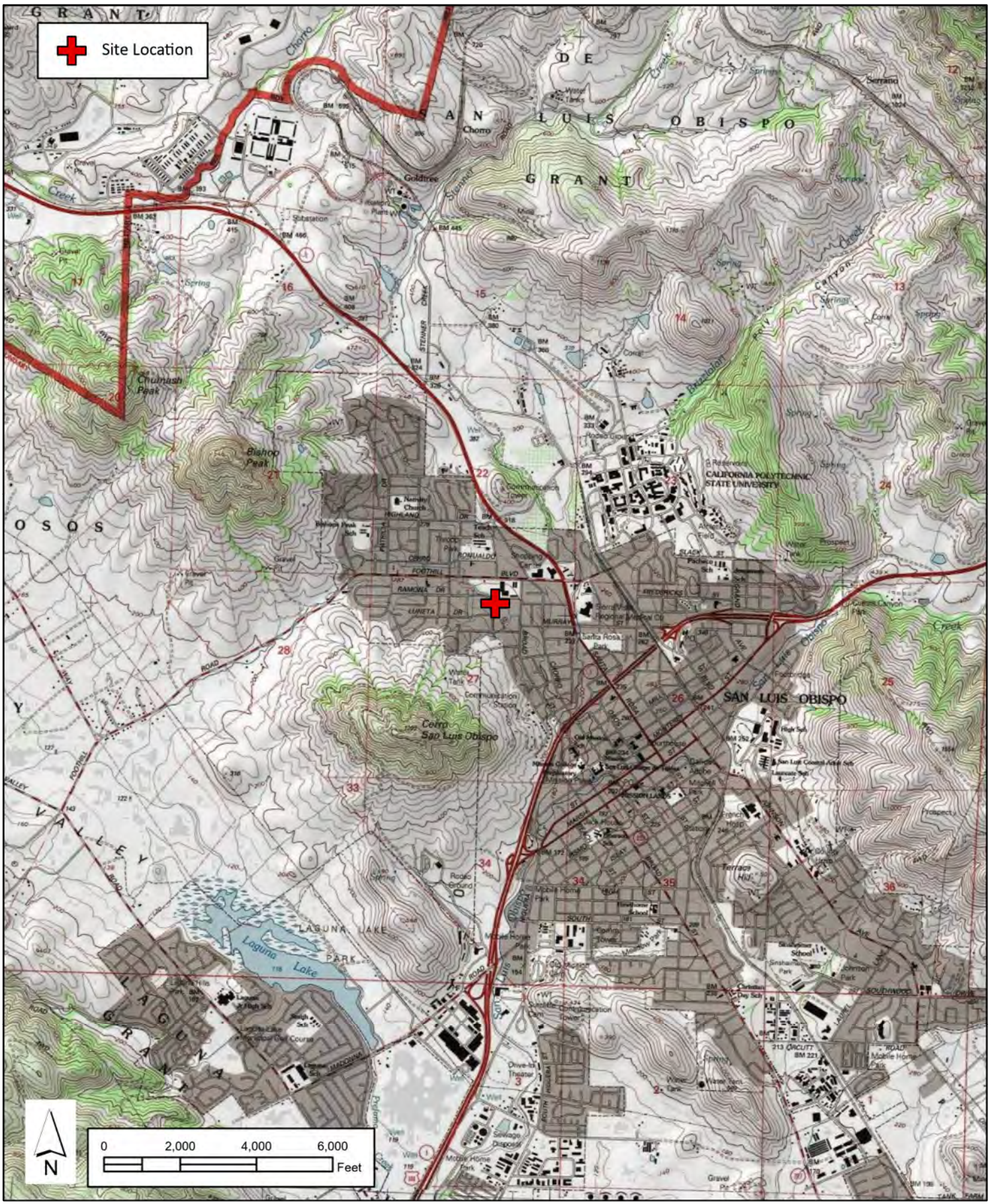
February 17, 2021

Village at the Palms

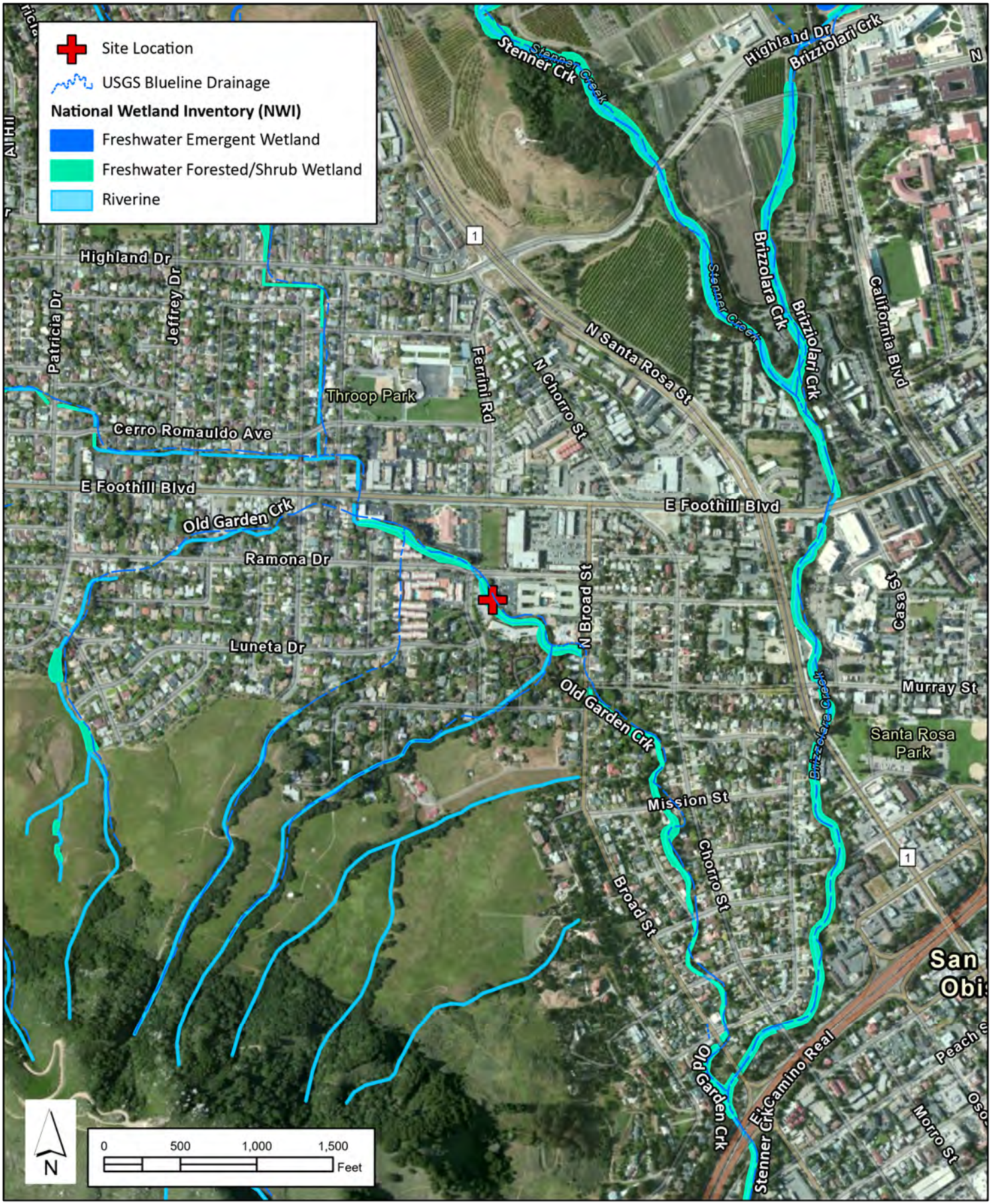
Morrison I, LP

Figure 1

Regional Location Map



KEVIN MERK ASSOCIATES February 17, 2021	**Village at the Palms** Morrison I, LP	**Figure 2** **USGS QUAD Map**



KMA KEVIN MERK ASSOCIATES February 17, 2021	**Village at the Palms** Morrison I, LP	**Figure 3** **Aerial Vicinity Map**

The building designs reflects a more traditional "Spanish style" architecture that includes clay tile roofs, smooth plaster finish walls, decorative tile insets, ornamental wrought iron planters, and a variety of arched openings. The buildings incorporate a significant number of horizontal breaks in the building plane which helps frame the courtyards/patios and create a residential scale articulation.. In addition to the clay tile roofs, both buildings have substantial recessed flat roof areas behind the mansard roofs for the location and visual concealment of mechanical equipment, plumbing vents, exhaust fans, and potential solar panels. "Building A" incorporates an arrival porte-couchere that provides a meaningful drop-off / arrival feature that also complies with Fire Department vertical clearances.

The main lobby for "Building B" incorporates a pedestrian courtyard that provides access to both a permeable creek side walkway and the existing pedestrian bridge. The pedestrian bridge will be modified to meet ADA standards, and in doing so, will serve as a meaningful pedestrian connection between the two new buildings and the overall existing campus. "Building B" also incorporates an automated parking system for a portion of the underbuilding parking, which, by its very nature, allows less of the site to be totally dedicated to surface parking.

The landscape character will be consistent with the existing landscape at the Palms. Existing trees and palm trees, and the riparian plants of the creek corridor, will be preserved and enhanced. City of San Luis Obispo planning documents, such as the "Water Efficient Landscape Ordinance (WELO)" and "Street Tree Master List," have been consulted to meet city goals. Trees and shrubs are selected to highlight building entries, compliment building scale and screen less interesting site features such as trash enclosures and utilities. Trees and shrubs are selected to enhance microclimate conditions such as providing parking lot shade and shading outdoor gathering areas. Plants are selected for drought-tolerance and to provide a variety of forms, leaf color and texture, and flower color to create variety and interest throughout the year, especially where adjacent to pedestrian pathways and gathering areas.

The two proposed buildings will be licensed as part of the existing Continuing Care Retirement Community (CCRC), and "Building A" will be further licensed as a RCFE. Upon the granting of entitlements, The Village at The Palms intends to commence Construction Documents and file plans for obtaining Building Permits. Construction will be done in two phases, with "Building B" as the first phase and "Building A" to follow immediately upon completion of "Building B". Construction is anticipated to last approximately 18 months for each phase of work.

1.2 Regulatory Overview

For the purpose of this report, special-status species are those plants and animals listed, or Candidates for listing, as Threatened or Endangered by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (FESA); those listed as Threatened or Endangered under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern," "Fully Protected," or "Watch List" by the California Department of Fish and Wildlife (CDFW; 2021); plants considered Endangered or Rare under the California Native Plant Protection Act; and, animals considered sensitive that do not have a specific listing status but which are recorded in the California Natural Diversity Database (CNDDB; CDFW 2021a).

FESA provisions protect federally listed species and their habitats from unlawful take, which is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any of the specifically enumerated conduct." Under these regulations, "harm" may

include significant habitat modification or degradation that kills or injures wildlife. Candidate species are not afforded legal protection under FESA; however, Candidate species typically receive special attention during the CEQA environmental review process. CESA provides for the protection and preservation of native species of plants and animals that are experiencing a significant decline which if not halted would lead to a threatened or endangered designation. Habitat degradation or modification is not expressly included in the definition of take under CESA.

CDFW maintains a list of Species of Special Concern for those species in which declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as special concern is to halt or reverse their decline early enough to secure their long-term viability. Species of Special Concern may receive special attention during environmental review, but do not have statutory protection. FESA and CESA emphasize early consultation to avoid impacts on Threatened and Endangered species. As part of the consultation process, project proponents are directed to develop appropriate mitigation plans to offset project effects on listed species and their habitats.

Sensitive natural communities are those native plant communities listed in the CNDDB (CDFW 2021a) as rare or of limited distribution. They are evaluated using NatureServe's Heritage Methodology to assign global and state ranks based on rarity and threat, and these ranks are reviewed and adopted by CDFW's (2020b) *Vegetation Classification and Mapping Program* (VegCAMP). Evaluation with the state (S) level results in ranks ranging from 1 (very rare or threatened) to 5 (demonstrably secure). Those with ranks of S1 to S3 are to be addressed in the environmental review process under CEQA (CDFW 2021b).

Critical habitat is designated for species listed under FESA, and are areas that contain the physical or biological features which are essential to the conservation of those species and may need special management or protection. Critical habitat designations affect only federal agency actions or federally funded or permitted activities. Activities by private landowners are not affected if there is no federal nexus.

Rare plants are those defined as occurring on California Rare Plant Rank (CRPR) 1A, 1B, 2A, 2B, 3 and 4 developed by the CDFW working in concert with the California Native Plant Society (CNPS; CDFW 2021c). Rank 4 species are a watch list, and typically do not meet CEQA's rarity definition (Section 15380), but are included here because they may be of local concern. The CRPR definitions are as follows:

- *Rank 1A: Presumed extirpated in California and either rare or extinct elsewhere.* These species are presumed extirpated because they have not been recorded in the wild in California for many years.
- *Rank 1B: Rare, threatened or endangered in California and elsewhere.* Plants that are rare throughout their range and the majority in this rank are endemic to California.
- *Rank 2A: Presumed extirpated in California, but more common elsewhere.* These species are presumed extirpated because they have not been recorded in the wild in California for many years, but they are common outside of the state.
- *Rank 2B: Rare, threatened or endangered in California, but more common elsewhere.* Plants that have ranges that extend into California, where they are rare, but are common in areas outside of the state.

- *Rank 3: Plants needing more information - A review list.* Information necessary to assign the species to one of the lists or reject them is lacking. Most species in this rank are taxonomically unresolved.
- *Rank 4: Plants of limited distribution - A watch list.* Species of limited distribution or infrequent occurrence throughout their range in California but which their vulnerability to extirpation appears low at this time and should be monitored.

Additionally, the CRPR system further assigns threat codes as a decimal extension to the rank, ranging from 1 to 3. CRPR 3 species do not have a threat code due to insufficiency of information needed to assign it, and CRPR 1A and 2A also do not have threat codes because they not know to currently occur in California. The threat code extensions are as follows:

- *.1: Seriously threatened in California.* More than 80% of occurrences are threatened and there is high degree and immediacy of threat.
- *.2: Moderately threatened in California.* Approximately 20 to 80% of occurrences are threatened and there is a moderate degree of immediacy of threat.
- *.3: Not very threatened in California.* Less than 20% of occurrences are threatened and the is a low degree and immediacy of threat, or no current threats are known.

Raptors (e.g., eagles, hawks, and owls) and their nests are protected under both federal and state regulations. Birds of prey are protected in California under the California Fish and Game (2001) Code Section 3503.5. Disturbance that causes nest abandonment or loss of reproductive effort is considered take by CDFW. Eagles are protected under the Bald and Golden Eagle Protection Act. The federal Migratory Bird Treaty Act (MBTA) applies to many bird species, including common species, and prohibits killing, possessing, or trading in migratory birds, including whole birds, parts of birds, bird nests, and eggs. The act restricts construction disturbance during the nesting season that could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment.

The City of San Luis Obispo Municipal Code for Tree Removal 12.24.090 discourages the removal of healthy trees that present no threat to people or property, and requires a permit for tree removal. For properties zoned R-4, as in the case of the subject property, a tree removal permit is not needed if all of the following conditions exist:

- The tree is a designated native species and the trunk is less than ten inches in diameter as measured at standard height (4' 6" from the ground), or for non-native species the trunk is less than twenty inches in diameter; and
- The tree is not located in a creek setback area; and
- The tree is not a designated street tree, and is not located within ten feet of the back of the sidewalk; and
- Planting or retention of the tree was not a condition of development; or
- The tree is a palm and the trunk is less than twelve inches in diameter.

Issuance of tree removal permits from the City require a site plan showing the location, species and size of any tree proposed for removal, with the trees uniquely identified by number. Information must be provided supporting the reason for tree removal, including photographs or diagrams. A

replanting plan shall also be prepared detailing compensatory tree planting with the size, location and species of trees to be planted. The application may also require an arborist report, site plan showing the drip line of each tree, and site-specific tree protection plan for trees that would remain.

CEQA defines a *significant effect on the environment* as "a substantial, or potentially substantial, adverse change in the environment." Projects that may have significant effects are required to be analyzed in an Environmental Impact Report (EIR). Under CEQA, a project's effects on biotic resources are deemed significant where the project would do any of the following:

- Potentially substantially 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;
- Substantially reduce the number or restrict the range of an endangered, threatened, or rare species; or,
- Have possible environmental effects that are individually limited but cumulatively considerable.

In addition to the criteria above that trigger mandatory findings of significance, Appendix G of the CEQA Guidelines includes six additional impacts to consider when analyzing the significance of project effects, which may or may not be significant, depending on the level of impact. A project's effects on biological resources could be deemed significant if the project would do the following:

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 CDFW or USFWS.
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 CDFW or USFWS.
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
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.
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
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.

If the project proponent agrees to mitigation measures or project modifications that would avoid all significant effects or would mitigate the significant effect(s) to a point below the level of significance, an EIR would not be required. The project proponent has incorporated specific measures to protect biological resources onsite as part of the proposed project description, which could allow a CEQA exemption for the project. The applicant would be bound to implement these measures to avoid and minimize project effects to below a level of significance. Mitigation is not required for effects that are less than significant.

2.0 METHODS

2.1 Biological Resources Assessment

Google Earth and other publicly available aerial imagery was employed in coordination with a field survey to define the current extent of onsite plant communities and assist in identifying potential habitat for special-status species. KMA's Principal Biologist Kevin B. Merk conducted a reconnaissance survey of the entire property, which was considered to be the study area for this investigation on February 8, 2021. This survey was conducted between 1000 and 1130 hours, and weather conditions were mostly clear with partial high clouds/marine layer, no wind and air temperature was 48°F. The site was accessed from existing roadways, and the survey was conducted by walking and visually inspecting all portions of the study area. All plant and wildlife species observed during the survey were recorded (Appendix B). Habitat types were mapped on aerial imagery, and dominant plant species in each habitat type were determined (Figure 4). Plant taxonomy followed the Jepson Flora Project (2021), and nomenclature for animals is reported as it appears in the CNDDB (CDFW 2021a) or as updates are available (California Herps 2021). Plant communities and land use types were mapped on ESRI (2021) aerial imagery. Classification of the onsite plant communities was based on Holland's (1986) *Preliminary Descriptions of the Terrestrial Natural Communities of California* and the CDFW's (2021b) *Vegetation Classification and Mapping Program*, which generally follows Sawyer et al.'s (2009) *Manual of California Vegetation*. *A Guide to Wildlife Habitats in California*, which is updated through the California Wildlife Habitat Relationships (CWHR) System (CDFW 2021d), was also cross-referenced. Representative photographs of each of the habitat types within the study area are provided in a photo plate (Appendix C).

The *Web Soil Survey* (Natural Resources Conservation Service [NRCS] 2020) was used to identify the soil mapping units present within the study area. The *National Wetlands Inventory* (NWI) was examined to evaluate the extent of any identified wetlands on the site and in the vicinity (USFWS 2021a). USGS topographic maps were also reviewed for information on hydrologic and topographic features. Designated critical habitat for species listed under FESA was identified and mapped based upon information provided in *Environmental Conservation Online System* (USFWS 2021b).

The CNDDB (CDFW 2021a) was queried for special-status plant and animal species occurrences and sensitive natural communities within a five-mile buffer of the study area. For each of the special-status species in the 5-mile CNDDB search, local distribution and ecological information was obtained from a variety of online and published sources (Hoover 1970, Jennings and Hayes 1994, Bolster 1998, Moyle et al. 2015, Thompson et al. 2016, Audubon 2021, Calflora 2021, California Native Plant Society 2021a, California Herps 2021, The Cornell Lab of Ornithology 2021a, 2021b; CDFW 2021d). Those species that occur within the San Luis Obispo and Chorro Creek watersheds, as well as each species recorded in the CNDDB within five miles, were considered to be within the project vicinity (Appendix E). Other species from the 5-mile search that have limited distributions that do not include the subject area and/or are restricted to higher elevations in the Santa Lucia Range, immediate coastline and beaches, and areas north of Cuesta Grade were considered to be outside of the project vicinity. Based upon our knowledge of the local area and other sources of species occurrence records (particularly observations recorded in Calflora [2021] and The Cornell Lab of Ornithology [2021a]), we included additional special-status biological resources that have been documented in the project vicinity.

For the list of all special-status species known from the project vicinity, an evaluation of those species with potential to occur onsite was performed based upon the suitability of habitat conditions on the property, and the local distribution (geographical and elevational ranges) and specific requirements (plant communities and soils) of the species considered. Definitive surveys for the presence or absence of special-status animal species were not conducted. We relied on existing information and known occurrence records in the region, coupled with our site-specific observations from other locations in the surrounding area, to make determinations for the probability of occurrence of each special-status species within the study area.

Any special-status species that were observed during the site survey are listed as "Present" in Appendix E. Those species listed as "Potential" met the following requirements: relatively recent records in the vicinity; appropriate plant community and/or soil associations onsite; and, within the elevational range and local distribution of the species. If any one of these elements was not met or considered to be marginal for the site, but the other elements were present, that species was considered "Unlikely" to occur in the study area. In situations where onsite environmental conditions were clearly inappropriate, the only records in the vicinity were very old and/or imprecise, and/or the species has a limited distribution that does not overlap the site, then those species were considered "Not Expected". For animals, if any lifestage or particular life history use (i.e., foraging) fit the requirements of the onsite conditions, even while other aspects were inappropriate for certain functions (i.e., breeding), these species were still considered to have potential to occur onsite, but the likelihood of occurring onsite along with a description of site suitability are provided in the Special-status Biological Resources Summary (Appendix D), as well as a more in-depth analysis in the text.

We determined whether potentially jurisdictional wetlands or drainages, special-status plant and animal species, sensitive natural communities, and designated critical habitat could occur on the site. We then evaluated the potential impacts of the proposed project on each of these biological resource issues, including the six additional impacts in CEQA Appendix G. An evaluation of significance as defined under CEQA is provided for each potential impact.

3.0 RESULTS

A list of plants and animals observed during the survey is included as Appendix B. Appendix C is a plate of photographs taken during the site visit to characterize onsite conditions. Appendix D includes a list of all special-status species, sensitive plant communities, and designated critical habitat recorded within the site vicinity, and an evaluation as to their potential presence onsite. Figure 1 is a site location map, Figure 2 shows the site locations on a USGS Quadrangle basemap, Figure 3 includes wetland habitats recorded in the NWI in the site vicinity, and Figure 4 is a habitat map showing the plant communities, land use types and landscape features in the study area. Figures 5 and 6 show the locations of special-status plants and animals, respectively, within five miles of the study area. Sensitive natural communities and designated critical habitat within five miles of the study area are also depicted on Figure 5.

3.1 Existing Conditions

The study area is located in the northwest portion of the City of San Luis Obispo and is considered an “infill” development site that is surrounded by existing residential and commercial uses. The neighborhood lies near the base of Cerro San Luis Obispo. The property has an existing facility that is supported by two parking lots, landscaping, and other ancillary infrastructure. Old Garden Creek bisects the study area from northwest to southeast, and is lined with riparian habitat mixed with

ornamental species. Additional information about the drainage is provided in Section 3.2 below. A prominent feature of the property is landscaped areas and ornamental plantings along fence lines and structures, which represent a diversity of horticultural specimens. Many of these areas are dominated by mature trees and shrubs that provide structure and food resources (i.e., berries and fruit) for wildlife species that inhabit suburban or edge environments, as well as vegetative screening from the surrounding urban area. Ornamental species have also escaped landscaped areas and occur within the riparian habitat.

Elevations on the relatively flat property range from 235 to 240 feet (71 to 73 meters) above mean sea level. Observations of the soils in the field (limited to riparian corridor) were of dark, loamy clays in landscaped areas and along the riparian corridor. Additional information about the soils onsite is provided in Section 3.3 below.

3.2 Hydrologic Features, Wetlands and Riparian Habitats

Old Garden Creek traverses the site from the northwest to the southeast through the center of the study area and is shown as an intermittent stream on the San Luis Obispo topographic quadrangle. As shown on Figures 3 and 4, the USGS centerline data are generally correct between the two parking lots where development is proposed, but the centerline is not correct in the southeast corner of the study area as the stream exits the site. Downstream from the property it converges with Stenner Creek just upstream of Highway 101 near the Broad Street interchange. Stenner Creek joins San Luis Obispo Creek on the opposite side of Highway 101 near the Marsh Street exit. San Luis Obispo Creek flows southwest parallel to Highway 101, and bends sharply to the west at Avila Beach Drive. It becomes a tidally influenced lagoon in its lower reaches, and flows into the Pacific Ocean at San Luis Obispo Bay in Avila Beach.

Within the study area, the drainage had a defined bed and bank and flowing water (<6-inches deep) was present during the February 8th site visit. Throughout most of its length onsite, the creek channel was lined by dense riparian habitat (described further below). The creek corridor is depicted as a Freshwater Forested/Scrub Wetland in the NWI (Figure 3). Based on the presence of a defined bed and bank structure with seasonal flowing water that connects to San Luis Obispo Creek and the Pacific Ocean, it is expected that the onsite reach of Old Garden Creek would be a water of the United States and State of California. It would be regulated under the Clean Water Act and state Porter-Cologne Water Quality Act. In addition, CDFW would also regulate activities with the riparian corridor pursuant to California Fish and Game Code.

3.3 Soils

Two soil types are present in the study area — Los Osos loam, 15 to 30 percent slopes and Cropley Clay, 2 to 9 percent slopes, MLRA 4 (NRCS 2021). The entire project site is located in paved parking areas that are on the Cropley clay soil map unit. The Los Osos loam is situated on the small slope to the southwest of the parking lot adjacent to Palomar Avenue. Cropley Clay is a clay soil that is an alluvium derived from calcareous shale. It is moderately well-drained and is not considered to be a hydric soil (NRCS 2020)

3.4 Habitat Types

One plant community and two land use types were identified within the study area, and include: 1) Ornamental; 2) Developed/Ruderal; and 3) Riparian. A description of these habitat types is given below and the areas occupied by these features is shown in Figure 4. Representative

photographs of these land use and habitat types are provided in Appendix C.

3.4.1 Ornamental Landscaping

Various ornamental shrubs and trees have been planted within the study area. A large and diverse number of species are present (Appendix B), and some of the dominants include several palms (*Washingtonia* spp.), roses (*Rosa* spp.), liquidambar (*Liquidambar* sp.) and various succulents (*Aloe* spp.). The non-native, ornamental species intermix with native species along the creek corridor, and species such as elm (*Ulnus* sp.) and various fruit trees were planted to create a vegetation barrier adjacent to surrounding development. Ornamental is not a native plant community, and is classified as an Urban habitat within the CWHR System (CDFW 2021d). Creeping vines, such as English ivy (*Hedera helix*), have also invaded the riparian corridor along the creek.

3.4.2 Developed/Ruderal

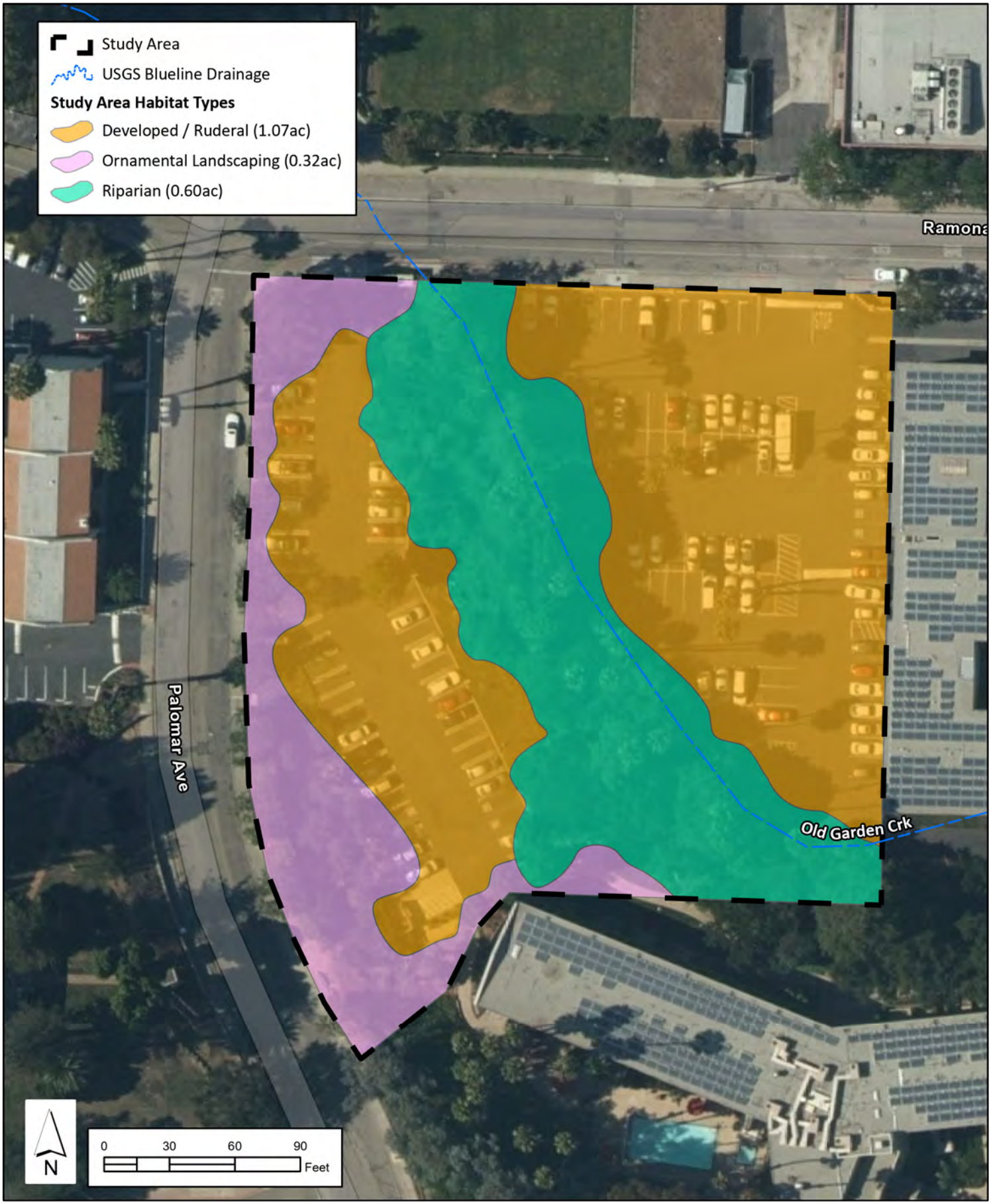
Developed/Ruderal areas onsite consist of the existing apartment complex, driveway, parking areas, and intensively landscaped areas (Figure 4). Ruderal areas consisted mostly of disturbed bare ground and pavement. Developed/Ruderal areas are an anthropogenic land use type and are not a natural community. They are classified as an Urban habitat within the CWHR System (CDFW 2021d).

3.4.3 Riparian

A band of Riparian forest is present along Old Garden Creek. This community was dominated by coast live oak (*Quercus agrifolia*), and contained arroyo willow (*S. lasiolepis*), as well as other native species that were planted or had spread naturally, such as toyon (*Heteromeles arbutifolia*). There were also a variety of non-native ornamental species that were intentionally planted, such as the various palms along the edge of the parking lots. Native species in the understory included poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), and a few young multi-stemmed southern California black walnut (*Juglans californica*). The understory was very dense in some areas with a high number of fallen, dead branches and woody debris, while in other areas it was well-maintained and limbed up with good visibility. At the northern end of the riparian habitat outside of the canopy, and within an old crossing of the drainage channel in the southern part of the property, the channel had scattered herbaceous wetland plant species such as tall flatsedge (*Cyperus eragrostis*). This habitat type corresponds to the Central Coast Live Oak Riparian Forest community described by Holland (1986) and the *Quercus agrifolia/Salix lasiolepis* association in VegCAMP (CDFW 2021b).

3.5 Special-status Biological Resources

The background review revealed an exceptionally large number of special-status biological resources that have been documented within the project vicinity (Appendix D). The diversity of habitats ranging from the coastline, valleys, and mountainous areas, in addition to rare habitat types such as serpentine rock outcrops, and the concentrated effort in this area to survey for and record rare species have resulted in the large number of occurrences. The study area supports approximately two acres of highly disturbed habitats. The Ornamental habitat type is disturbed, but can also support nesting birds, due to the diversity of species planted, their density, and fruits/seeds as food sources. Although available undeveloped habitat is limited, mobile wildlife species and plant propagules could also access the site from the larger surrounding area where there is substantial open space, including nature reserves and recreation areas, and CalPoly and



KEVIN MERK ASSOCIATES

February 17, 2021

Village at the Palms

Morrison I, LP

Figure 4

Habitat Map

Camp San Luis Obispo lands. Special-status biological resources with potential to occur in the study area are described below. Also see Figure 5 for a map of CNDDB plant records within five miles of the property.

3.5.1 Special-status Plants

The background review determined that there was very little potential for special-status plant species to occur in the proposed development area. Given the riparian/creek zone is narrow, with some areas regularly maintained and dense carpets of non-native English ivy, many of the rare plants known to occur in the region are not expected to occur onsite. Please refer to Appendix E for further detail. Only one special status plant species was identified as having potential to occur onsite during the background review, and several young individuals were present along the creek corridor. Further information is as follows:

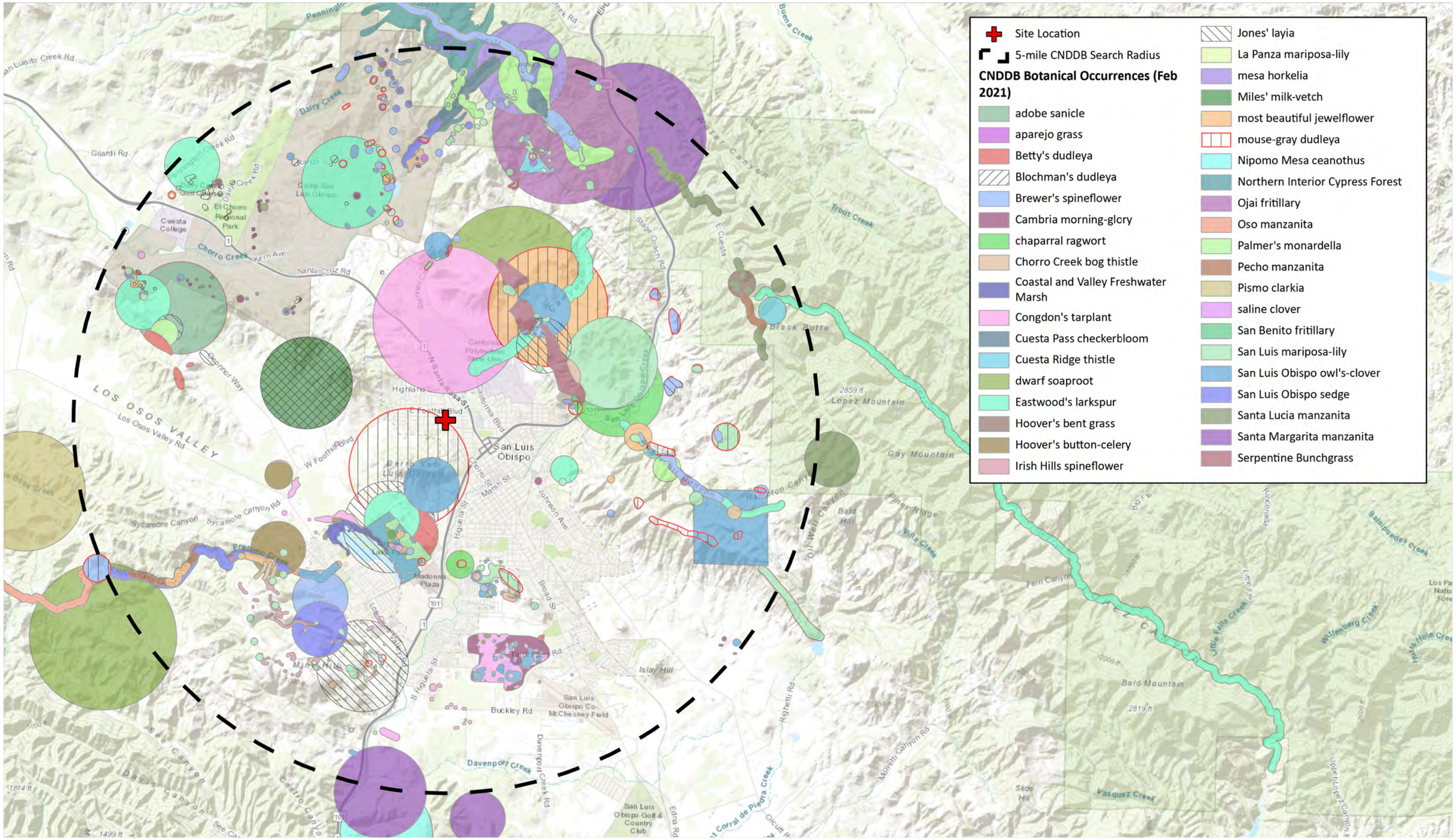
- **California (southern) black walnut** (*Juglans californica*) — CRPR 4.2;

Approximately five (5) southern California black walnut trees were found in the understory of the Riparian habitat onsite. This species is considered to be a CRPR 4.2 (a watch list) species within its native range. It is a perennial deciduous tree in the family Juglandaceae that occurs along streams in riparian and southern oak woodland habitats. It has been planted extensively and used as root stock for the English walnut. This species was not recorded in the CNDDB in the vicinity, but there are other records in Calflora (2021) in creekside habitats near the site, especially along the lower reaches of San Luis Obispo Creek adjacent to Highway 101. Although this species is widely distributed throughout the Sacramento Valley, coastal mountains from Mendocino County to San Diego County, and various inland locations in southern California (Calflora 2021), it is native only to Santa Barbara County and areas to the south (CNPS 2021a). Hoover (1970) identifies black walnut in San Luis Obispo County as having been introduced. It would not be considered to be a special-status species onsite because it is outside of its native range, and appears to have been planted and the young specimens in the creek likely have naturalized onsite from the historic plantings.

The suite of rare serpentine endemic species reported by the CNDDB were determined to not have potential to occur onsite based on the lack of suitable soils or serpentine rock outcrops. The annual species that have been recorded near the study area (Figure 5), are associated with loam or clay soils, which are present on the greater project site, but not from the proposed disturbance footprint. Although the February 2021 reconnaissance survey was conducted outside the blooming period of special status plants identified by the CNDDB, the background review and field investigation were considered to be comprehensive, and were sufficient to determine the site has low potential to support special-status plant species. No further botanical surveys are recommended at this time.

3.5.2 Special-status Animals

The CNDDB contains a large number of recorded occurrences of special-status wildlife species within 5-miles of the study area. The review of special-status species records and local knowledge of the area. While the listing status, habitat associations and evaluation of occurrence are summarized in Appendix D, the following species were identified as having potential to occur onsite during some stage in their life cycle, and as such are described in further detail below. Please review Appendix D and Figure 6 – the CNDDB wildlife map further detail.



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February 17, 2021

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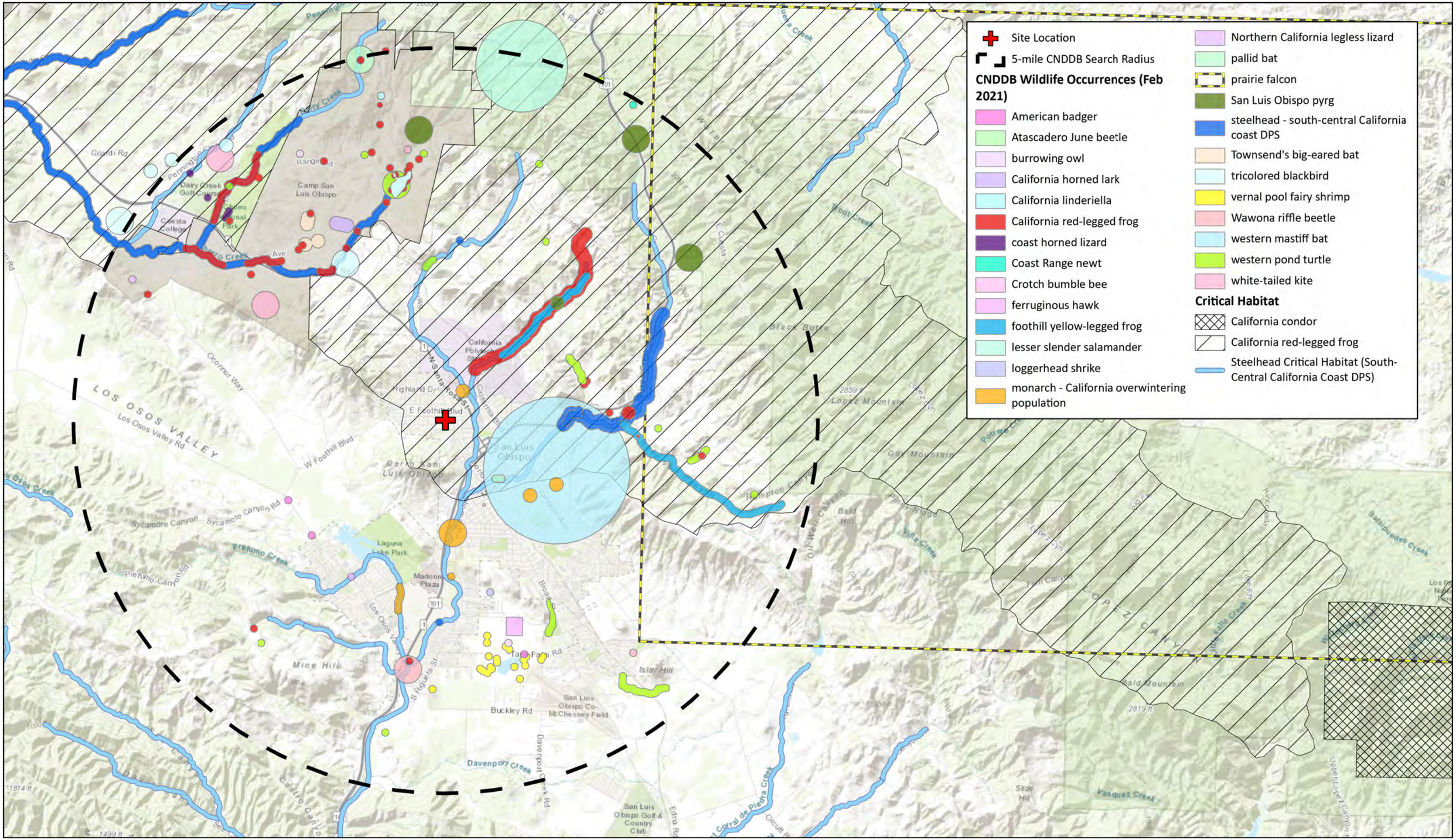
Village at the Palms

Morrison I, LP

Figure 5

CNDD Occurrences - Botanical



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Village at the Palms

Morrison I, LP

Figure 6

CNDD Occurrences - Wildlife

The **obscure bumble bee** (*Bombus caliginosus*) does not have a specific listing status, but is considered sensitive in the CNDDB and could be a species of local concern. It is found along the California coast from Santa Barbara County northward. The host plants for this species occur in coastal scrub, riparian, and grassland habitats. Queens emerge from hibernation in late-January, workers appear in early-March, and males emerge in April. Colonies dissolve in late-October, with only the new queens surviving. Willows and coyote brush, along with a suite of ornamental species, were seen at the site and could potentially be a food source for this species. Little is known about this species in San Luis Obispo County. Most CNDDB records are from collections made from the 1940s through the mid-1970s, and the locality information from these collections mostly is imprecise. No overwintering habitat appeared present since the ornamental area is highly maintained and creek corridor is narrow and densely vegetated.

The **San Luis Obispo pyrg** (*Pyrgulopsis taylori*) is an aquatic snail that has no specific listing but considered sensitive by the CNDDB. This species inhabits freshwater habitats, but individuals have also been observed on rocks and in leaf litter around aquatic sites (CDFW 2021a). This species has been recorded nearby in Brizziolari and Chorro creeks (CDFW 2021a). Potentially suitable habitat may be present in the onsite drainage, even though it does not support perennial water.

The **northern California legless lizard** (*Anniella pulchra*) is a CDFW Species of Special Concern. This species occurs in a variety of habitats as long as there is soil moisture and cover, including beach dunes, chaparral, pine forest, oak woodland, riparian forest and scrub, coastal scrub and landscaped areas near residences (California Herps 2021). This species is fossorial and buries into loose soils, leaf litter, or is associated with cover objects that provide moisture (i.e., rocks, boards, and logs). They forage just beneath the surface of loose soil or in leaf litter during the morning or evening and may be active above the surface at dusk or at night (California Herps 2021). Their peak activity near the surface is from February through May (Yasuda 2012). There are several records from the general vicinity, but only one record nearby, from Camp San Luis Obispo in 1998 (CDFW 2020a). Because they are fossorial and found near the surface during a limited time seasonally, this species is often under-reported even when common. Suitable habitat is present in the riparian corridor and lesser so in the ornamental habitat adjacent to the creek, where there is abundant leaf litter or other ground cover, but the clay soils may be unsuitable. They would not be present in the disturbance area, which is the existing parking lots.

Cooper's hawk (*Accipiter cooperii*) is on the CDFW Watch List for nesting. This is a woodland species that prefers dense stands of coast live oak, riparian forest, and mixed coniferous forests near a source of water. They prey on birds, small mammals, reptiles and amphibians. They have been documented in numerous locations at CalPoly, on the east side of Bishop Peak, and throughout the residential areas surrounding the site (The Cornell Lab of Ornithology 2021a). The dense Riparian and Ornamental habitats onsite would be suitable for foraging and nesting.

The **ferruginous hawk** (*Buteo regalis*) is on the CDFW Watch List for wintering sites, and it occurs in this area during the winter. They use lower elevation open grassland habitats, and also occur in sagebrush, desert scrub, and edges of pinyon-juniper (CDFW 2021d). Roosting is in open areas on a lone tree or utility pole. They prey on rabbits, ground squirrels, mice, amphibians and reptiles (CDFW 2021d). There are several observations from open grassland habitats surrounding the site, such as at CalPoly, along Highway 1, and O'Connor Way (The Cornell Lab of Ornithology 2021a), and wintering has been documented nearby (CDFW 2021a). Individuals could perch or roost in the Riparian or Ornamental habitats, but they do not nest in this area. They could potentially use the site as a stopover during winter.

The **loggerhead shrike** (*Lanius ludovicianus*) is a CDFW Species of Special Concern for nesting. This species occurs in variety of relatively open habitats with low vegetation and well-spaced shrubs or trees, such as coastal scrub, grasslands, agricultural fields, pastures, riparian areas, desert scrub, savannas, prairies, golf courses, and along roadsides. They prefer areas where there are objects to perch on such as fences, trees or shrubs (Audubon 2021). Nests are placed in dense and sometimes thorny trees or shrubs and brush piles (Audubon 2021). They prey on insects, amphibians, reptiles and small mammals, and may impale their prey on sharp objects. There are observations of this species near the study area at CalPoly, within urban San Luis Obispo, and at Camp San Luis (The Cornell Lab of Ornithology 2021a). Suitable foraging habitat is present throughout the Riparian and Ornamental habitats for this species. They could build nests in the dense shrubby Ornamental or Riparian areas.

The **prairie falcon** (*Falco mexicanus*) is on the CDFW Watch List for nesting. This species forages in open grasslands, scrublands, and agricultural areas including feed lots. Nesting habitat is generally rock formations and large trees, but they also occur in urban areas and nest high on buildings. This species has been recorded at several locations on CalPoly and around the edge of the San Luis Obispo urban area (The Cornell Lab of Ornithology 2021a). Although highly unlikely, they potentially could nest or roost along the riparian corridor. No stick nests indicative of raptors were observed during the survey.

The **sharp-shinned hawk** (*Accipiter striatus*) is on the CDFW Watch List for nesting. Although not reported by the CNDDB in the 5-mile search radius, This species generally occurs in densely forested coniferous forests, mixed woodlands and riparian habitats, and dense forest is required for nesting. During migration, it uses coastlines, lake shores and mountain ridges (Audubon 2021). It does not breed in San Luis Obispo County. There are numerous observations of this species from surrounding the site, including three records from the adjacent neighborhood, CalPoly and urban San Luis Obispo (The Cornell Lab of Ornithology 2021a). This species could occur onsite during migration and could periodically forage onsite, but does not nest in this area. The Riparian and Ornamental areas onsite are suitable for foraging.

The **tricolored blackbird** (*Agelaius tricolor*) is a state Threatened species and a CDFW Species of Special Concern for nesting colonies. This species nests and roosts colonially in freshwater marshes with dense tules, cattails, or blackberry thickets. They forage in areas with low-growing vegetation such as agricultural fields, grasslands and feedlots. Wintering tricolored blackbirds congregate in large multispecies flocks, often containing red-winged blackbirds (The Tricolored Blackbird Working Group 2007). Nesting colonies have been recorded at several ponds along Highway 1 (CDFW 2021a), and there are numerous observations on CalPoly agricultural lands (The Cornell Lab of Ornithology 2021a) near the site. No suitable water sources are present onsite for breeding habitat, but individuals may forage periodically within the riparian corridor as transients.

The **white-tailed kite** (*Elanus leucurus*) is a CDFW Fully Protected species for nesting sites. This species prefers open areas for foraging, including grasslands, river valleys, oak savanna, agricultural areas, deserts, and marshes (Audubon 2021). They nest in large isolated trees, and occasionally in riparian habitats (CDFW 2021d). During the non-breeding season, they roost communally in trees or tall shrubs at the edges of grasslands (The Cornell Lab of Ornithology 2021b). This species has been recorded at several locations close to the property on CalPoly agricultural lands, as well as the urban area of San Luis Obispo (The Cornell Lab of Ornithology 2021a). They could forage and roost or nest in the Riparian or Ornamental habitats onsite.

The **yellow warbler** (*Setophaga petechia*) is a CDFW Species of Special Concern for nesting. In California, this species breeds along coastal areas from Del Norte County south to Ventura County, where it prefers medium-density riparian woodlands. This is a migratory species that occurs in this area only during the breeding season. This species is closely tied to riparian habitat for foraging and nesting, but they also use residential areas and orchards. There are several records of this species from along San Luis Creek in downtown, Cal Poly, Camp San Luis and at a residence in the neighborhood surrounding the site (The Cornell Lab of Ornithology 2021a). The Riparian, and to a lesser extent Ornamental trees and shrubs onsite are suitable for this species, and they could forage or nest onsite.

The **pallid bat** (*Antrozous pallidus*) is a CDFW Species of Special Concern. This species forages in a variety of dry, open habitats such as grassland, deserts, woodland, shrubland and coniferous forest. Maternity and winter roosting sites are cavities or caves in rock features, large trees or buildings, and these structures must substantially moderate temperature. Day roosts are in caves, crevasses, mines and occasionally hollow trees or buildings. Night roosts are in more open areas such as porches or agricultural buildings. They forage on beetles, moths, spiders, scorpions, and Jerusalem crickets (CDFW 2021d). There are records of the species from the vicinity, including Camp San Luis Obispo and the tunnel for San Luis Creek within the city (CDFW 2021a). They could forage over the site and night roost in the existing structures. There is a slight possibility they could day roost in the riparian corridor.

Townsend's big-eared bat (*Corynorhinus townsendii*) is a CDFW Species of Special Concern. This species occurs in a variety of habitats, including dry upland areas, semidesert, coniferous forest, and riparian woodland. They prefer foraging along the edges of riparian vegetation and they drink water from ponds. They roost in caves, mines, abandoned buildings and under bridges (Gruver and Keinath 2006). They are considered to widespread throughout California except for high elevations in the Sierra Nevada and occur in this area throughout the year (CDFW 2021d). There are records or roost sites on Camp San Luis Obispo and along Chorro Creek (CDFW 2021a). The rocky areas of nearby Bishop Peak may also be suitable for roosting. This species could forage over the site where there is suitable Riparian, but there is no suitable habitat for roosting. The structures onsite would not be suitable because of frequent human disturbance.

The **western mastiff bat** (*Eumops perotis californicus*) is a CDFW Species of Special Concern. It occurs in coniferous and deciduous woodlands, coastal scrub, grasslands, chaparral, deserts and urban areas (CDFW 2021d). This species is resident year-round in the Coast Ranges, and are active nocturnally throughout the year. They roost in cliff faces, tunnels, on buildings or in trees. Maternity roosts are restricted to crevices in rock formations or buildings (CDFW 2021d). There is a record in the CNDDB from the general area of San Luis Obispo (CDFW 2021a). This species could forage over all areas of the property. They could roost in the large trees onsite or in structures.

3.5.3 Sensitive Natural Communities

The Riparian habitat onsite is dominated by coast live oak with some arroyo willow in the downstream limits, and aligns with the Central Coast Live Oak Riparian Forest community, which has a State Rarity Rank of 3.2. Riparian habitats are also considered to be sensitive biological resources by the City and CDFW. Some periodic occurrences of wetland plants were also observed in the channel, but did not provide sufficient cover to warrant classification as a separate plant community. See Appendix D and Figure 5 for information on other sensitive natural communities known to occur in the vicinity, but that do not occur onsite.

3.5.4 Designated Critical Habitat

The study area occurs within the outer limits of designated critical habitat for the California red-legged frog (Figure 6). This area is Unit SLO-3 Willow and Torro Creeks to San Luis Obispo, and comprises approximately 116,517 acres (USFWS 2010). The unit occurs along the coast of central San Luis Obispo County, north of Morro Bay, and extends eastward to include the northern portion of the City of San Luis Obispo and areas east of the city. It provides connectivity within and between the inner Coast Range and the Santa Lucia Range. The unit contains features that are essential for the conservation of the species, including: 1) permanent and ephemeral aquatic breeding habitat; 2) non-breeding aquatic and riparian habitat; 3) upland habitat; and 4) dispersal habitat (USFWS 2010).

The study site does not provide suitable aquatic breeding habitat for the California red-legged frog. Old Garden Creek is too ephemeral and does not contain water of sufficient depth long enough for California red-legged frog larvae to complete metamorphosis. The stream lacks any significant pools, and is also of insufficient depth to support adult frogs, which dive into the water to escape predators and are associated with water depths of at least 2.3 feet deep (Hayes and Jennings 1989). The riparian habitat and mesic conditions along the stream corridor could potentially be used by juvenile frogs dispersing away from breeding ponds, if there were such sites adjacent to the property. Based on aerial photograph review, it does not appear that potential breeding ponds are nearby. The high level of urbanization of the area also reduces the quality of riparian habitat onsite. The designated critical habitat ruling considers upland areas within 1 mile (1.6 kilometers) within suitable aquatic habitats to be essential for shelter, foraging, predator avoidance, and maintaining the environmental conditions supporting the aquatic habitat. Upland and riparian habitat within 1 mile of occupied or previously occupied aquatic sites is also critical for dispersal between these sites (USFWS 2010). The CNDDB contains an historic record of the California red-legged frog within approximately one mile from the study area at Brizziolari Creek, which is separated from the site by Highway 1. The next closest record to the study area is Chorro Creek at Camp San Luis Obispo, at almost two miles away, also on the opposite side of Highway 1. The highway would be considered to be a barrier to dispersal where there is a concrete median and high degree of traffic may otherwise prevent any successful movement. Two potentially suitable ponds are seen on aerial photography within the general project region on the same side of Highway 1 but is separated by urban development. Based on this analysis, the study area does not provide linkage to any other suitable aquatic sites and is surrounded by dense urban development. Therefore, the site would not be considered suitable for breeding or upland dispersal habitat for the frog even though it is present within designated critical habitat.

3.5.5 Migratory Birds and Raptors

There are numerous bird species with potential to occur at the site that could nest in the onsite Riparian and Ornamental habitat types. In addition to the special-status bird species described above, avian species that could nest onsite also include raptors protected under California Fish and Game Code, the Bald and Golden Eagle Protection Act, and common species that are protected under the MBTA.

4.0 IMPACT ANALYSIS

The following impact analysis is intended to help guide project planning efforts and support the CEQA review process. It is important to note that the applicant has already included protection

measures for nesting birds, riparian habitat and water quality in the project description. The project will be located on existing parking lots and will reduce the extent of impervious areas on the site. Erosion control measures and compliance with city stormwater control requirements will also ensure the project avoids impacts to the creek corridor and downstream aquatic habitats. The impact discussion evaluates the range of impacts that could result from implementation of the proposed project. Direct effects (or impacts), as defined under CEQA, are caused by a project and occur at the same time and place. Indirect effects are caused by a project, but occur at a different time or place. Cumulative effects are those that result from when the effects of the subject project combine with effects from other unrelated projects to compound environmental harm. Our understanding of the extent of proposed development footprint, along with the observations of onsite conditions from the site visit and desktop evaluation of special-status biological resources in the project vicinity, provided the basis for this analysis.

4.1 Direct and Indirect Effects

The impact area for the proposed project would occur in the Developed/Ruderal and Ornamental land uses associated with an existing development. Trees, as well as various shrub species, planted in landscaped and ornamental areas would be removed as shown on project plans. Non-native trees along the edge of the parking lot adjacent to Riparian habitat may also be removed and/or transplanted, while native oaks, willows and other riparian species would be protected. The proposed project includes a setback from the creek's top of bank and edge of riparian habitat, but the applicant is requesting the setback be modified for the upper stories, and other select areas. Selective grading is proposed within the revised creek setback, which would occur on paved parking lot and disturbed/developed areas, and thereby avoids impacts to the Riparian habitat. The proposed project will tie-in to the existing onsite storm-drain system, and no new outfalls are proposed in Old Garden Creek. There is potential for direct effects nesting birds and bat species during the removal of trees and other vegetation, during site grading and other construction activities, as described in Section 4.1.1 below, but the project description requires biological surveys and monitoring to ensure no impacts to these species occurs during construction. Potential also exists for indirect effects on the Riparian habitat onsite and habitats and associated species located downstream from the site, through surface runoff over disturbed areas during or after construction. However, the project proponent will have a detailed erosion and sediment control plan and will be required to comply with the city's stormwater control plan to ensure creek resources are not adversely affected. Each of these potential effects is discussed in the sections following.

4.1.1 Adverse Effects on Candidate, Sensitive or Special-status Species

Southern California black walnut trees were identified onsite and determined to not meet the rarity threshold since they appeared to be planted ornamental species outside their normal range. The upwards of five young walnut trees observed along the creek appeared to have been recent recruits from historic plantings onsite or in the immediate area. They will not be affected by construction of the project. No other special-status plant species evaluated in Appendix D are expected to occur on the site, and no further botanical surveys are recommended.

There would be no measurable negative effect on wildlife habitat because the approximately two acres of developed lands that would be lost are only adjacent to marginally suitable habitat for wildlife species. Further, the Riparian habitat and creek corridor would be protected during construction and maintained and enhanced as part of the project's landscaping (as described below in Section 4.1.2). The potential for direct project effects on individuals of special-status wildlife is

not expected due to the inclusion of biological surveys and monitoring to avoid certain activities during specific seasons, such as the nesting bird period. It is important to note that a project's effects on wildlife species varies based on the timing of the initiation of construction activities with the manner in which these species may utilize the site. Individuals of special-status species that use the site on a transitory basis and are mobile, such as foraging monarch butterflies, obscure bumble bees, birds and bats, are expected to move away from any temporary disturbance during construction activities and would not be directly affected. Similarly, birds and raptors that could temporarily roost in the trees also would not be affected because they would naturally relocate, and roosting habitat will be preserved and enhanced. Species that would only use the site for foraging and that do not breed in this area or in which suitable breeding habitat is not present would not be affected by the project include: ferruginous hawk, sharp-shinned hawk, and tricolored blackbird. The San Luis Obispo pyrg, if it were present onsite, would be limited to the immediate creek corridor, and no construction would occur in this habitat. The project will have an erosion and sediment control plan and comply with the city-required stormwater control plan to protect the creek habitat from indirect effects of sedimentation and pollutants. This is detailed in the project description. While many of the special-status bird species listed in Appendix D could use the large trees and shrubs in the Riparian and Ornamental habitats for nesting, the project description includes biological surveys and monitoring to ensure construction activities initiated during the nesting season avoids impacts to birds, as well as roosting bats. Individuals of less mobile species such as the northern California legless lizard may occur in the creek corridor, but no ground disturbing activities such as grading would occur in this area. Legless lizards are not expected to occur in the paved parking lots and adjacent ornamental areas, and therefore, the project is not expected to adversely affect this species. Bat species could roost in the non-native trees in Ornamental or Riparian areas or in the structures that would be removed (if required), and the biological surveys and monitoring detailed in the project description would ensure the project avoids impacts to roosting bats that could potentially be present.

Designated critical habitat for the California red-legged frog is present at the project site. However, no suitable aquatic habitat for this species is present on the site, and construction of the project would only represent marginal upland and dispersal habitat composed of paved parking lots. No known populations are within 1.0 mile of the site, and the development area is surrounded by barriers to dispersal (i.e., Highway 1 and urban development) from known occurrences in the region. The site would be considered to be unlikely for non-breeding, upland and dispersal habitat for the frog. Therefore, the loss of less than two acres of paved parking lot within designated critical habitat is not significant from a biological resources perspective, nor should it be considered a potential impact pursuant CEQA. The Riparian habitat and the creek corridor will be avoided and would continue to provide suitable habitat to support a dispersal corridor from one end of the site to the other. Because there would be no significant effects on California red-legged frog critical habitat, no mitigation is needed.

In addition to the special-status bird species identified with potential to nest onsite (Appendix D), other avian species protected under the MBTA and California Fish and Game Code could also be present in the project vicinity on a seasonal basis. If construction takes place during the nesting season, biological surveys and monitoring would be conducted to ensure these activities do not result in the mortality of eggs or young reliant on the nest, or other indirect disturbance from construction activities disrupting nesting behavior of avian species in adjacent areas. Project effects on active bird nests, therefore, would not be significant with the inclusion of biological surveys and monitoring for nesting birds if construction is initiated during the nesting season (February 1 through August 31), and no additional mitigation would be required.

As an additional protection measure to avoid impacts to the creek corridor, riparian habitat, nesting birds and other wildlife, the project proponent will have a qualified biologist prepare a Worker Environmental Awareness Program that will be presented to all project personnel before the start of construction. This program shall detail measures to avoid impacts on biological resources, and will include a description of special-status species potentially occurring on the project site and their natural history; the status of the species and their protection under environmental laws and regulations; and, the penalties for take. Review of the erosion and sediment control measures as well as any other appropriate recommendations shall be given as to actions to avoid impacts to all wildlife during construction. Other aspects of the training shall include a description of general measures to protect wildlife, including:

- Delineation of the allowable work area, staging areas, access points and limits to vehicle access;
- Storage of all pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used.
- Inspected of materials stored onsite, such as lumber, plywood, and rolls of silt fence, for wildlife that may have sheltered under or within the materials;
- Use of netting to exclude birds from nesting in construction materials;
- Constructing escape ramps in all excavations and trenches more than 6-inches deep;
- Contact information for the City-approved biologist and instructions should any wildlife species be detected in the work site;
- Dust suppression methods during construction activities when necessary to meet air quality standards and protect biological resources; and
- Methods for containment of food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human-generated debris (e.g., cigarette butts) in animal-proof containers and removal from the site on a weekly basis.

All project personnel who have attended the training shall sign an attendance sheet. The program shall be repeated for any new crews that arrive subsequently on the site.

4.1.2 Adverse Effects on Riparian Habitat or Sensitive Natural Communities

The Riparian habitat onsite is considered to be classified as the Central Coast Live Oak Riparian Forest community, which has a State Rarity Rank of 3.2, and as such is considered sensitive under CEQA. Riparian habitats are also considered to be sensitive biological resources by the City and CDFW. The extent of the Riparian habitat onsite has been delineated (Figure 4 and project plans), and all project activities will remain outside of this area. No other sensitive communities as designated by the CDFW occur onsite.

No permitting pursuant to Section 404 of the Clean Water Act (Corps); Section 401 of the Clean Water Act and Porter-Cologne Water Quality Control Act (RWQCB); and, Sections 1600 et seq. (CDFW) is required to implement project activities as proposed since they will be setback from the jurisdictional areas. Permanent impacts have been designed to remain outside of the modified creek setback. The site plans show that grading would remain outside of, but very close to, the edge of Riparian dripline. If the project description changes and requires work within the riparian corridor, these activities should be reviewed to determine if notification and permitting from these

agencies is required.

Riparian habitat onsite as well as downstream of the project will be protected during construction through the installation of orange protective fencing or other measures to demarcate the limits of construction in proximity to the creek. The project erosion and sediment control plan and compliance with the City's stormwater requirements will also ensure that the project does not result in indirect impacts to water quality in Old Garden Creek. Areas with disturbed soils along the creek corridor would be restored under the direction of the project engineer in consultation with a qualified restoration ecologist. Methods could include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil, and/or applying the native seed mix as described in Table 1. Native seed mix can also be applied to the graded areas in the creek setback area through either direct hand seeding or hydroseeding methods, and combined with landscaping, mulching and other erosion and sediment controls to ensure project activities are consistent with City requirements.

Table 1. Native Erosion Control Seed Mix

Species	Application Rate (lbs./acre)
Bromus carinatus (California brome)	10
Stipa pulchra (purple needlegrass)	5
Trifolium wildenovii (tomcat clover)	5
Vulpia microstachys (six weeks fescue)	5
Total	**25**

4.1.3 Interference with Movement of Native Fish or Wildlife, Wildlife Corridors, and Wildlife Nursery Sites

The proposed project would not affect the movement of native fish because all work will be conducted outside of stream channel. In addition, the reach of the drainage in the subject property is too ephemeral to support fish. No equipment or materials will enter or be placed in the channel that could affect fish downstream.

The subject property is unlikely to be used for wildlife movement because it does not provide linkage to other suitable habitat areas. The site is surrounded by dense urban development, and as such, there are little opportunities for wildlife to move through the property as it exists. The creek corridor will be protected and development setback from the top of bank. The creek setback zone will be enhanced post construction through native landscaping and weed abatement, and this area would continue to be used as a stopover point or corridor for wildlife that are adapted to human development. Therefore, there would be no negative impacts of the project on wildlife corridors or movement.

The Ornamental trees on the site that would be removed or transplanted could be used as nesting sites for a variety of nesting birds suited to nesting in urban environments. Until replacement ornamental trees are established, the Riparian corridor will continue to offer the best opportunity for nesting birds. Ultimately, there would be no net loss of nesting habitat on the site. Therefore, there would be no impact of the project on wildlife nursery sites. Because there would be no project impacts on the movement of native fish or wildlife, wildlife corridors or wildlife nursery sites, no mitigation is required.

4.1.4 Conflicts with Local Policies or Ordinances, Such as Tree Preservation

The project may require the removal of planted non-native species of trees that are at least three (3) inches DBH. As detailed in the City's Municipal Code for Tree Removal 12.24.090, these trees are required to be replaced at a 1:1 ratio for tree planting to be conducted onsite. A compensatory tree planting program would be developed and could include areas within the creek setback area. It is envisioned that additional tree planting will take place within the development as part of the landscaping effort to mitigate all tree removal on the site. The applicant would meet the final specifications of the City's municipal code for tree protection and replacement in order to receive permit approval. Once these conditions are met, there would be no additional impacts under CEQA for tree removal, and as such, no additional mitigation is required.

4.1.5 Conflicts with Conservation Plans

No local, regional or state conservation plans have been prepared for the area in which the project is located; therefore, there would be no conflicts with these plans and no mitigation is required.

4.2 Cumulative Effects

The proposed project is located within the developed urban limits of the City of San Luis Obispo and is surrounded on all sides by dense urban development. It is currently developed as a senior care facility with a large proportion of landscaping and ornamental plantings, and parking lots. There are no natural habitats within the impact area that have not already been disturbed, and the project would not affect Riparian habitat associated with Old Garden Creek. The project has been designed to avoid impacts to special status wildlife and nesting birds, and to prevent stormwater runoff from the site from affecting the Riparian habitat on- and off-site during and shortly after construction. The development plan includes stormwater management techniques for the long-term in order to comply with City requirements. The project as proposed will have no significant effects on biological resources on the site or in the immediate project area. The loss of approximately two acres of a highly developed site within an existing developed parking lot would not have any significant effects on biological resources, especially considering that the Riparian habitat will be avoided and protected. Because there would be no effects of the project in the context of the site's importance in the overall area, the project would not contribute to cumulative effects of other non-federal projects planned in the area.

5.0 CONCLUSIONS

The proposed project involves the redevelopment of an existing developed site to increase the current Assisted Living housing and related services. The project impact areas are highly disturbed from many years of human activities and do not contain significant biological resources. No impacts to rare plants or animals or sensitive Riparian habitat would occur since project development would be sited in developed areas (i.e., parking lot and adjacent landscaped areas). This analysis determined that the proposed project was designed to avoid impacts to biological resources, including the onsite portion of Old Garden Creek, and does not meet any of the criteria that would trigger mandatory findings of significance under CEQA.

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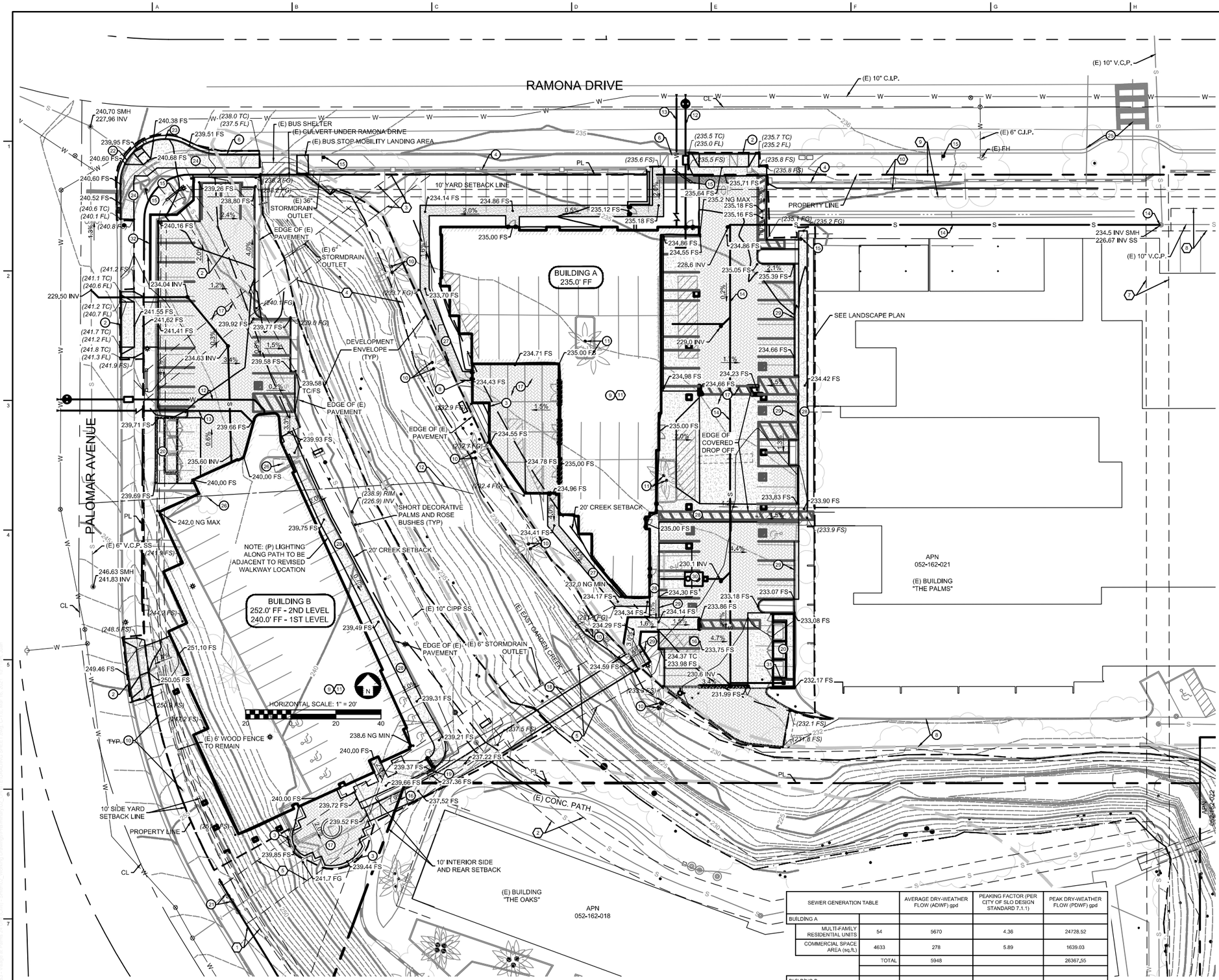
APPENDIX A

Site Plans

KMA



PDA NOTE:
ALL SETBACK LINES SHOWN ARE PER R-4 ZONE PER CITY OF SLO 2019 ZONING ORDINANCE. MODIFICATIONS FOR PROPOSED NON-CONFORMING BUILDING AND SITE IMPROVEMENTS ARE REQUESTED VIA PLANNED DEVELOPMENT AMENDMENT PDEV-0001-2021.

REVISED 3/12/21 SHEET C-1.0 INSERT

SEWER GENERATION TABLE		AVERAGE DRY-WEATHER FLOW (ADWF) gpd	PEAKING FACTOR (PER CITY OF SLO DESIGN STANDARD 7.1.1)	PEAK DRY-WEATHER FLOW (PDWF) gpd
BUILDING A				
MULTI-FAMILY RESIDENTIAL UNITS	54	5670	4.36	24728.52
COMMERCIAL SPACE AREA (sq.ft.)	4633	278	5.89	1639.03
	TOTAL	5948		26367.55
BUILDING B				
MULTI-FAMILY RESIDENTIAL UNITS	22	2310	4.77	11021.08
COMMERCIAL SPACE AREA (sq.ft.)	3789	228	6.02	1367.67
	TOTAL	2538		12388.75
	PROJECT TOTAL	8486		38756.30

SITE CONSTRUCTION NOTES:

1. SIDEWALK UNDERDRAIN PER CITY OF SAN LUIS OBISPO STANDARD 3410.
2. DRIVEWAY PER SAN LUIS OBISPO CITY STANDARD 2110, 2120 AND 2130.
3. PROPOSED 2' MAX SEAT WALL
4. EXISTING 6' STUCCO SITE WALL TO REMAIN
5. PROPOSED 3' MAX RETAINING WALL
6. EXISTING DRIVEWAY TO BE REMOVED
7. EXISTING POWER POLE TO REMAIN
8. EXISTING AC PAVEMENT AND AC DIKE
9. EXISTING PARKING LOT TO BE REMOVED
10. EXISTING TREES TO REMAIN, SEE SHEET C-0.0
11. EXISTING TREES TO BE RELOCATED, SEE SHEET C-0.0
12. PROPOSED DOMESTIC WATER LINE
13. PROPOSED FIRE LINE WITH DCDA
14. PROPOSED SEWER LINE
15. PROPOSED SIGN PER ARCH AND LANDSCAPE PLANS (TYP) HEIGHT AND SETBACK AS NEEDED FOR SIGHT DISTANCE
16. PROPOSED RAMP
17. PROPOSE PERVIOUS PAVER SURFACE
18. EXISTING BRIDGE TO BE PROTECTED
19. PROPOSED STAIRS
20. PROPOSED TRASH ENCLOSURE WITH DRAIN TO LANDSCAPE AREA
21. EXISTING FIRE LINE WITH BPF TO FH ON BUILDING A SITE AND EXISTING FIRE LINE WITH DCDA TO OAKS
22. REMOVE AND REPLACE EXISTING ADA CURB RAMP.
23. PROPOSED BULBOUT WITH COORDINATION WITH CITY TRAFFIC ENGINEERING
24. PROPOSED SIDEWALK PER CITY STANDARDS
25. REMOVE AND REPLACE CROSSWALK FLASHERS
26. EXISTING TREE TO BE REMOVED, SEE SHEET C-0.0
27. PROPOSED PERVIOUS PATH PER LANDSCAPING
28. PROPOSED CONCRETE WALKWAY
29. PROPOSED CURB
30. PROPOSED GREASE INTERCEPTOR
31. PROPOSED F.O.G. AREA DRAIN TO SEWER. NOTE AREA TO HAVE SOLID ROOFING
32. PROPOSED 6' SITE WALL PER ARCHITECT PLANS

EXISTING EASEMENTS

1. ROAD AND UTILITY EASEMENT PER 1452 O.R. 528
2. 10' SEWER EASEMENT PER 1433 O.R. 127
3. 10' WATER PIPELINE EASEMENT PER 1333 O.R. 664
4. AREA SUBJECT TO INUNDATION AND PUBLIC DRAINAGE AND MAINTENANCE EASEMENT PER 24 PM 88
5. WATERLINE EASEMENT PER INST. 1999-054359, 54 PM 79
6. 6' BRIDGE EASEMENT PER 2018-021948
7. 10' SEWER EASEMENT PER 635 O.R. 173
8. 10' SEWER EASEMENT PER 1341 O.R. 9
9. 9,84' TREE EASEMENT PER SL 96-157
10. 6' PUBLIC UTILITY EASEMENT PER SL 96-157
11. PARKING AGREEMENT PER 1997-059991 TO BE ADJUSTED
12. APPROX. CL EX. STORM DRAIN AND CL EASEMENT PER 24 PM 88.

57,000 SF DISTURBED AREA (SWPPP REQUIRED)

EARTHWORK:
1575 CY CUT
620 CY FILL
7.0' MAX CUT
13.0' MAX FILL

LID STORMWATER REQUIREMENTS, TIER 4 PROJECT UTILIZES:
- DISCONNECTED DOWNSPOUTS
- PERVIOUS PAVING

PEDESTRIAN IMPROVEMENT NOTE:
PROJECT WILL BE REQUIRED TO IMPLEMENT THE PEDESTRIAN IMPROVEMENTS IDENTIFIED IN THE ANHOLM NEIGHBORHOOD GREENWAY. THESE IMPROVEMENTS ARE ELIGIBLE FOR TIF CREDITS

PROPERTY LINE NOTE:
LOT LINES SHOWN HEREON PER SLO AL20-0002

Plan Prepared By:
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PRELIMINARY #:
ARCH-0386-2020
USE-0387-2020
PDEV-0001-2021

Project:
THE VILLAGE AT THE PALMS
55 BROAD ST
SAN LUIS OBISPO, CA 93405

Revisions:	
1	Legless Lizard Bldg B Site Rev.
2	.
3	.
4	.
5	.

Proj. Engr.:	JMA	Phone Ext.:	156
Proj. Mngr.:	CEF	Phone Ext.:	149
Date:	11.20.2020	Scale:	PER PLAN
A&V Job No.:	181183	Sheet Size:	24 x 36

GRADING AND UTILITY SHEET

C-1.0

APPENDIX B

List of Plants and Animals Observed During the Site Visit

Appendix B. List of Plants and Animals Observed Onsite During the Site Visit

Scientific Name	Common Name
Plants	
Agapanthus sp.*#	Cottonwood (not *trichocarpa* or *fremontii*)
Aloe spp.*#	Aloes
Avena sp.*	Wild oat
Baccharis pilularis	Coyote brush
*Brassica nigra**	Black mustard
Camellia sp. *#	Camellia
*Cynodon dactylon**	Bermuda grass
Cyperus eragrostis	Tall flatsedge
Digitalis sp. *#	Foxglove
Echium sp. *#	Echium
*Erodium botrys**	Big heron bill
*Euphorbia peplus**	Petty spurge
*Festuca myuros**	Rattail sixweeks grass
*Festuca perennis**	Italian rye grass
Frangula californica#	California coffeeberry
Geranium sp.*#	Geranium
Hedera helix#	English ivy
Heteromeles arbutifolia#	Toyon
*Hirschfeldia incana**	Summer mustard
Hydrangea sp. *#	Hydrangea
Juglans californica	**Southern California black walnut**
Lavandula angustifolia#	Lavender
Liquidambar sp. *#	Sweetgum
Lonicera hispidula	Honeysuckle
*Medicago polymorpha**	California burclover
Myoporum laetum#	Myoporum
*Oxalis pes-caprae**	Bermuda buttercup
Pennisetum clandestinum#	Kikuyu grass
Pittosporum sp. *#	Cheesewood
Quercus agrifolia	Coast live oak
Rosa sp. *#	Rose (various ornamental)
Salix lasiolepis	Arroyo willow
Salvia leucantha#	Mexican bush sage
Toxicodendron diversilobum	Poison oak
Ulnus sp.	Elm (planted)
Washingtonia spp.*#	Palms (various)
Animals	
Aphelocoma californica	California scrub jay
Calypte anna	Anna's hummingbird
Corvus brachyrhynchos	American crow
Danaus plexippus	**Monarch butterfly**
Mimus polyglottos	Northern mockingbird
Pipilo maculatus	Spotted towhee
Regulus calendula	Ruby-crowned kinglet
Sayornis nigricans	Black phoebe
*Streptopelia decaocto**	Eurasian collared dove
Zonotrichia leucophrys	White-crowned sparrow

*Non-native species
#Planted in developed and/or ornamental areas
Bold = special-status species

APPENDIX C

Photo Plate

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Photo Plate

Photo 1. Southerly view of parking lot/creek interface where Building A will be constructed. Top of bank area along parking lot has been planted with palms and some native trees along with non-native landscaping in the understory.

Photo 2. Southerly view of parking lot/creek interface where Building B will be constructed. A mix of native and non-native horticultural species are planted in this area.

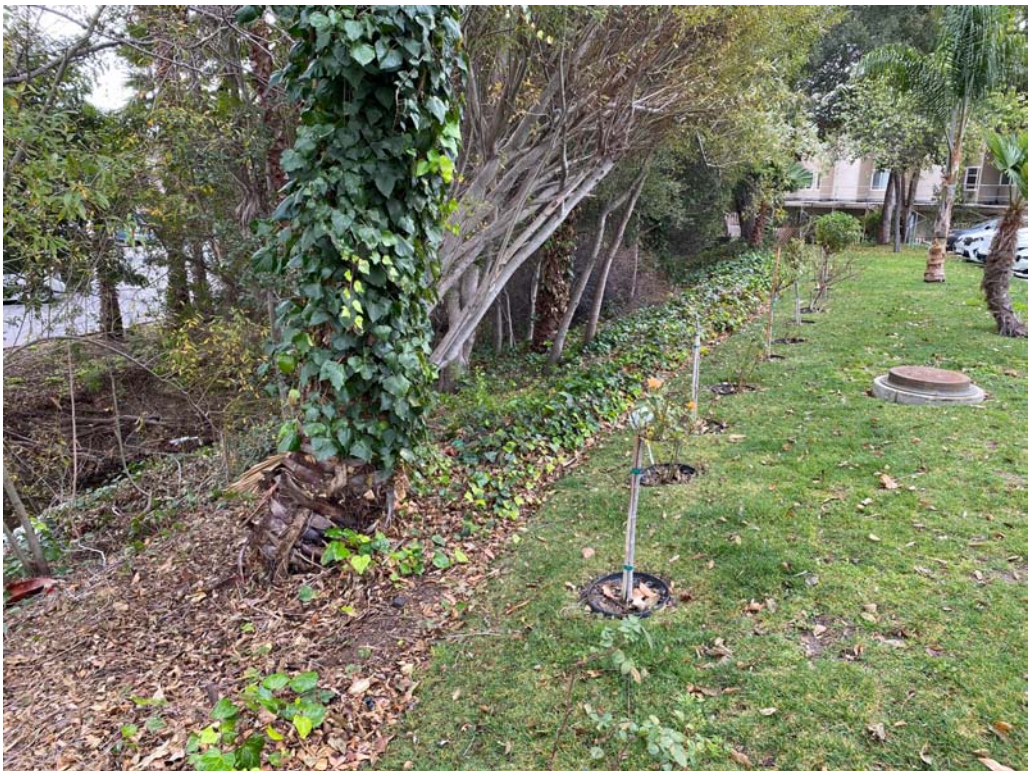

Photo 3. Close up view of turf and landscaping on the east side of the creek with non-native English ivy growing throughout the area.

Photo 4. Representative view of the incised creek channel with larger trees in the top of bank area. Note scour and vegetation laying down from recent high flows with 2 to 6 inches of flowing water present.

Photo 5. Some parts of the channel may have been armored during construction in this area. Flowing water was present and it ranged from 2 to 6 inches deep.

Photo 6. Northerly view of Building A parking lot with mature trees along the top of bank creating the riparian corridor of varying structure.

Photo 7. Several areas along the creek corridor were composed of dense vegetation consisting of willows, young black walnut, large alders, honeysuckle, and English ivy.

Photo 8. Representative view of the narrow creek corridor looking from east to west towards the Building A parking lot. Most of the site is composed of limbed up trees with good visibility through the creek zone.

APPENDIX D

Special-status Biological Resources Summary

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Appendix D - Special-status Biological Resources Summary Table

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
PLANTS						
Adobe sanicle	*Sanicula maritima*	—	R	1B.1	Perennial herb; chaparral, coastal prairie, meadows and seeps, valley and foothill grassland on clay and serpentine soils; 30-240 meters in elevation; blooms February to May.	**Not expected.** No suitable grassland habitat is present, and no serpentine influence was observed on the site. The site is within the species' elevational range, and has been recorded at several locations nearby, including Cerro Romualdo, Laguna Lake, South Hills Open Space and Bishop Peak, but no suitable habitat is present and species was not observed during survey.
Aparejo grass	*Muhlenbergia utilis*	—	—	1B.2	Perennial bunch grass; coastal scrub, creosote bush scrub, wetlands and riparian; 250-1000 meters in elevation; blooms October to May.	**Not expected.** Potentially suitable wetland/riparian habitat is present along creek corridor, but the site is outside of the elevational range of the species and there is only one record nearby at Camp SLO. Not observed during survey.
Betty's dudleya	*Dudleya abramsii* ssp. *bettinae*	—	—	1B.2	Perennial herb; chaparral, coastal scrub and valley and foothill grassland on rocky, serpentine soils; 20-180 meters in elevation; blooms May to July.	**Not expected.** Species is restricted to serpentine rock outcrops, which are not present onsite. Perennial species would have been seen during the surveys.
Blochman's dudleya	*Dudleya blochmaniae* ssp. *blochmaniae*	—	—	1B.1	Perennial herb; coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland on rocky, often clay or serpentine soils and sandstone rock outcrops; 5 - 450 meters in elevation; blooms April to June.	**Not expected.** Species is associated with rocky areas or thin layers of clay soils over serpentine rock, which is not present onsite. Species would have been seen during the surveys.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Brewer's spineflower	*Chorizanthe breweri*	—	—	1B.3	Annual herb; coniferous forest, chaparral, cismontane woodland and coastal scrub on serpentinite or gravelly soils; 45-800 meters in elevation; blooms April to August.	**Not expected.** No suitable soils or serpentine rock outcroppings are present. Numerous records nearby and the site is within the species distribution, but not observed during survey.
California (southern) black walnut	*Juglans californica*	—	—	4.2	Deciduous tree that naturally occurs along rivers and streams. Planted and hybridized throughout California and occurs in landscaped and natural settings.	**Present.** Several young specimens observed along the creek corridor that may have been planted.
Cambria morning-glory	*Calystegia subacaulis* ssp. *episcopalis*	—	—	4.2	Perennial rhizomatous herb; chaparral, cismontane woodland, coastal prairie, and valley and foothill grassland usually on clay soils; 30-500 meters in elevation; blooms March to July.	**Not expected.** No suitable grassland habitat present, and site is highly disturbed.
Chaparral ragwort	*Senecio aphanactis*	—	—	2B.2	Annual herb; chaparral, cismontane woodland, coastal scrub in drying alkaline flats; 15-800 meters in elevation; blooms January to April.	**Not expected.** No suitable soils are present onsite. All records in the vicinity are from sites with serpentine soils. Not observed during survey.
Chorro Creek bog thistle	*Cirsium fontinale* var. *obispoense*	E	E	1B.2	Perennial herb; chaparral, cismontane woodland, coastal scrub, valley and foothill grassland in seeps and drainages with serpentine; 35-385 meters in elevation; blooms February to September.	**Not expected.** No suitable soils or serpentine seep habitat are present, Occurs at Laguna Lake, Irish Hills and in the hills on the north side of Hwy. 1 on Camp San Luis Obispo. Not observed during survey.
Congdon's tarplant	*Centromadia parryi* ssp. *congdonii*	—	—	1B.1	Annual herb; valley and foothill grassland and disturbed sites on alkaline soils; 0-230 meters in elevation; blooms May to November.	**Not expected.** No suitable grassland habitat on clay soils is present, and no topographic depressions or seasonal wetlands capable of supporting this species were observed. Has been recorded in seasonal wetlands at Laguna Lake and Camp SLO. Would not occur in riparian habitat along the creek.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Cuesta Pass checkerbloom	*Sidalcea hickmanii* ssp. *anomala*	—	R	1B.2	Perennial herb; closed-cone coniferous forest and chaparral on rocky, serpentine soil; 600-800 meters in elevation; blooms May to June.	**Not expected.** No suitable habitat or soils are present and the site is greatly outside of the species' elevational range. Generally restricted to West Cuesta Ridge, but one record from Camp SLO at lower elevation.
Cuesta Ridge thistle	*Cirsium occidentale* var. *lucianum*	—	—	1B.2	Perennial herb; openings in chaparral, steep rocky slopes and disturbed roadsides; 500-750 meters in elevation; blooms April to June.	**Not expected.** No suitable habitat is present, the site is greatly outside of the species' elevational range and restricted distribution.
Dwarf soaproot	*Chlorogalum pomeridianum* var. *minus*	—	—	1B.2	Perennial bulbiferous herb; chaparral on serpentine soils; 305-1000 meters in elevation; blooms May to August.	**Not expected.** No suitable habitat or soils are present, and the site is greatly outside of the species' elevational range.
Eastwood's larkspur	*Delphinium parryi* ssp. *eastwoodiae*	—	—	1B.2	Perennial herb; chaparral and valley and foothill grassland generally in serpentine soils; 75-500 meters in elevation; blooms February to March.	**Not expected.** No suitable soils are present as there is no serpentine influence on the property. Several records in foothills in the region, and the site is within the species' local distribution and elevational range. Not observed during survey.
Hooked popcornflower	*Plagiobothrys uncinatus*	—	—	1B.2	Annual herb; chaparral, cismontane woodland, valley and foothill grassland, and coastal bluff scrub in sandy soils; 300-730 meters in elevation; blooms April to May.	**Not expected.** No suitable soils are present and the site is greatly outside of the elevational range of the species.
Hoover's bent grass	*Agrostis hooveri*	—	—	1B.2	Stoloniferous perennial herb; chaparral, cismontane woodland, and valley and foothill grassland habitats in sandy soils; 60-600 meters in elevation; blooms April to July.	**Not expected.** No suitable soils are present and the site is outside of the species' local distribution. Has been recorded in the region, but generally in more mountainous areas with chaparral habitats on sandy soils and there are no records from the City of SLO area. Not observed during survey.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Hoover's button-celery	*Eryngium aristulatum* var. *hooveri*	—	—	1B.1	Herb that can occur as either an annual or a perennial; vernal pools, seasonally wet grasslands, and roadside ditches; 3-45 meters in elevation; blooms June to August.	**Not expected.** No suitable seasonal wetland or topographic depression habitat present onsite. Records in the southern and southwestern San Luis Obispo area such as Tank Farm property.
Irish Hills spineflower	*Chorizanthe aphanantha*	—	—	1B.1	Annual herb; openings in chaparral and restricted to serpentine; approx. 305 meters in elevation; blooms from April to August.	**Not expected.** Known only from a very restricted area in the Irish Hills to the southwest of San Luis Obispo; no suitable habitat or serpentine soils are present.
Jones' layia	*Layia jonesii*	—	—	1B.2	Annual herb; chaparral and valley and foothill grassland on clay or serpentine; 5-400 meters in elevation; blooms March to May.	**Not expected.** No suitable serpentine based soils are present onsite. The site is within the species' elevational range, and records from serpentine rock and soils are near the site, including Camp SLO, O'Connor Way, CalPoly, and an historic record at the base of Bishop Peak. Not observed during surveys.
La Panza mariposa-lily	*Calochortus simulans*	—	—	1B.3	Perennial bulbiferous herb; chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland on sandy and often granitic soils and sometimes on serpentine; 325-1150 meters in elevation; blooms April through June.	**Not expected.** The site is slightly outside the local and elevational range of the species, frequent disturbance would preclude this species, and the site survey was conducted when the species was blooming in the area and was not seen.
Mesa horkelia	*Horkelia cuneata* var. *puberula*	—	—	1B.1	Perennial herb; chaparral, cismontane woodland, and coastal scrub on sandy or gravelly soils; 70- 810 meters in elevation; blooms February to September.	**Not expected.** No suitable soils or coastal scrub habitat are present. Site is within the species' known range, but there are no records from the San Luis Obispo area. Not observed during survey.
Miles' milk-vetch	*Astragalus didymocarpus* var. *milesianus*	—	—	1B.2	Annual herb; coastal scrub habitats with clay soils; 20-90 meters in elevation; blooms March to June.	**Not expected.** No suitable habitat present onsite, and creek corridor would not be expected to support this species.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Most beautiful jewelflower	*Streptanthus albidus* ssp. *peramoenus*	—	—	1B.2	Annual herb; chaparral, cismontane woodland, and valley and foothill grassland on serpentine soils; 94-1000 meters in elevation; blooms March to October.	**Not expected.** No suitable soils are present and the species' is usually at higher elevations than what occur onsite. Recorded from mountains and hills in the region but not observed during survey.
Mouse-gray dudleya	*Dudleya abramsii* ssp. *murina*	—	—	1B.3	Perennial leaf succulent; chaparral, cismontane woodland and valley and foothill grassland on serpentine soils; 50-525 meters in elevation; blooms May to June.	**Not expected.** Species is restricted to serpentine rock outcrops, which are not present onsite. Perennial species would have been seen during the surveys.
Ojai fritillary	*Fritillaria ojaiensis*	—	—	1B.2	Perennial bulbiferous herb; broad-leaved upland forest, chaparral, cismontane woodland, and lower montane coniferous forest on rocky soils; 225-998 meters in elevation; blooms February to May.	**Not expected.** No suitable habitat or soils are present and the site is outside of the elevational range of this species. No fritillary species observed during the survey.
Oso manzanita	*Arctostaphylos osoensis*	—	—	1B.2	Perennial evergreen shrub; chaparral and cismontane woodland on dacite porphyry buttes; 95-500 meters in elevation; blooms February to March.	**Not expected.** No suitable habitat or soils are present, and no native (non-planted) manzanita shrubs were seen during the surveys.
Palmer's mondardella	*Monardella palmeri*	—	—	1B.2	Perennial herb; chaparral and cismontane woodland on serpentine soils; 200-800 meters in elevation; blooms June to August.	**Not expected.** No suitable soils are present and the site is outside of the elevational range of this species. Recorded in surrounding mountainous area.
Pecho manzanita	*Arctostaphylos pechoensis*	—	—	1B.2	Perennial evergreen shrub; coniferous forest, chaparral and coastal scrub on siliceous shale soils; 125-850 meters in elevation; blooms November to March.	**Not expected.** No suitable soils are present, the site is outside of the species' elevational range, no manzanita shrubs were seen during the surveys and the only record in the region has an imprecise location from 1970.
Pismo clarkia	*Clarkia speciosa* ssp. *immaculata*	E	R	1B.1	Annual herb; margins and openings of chaparral, cismontane woodland, and valley and foothill grassland in sandy soils; 25-185 meters in elevation; blooms May to July.	**Not expected.** Site is outside of the restricted distribution of this species and no sandy soils are present.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Saline clover	*Trifolium hydrophilum*	—	—	1B.2	Annual herb; marshes and swamps, mesic valley and foothill grassland, and vernal pools on alkaline soils; 0-300 meters in elevation; blooms April to June.	**Not expected.** No suitable habitat present, and creek corridor would not provide suitable habitat.
San Benito fritillary	*Fritillaria viridea*	—	—	1B.2	Perennial bulbiferous herb; chaparral and cismontane woodland on rocky serpentine slopes, streambanks and roadsides; 200-1525 meters in elevation; blooms March to May.	**Not expected.** No suitable habitat or soils are present, the site is outside of the species' elevational range, and the only records in the vicinity is from 1925 and 1964.
San Luis mariposa-lily	*Calochortus obispoensis*	—	—	1B.2	Bulbiferous, perennial herb; chaparral, coastal scrub and valley and foothill grassland on sandstone, serpentine and/or sandy soils; 75-730 meters in elevation; blooms May to July.	**Not expected.** No suitable serpentine based soils are present and although there are records in the general area, they are from more mountainous areas with rock outcroppings. Not observed during survey.
San Luis Obispo ceanothus	*Ceanothus thyrsiflorus* var. *obispoensis*	—	—	1B.1	Perennial shrub; chaparral and cismontane woodland on dacite soils; 140-225 meters in elevation; blooms in June.	**Not expected.** Suitable habitat and soils are not present and the site is outside of the species' elevational range. Perennial shrub would have been seen during the survey.
San Luis Obispo owl's-clover	*Castilleja densiflora* var. *obispoensis*	—	—	1B.2	Annual herb; meadows, seeps, and valley and foothill grassland sometimes on serpentine; 10-400 meters in elevation; blooms March to May.	**Not expected.** No suitable grassland habitat is present onsite. Creek corridor is not expected to provide necessary habitat for this species.
San Luis Obispo sedge	*Carex obispoensis*	—	—	1B.2	Perennial herb; coniferous forest, chaparral, coastal prairie, coastal scrub, valley and foothill grassland, often on serpentine and clay soils in seeps; 10-820 meters in elevation; blooms April to June.	**Not expected.** No suitable serpentine based soils are present onsite. While numerous records are in the region, all occurrences are at higher elevations and associated with serpentine based seeps along the Santa Lucia Mountains, Irish Hills or other foothill locations. Not observed during survey.
Santa Lucia manzanita	*Arctostaphylos luciana*	—	—	1B.2	Perennial evergreen shrub; chaparral and cismontane woodland on shale soils; 350-850 meters in elevation; blooms December to March.	**Not expected.** No suitable habitat or soils are present, the site is greatly outside of the species' elevational range, and no native manzanitas were found during survey.

Common Name	Scientific Name	Fed	CA	CRPR	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Santa Margarita manzanita	*Arctostaphylos pilosula* (=*A. wellsii*)	—	—	1B.2	Evergreen perennial shrub; occurs in closed-cone coniferous forests, broad-leaved upland forest, cismontane woodland, and maritime chaparral sometimes on sandstone; ranges from 75 to 1100 meters in elevation; blooms December to May.	**Not expected.** No suitable soils or habitat are present, and no native manzanitas were found during the survey.
Straight-awned spineflower	*Chorizanthe rectispina*	—	—	1B.3	Annual herb; openings in chaparral, cismontane woodland, coastal scrub on granite sand or disintegrating shale and tolerates disturbance; 85-1035 meters in elevation; blooms April to July.	**Not expected.** No suitable habitat or soils are present, and only one record from nearby is from 1885. Not observed during survey.

**E = Endangered; T = Threatened; R = Rare; '—' = no status; CRPR: Rank 1A - Presumed extirpated in California and either rare or extinct elsewhere; Rank 1B – Rare, threatened or endangered in California and elsewhere; Rank 2A – Presumed extirpated in California, but more common elsewhere; Rank 2B – Rare, threatened, or endangered in California, but more common elsewhere; Rank 3 - Plants needing more information, a review list; Rank 4 – Limited distribution, a watch list. Sources: California Natural Diversity Database (California Department of Fish and Wildlife 2021a); Special Vascular Plants, Bryophytes, and Lichens List (California Department of Fish and Wildlife 2021c); Inventory of Rare and Endangered Plants of California (California Native Plant Society 2021a); Information on Wild California Plants for Conservation, Education, and Appreciation (Calflora 2021).*

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
ANIMALS						
INVERTEBRATES						
Atascadero June beetle	*Polyphylla nubila*	—	—	—	Sandy soils in annual grassland, chamise chaparral, and oak woodland and savannah. Restricted to Atascadero and San Luis Obispo.	**Not expected.** Onsite soils are not sandy and the only record from the vicinity is from 1956 and has an imprecise location.
California linderiella	*Linderiella occidentalis*	—	—	—	Seasonal pools or vernal pools in grasslands or in sandstone depressions. Can occur in very small pools and are heat tolerant.	**Not expected.** No topographic depressions capable of holding water are present, and species does not occur in flowing water, and therefore creek corridor is not suitable habitat.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Monarch butterfly	*Danaus plexippus* pop. 1	—	—	— (overwintering population)	Adults feed on the nectar of various blooming plants. During breeding can be found in fields, pastures, residential areas, grassland and scrub. Eggs are laid on and caterpillars feed on milkweed. Overwinters in wind-protected tree groves of eucalyptus, Monterey pine and cypress along the coast.	**Potential.** Individuals were seen flying around the study area during the survey. No suitable overwintering sites on the property given the relatively small narrow tree corridor along creek within urban areas of SLO.
Obscure bumble bee	*Bombus caliginosus*	—	—	—	Found on ceanothus, coyote brush, thistles, sweet peas, lupines, willows, clover and blackberry. Queens emerge from hibernation in late-January, workers appear in early-March, and males emerge in April. Colonies dissolve in late-October, with only the new queens surviving.	**Potential.** Potential host plants are in the study area. There are historic records from the vicinity, but little is known about this species.
San Luis Obispo pyrg	*Pyrgulopsis taylori*	—	—	—	Freshwater snail with planktonic larvae. Also has been recorded on rocks and in leaf litter.	**Potential.** Marginal habitat may be present in the onsite drainage, but it is intermittent and appears to dry down on a seasonal basis. Has been recorded nearby in Brizziolari and Chorro creeks, but those drainages have a larger watershed and are more perennial in nature.
Vernal pool fairy shrimp	*Branchinecta lynchi*	T	—	—	Grasslands with temporary ponded water. Inhabits small clear-water depressions in rock, vernal pools and swales, as well as anthropogenic habitats such as tire ruts, dozer scrapes and railroad pools. Needs standing water for at least 18 days to complete its lifecycle.	**Not expected.** No topographic depressions capable of holding water are present, and species does not occur in flowing water. Known to occur in the south side of San Luis Obispo around the Tank Farm, but no records from along Hwy. 1.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Western bumble bee	*Bombus occidentalis*	—	CE	—	Generalist foragers and found on agricultural crops such as tomatoes, peppers, cranberries, alfalfa, avocado, apples, cherries, blackberries, and blueberries. Only females survive the winter and establish new colonies the following spring. Colonies contain one queen, female workers, larvae, and when the season nears, male and female reproductive members. Nests are underground in cavities or burrows.	**Unlikely.** Species has undergone substantial range reduction, and no longer occurs in central California. Historic record from 1936 from south of San Luis Obispo.
FISH						
South-central California coast DPS steelhead	*Oncorhynchus mykiss irideus* pop. 9	T	—	—	Adults spawn in freshwater streams with clear, well-oxygenated, cool water and clean gravel substrate. Also require instream cover (branches, logs) and streamside vegetation. Juveniles rear in freshwater reaches or lagoons before going to the ocean to mature, and then return to freshwater to reproduce.	**Not expected.** No suitable habitat is present in the study area. The reach of the unnamed drainage onsite is much too ephemeral to be used by this species. Creek is channelized downstream and traverses highly disturbed urban areas. Documented to occur in Chorro and San Luis Obispo creeks, but barriers and urban development along with ephemeral nature of creek are factors limiting use of this drainage by steelhead.
AMPHIBIANS/REPTILES						
Blainville's (=coast) horned lizard	*Phrynosoma blainvillii*	—	—	SSC	Grasslands, sandy washes, coastal scrub, chaparral, coniferous forest and woodlands with patches of open areas for sunning and bushes for cover. Often with loose sandy soils for burial, but also uses small mammal burrows. Preys on native species of ants and other small invertebrates.	**Not expected.** No suitable plant communities given developed nature of site. Generally absent from urban areas due to lack of undisturbed native habitat and presence of non-native ants associated with humans. No records nearby.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
California red-legged frog	*Rana draytonii*	T	—	SSC	Forages and breeds in streams with deep slow-moving pools, stock ponds, reservoirs, springs, lagoons, and marshes; usually with emergent or riparian vegetation but also found at sites lacking vegetation. Uses riparian and various upland habitats in winter and for dispersal.	**Unlikely.** The onsite drainage does not have sufficient water depth to support any lifestage. Has been recorded historically in Brizziolari Creek, but not observed since 1939. Known to occur throughout the Chorro Creek watershed. Potentially suitable ponds within 1 mile seen on aerial imagery to the NW and on CalPoly, but urban development and Hwy. 1 are likely significant barriers to upland movement. No suitable habitat in this urban area, so very unlikely to disperse or migrate through the site.
Coast Range newt	*Taricha torosa*	—	—	SSC	Primarily terrestrial in forests, oak woodlands, chaparral, and rolling grassland. Breeds in ponds, reservoirs and pools of clear streams with rocky substrates and cascades.	**Not expected.** Onsite drainage does not have sufficient amount of water or appropriate rocky habitat with pools and cascades. Has been recorded historically from Brizziolari Creek but not found on CalPoly for several decades.
Foothill yellow-legged frog - Central Coast population	*Rana boylii*	—	E	SSC	Rocky streams and rivers with open sunny banks, surrounded by forests, chaparral and woodlands. Sometimes found in isolated pools, backwaters, and spring-fed pools. Reproduction is exclusively in streams and rivers. Usually found near water and diurnal.	**Not expected.** No suitable habitat is present on or near the site. This species is considered to be extirpated south of Rocky Point in far northwestern SLO County. Historically recorded in Brizziolari Creek and Reservoir Canyon, but not found since 1958.
Lesser slender salamander	*Batrachoseps minor*	—	—	SSC	Forests composed of mixed oak, tanbark oak, sycamore and bay laurel with moist conditions. Found above 400 m elevation. Active above ground on warm, wet nights but otherwise is underground or under cover objects.	**Not expected.** Species has a very restricted distribution along the ridge of the Santa Lucia Mountain Range, and site is well below the elevational range and outside of the distribution of the species.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Northern California legless lizard	*Anniella pulchra*	—	—	SSC	Beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, oak woodland, and stream terraces with riparian vegetation. Fossorial species requires moist, loose soils or leaf litter with plant cover or surface objects (rocks, boards, logs, etc.). Can occur in residential areas.	**Potential.** The site is mostly developed, and soils onsite are not highly suitable for this fossorial species that typically occurs in sandy soils with coastal scrub, chaparral and oak woodland habitats. Riparian habitat is present onsite and includes oak trees with dense leaf litter and the area along the creek corridor could potentially support this species. Legless lizards have been recorded throughout the general area, but few records nearby.
Southwestern pond turtle (=western pond turtle)	*Actinemys pallida* (=*Emys marmorata*)	—	—	SSC	Ponds, lakes, rivers, streams, marshes, brackish lagoons, and irrigation ditches with a mosaic of vegetation and open areas for basking. Uses upland areas for nesting and in winter, including woodland, forest, grassland, chaparral, and grasslands.	**Not expected.** No suitable aquatic habitat is present on or near the site. The onsite drainage is too ephemeral and shallow to support this species. The nearest pond seen on aerial photography is well beyond (>4000 feet) the species' distance for upland habitat use. Would not cross Hwy. 1 or urban areas surrounding site. Recorded from Stenner and Chorro creeks on the north side of Hwy. 1.
BIRDS						
Bald eagle	*Haliaeetus leucocephalus*	—	E	FP	Open areas near water where they mainly feed on fish, and may also eat birds, amphibians, reptiles, small mammals, and crabs; nests in large mature trees such as ponderosa pine or occasionally on cliffs or the ground, within 1 mile of a large water source; occurs year-round in this area.	**Not expected.** Could potentially fly over the site but would not be expected to roost on large trees given the urban setting. Has been recorded in eBird from numerous locations in the vicinity, but unlikely to stopover at the site and would not be expected to nest.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Burrowing owl	*Athene cunicularia*	—	—	SSC (burrow sites & some wintering sites)	Open treeless areas with low sparse vegetation such as grasslands, deserts, pastures, agricultural fields, airports, and artificial embankments where they prey on small vertebrates and various invertebrates. Nests in burrows created by other animals with nearby lookouts such as fence posts or shrubs. Formerly occurred year-round in this area, but now restricted to winter.	**Not expected.** No suitable grassland habitat and no small mammal burrows observed. Species would not use the creek corridor for roosting or nesting habitat given it is a grassland species, and the high level of human presence in a developed area.
California horned lark	*Eremophila alpestris actia*	—	—	WL	Areas with sparse vegetation or bare ground in prairies, deserts, tundra, beaches, dunes, airports, plowed fields and heavily grazed pastures where they eat seeds and insects. Nesting is on bare ground. Occurs year-round in this area.	**Not expected**. No suitable grassland habitat present, and creek corridor and associated riparian habitat would not be used by this species.
Cooper's hawk	*Accipiter cooperii*	—	—	WL (nesting)	Mature and open woodlands including oak forest, conifers and riparian; may also be found in suburban areas with tall trees. Feeds on birds, small mammals, reptiles and amphibians. Nesting is in dense woodlands. Occurs in this area year-round.	**Potential.** Could forage, nest or roost onsite in the Riparian or Ornamental habitats. They have been recorded at numerous locations close to the site on CalPoly, Bishop's Peak and in urban areas nearby in eBird.
Ferruginous hawk	*Buteo regalis*	—	—	WL (wintering)	Open country such as grasslands, sagebrush, saltbush shrubland, and edges of pinyon-juniper forest where they prey on small mammals. Nests on lone trees, cliffs, utility poles, and shrubs from ground-level to 65-feet high. Occurs in this area during winter.	**Potential.** Potential foraging habitat is not present and does not nest in this area. Could perch or roost in Riparian or Ornamental habitats. There are several observations from open grassland habitats in the region in eBird, but these areas are much more extensive and connected to other open space areas compared to the urban setting of this site.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Golden eagle	*Aquila chrysaetos*	—	—	FP, WL (nesting & wintering)	Uncommon resident of mountainous and valley-foothill areas. Foraging typically occurs in open terrain where they prey on small mammals. Nesting usually occurs on cliff ledges, and less commonly in large trees or on structures such as electrical towers. Occurs in this area year-round.	**Not expected.** No suitable nesting or foraging habitat is present onsite given proximity to human activity and urban development. No large stick nests observed onsite characteristic of raptor use. Has been recorded at numerous locations on CalPoly and in open rangelands in region, but would not be expected to use creek corridor onsite.
Grasshopper sparrow	*Ammodramus savannarum*	—	—	SSC	Grasslands, prairies, hayfields, and open pastures with little scrub cover and some bare ground where they prey on grasshoppers and other invertebrates. Nests on the ground at the base of clumps of grass within a large patch of tall grass. Occurs in this area during breeding season.	**Not expected.** No suitable grassland habitat present. Creek corrido is not suitable for nesting or foraging activities for this species.
Great blue heron	*Ardea herodias*	—	—	— (nesting colony)	Freshwater and saltwater marshes, also foraging in grasslands and agricultural fields. Nesting colonies are near lakes, ponds and wetlands bordered by forests. Nests are placed mainly in trees, but may also nest on the ground, in bushes or artificial structures. Occurs year-round in this area.	**Not expected.** No suitable habitat present for this species to forage or nest onsite. Narrow creek corridor with dense vegetation would not be suitable for foraging, especially given the high level of human activity. There are numerous records in eBird from the region, but not in this particular area.
Great egret	*Ardea alba*	—	—	— (nesting colony)	Forages in marshes, swamps, streams, rivers, ponds, lakes, lagoons, tidal flats, canals, ditches, flooded fields, and sometimes in upland where they prey on fish, amphibians, reptiles, crustaceans, and invertebrates. Roosts communally in trees. Nesting colonies are on lakes, ponds, marshes, and estuaries, but does not nest in this area. Occurs in this area during non-breeding season.	**Not expected.** No suitable habitat present for this species to forage or nest onsite. Narrow creek corridor with dense vegetation would not be suitable for foraging, especially given the high level of human activity. There are numerous records in eBird from the region, but not in this particular area.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Loggerhead shrike	*Lanius ludovicianus*	—	—	SSC (nesting)	Open country with low vegetation and well-spaced shrubs or trees such as coastal scrub, grasslands, agricultural fields, pastures, riparian areas, desert scrub, savannas, prairies, golf courses, and along roadsides where they prey on insects, amphibians, reptiles and small mammals. Nests in trees, shrubs, or brush piles. Occurs in this area year-round.	**Potential.** Suitable Riparian and Ornamental habitats are present onsite. Could forage or nest onsite. There are several observations in eBird from CalPoly, downtown SLO, and Camp SLO.
Merlin	*Falco columbarius*	—	—	WL (wintering)	Coastlines, open grasslands, savannas, woodlands, lakes, wetlands, and montane conifer forests where they prey on small birds, small mammals and insects. Nests in existing corvid or hawk nest but does not nest in California. Occurs in this area during winter.	**Not expected.** No suitable habitat present for this species to forage onsite. Narrow creek corridor with dense vegetation would not be suitable for foraging, especially given the high level of human activity. Does not nest in the region.
Northern harrier	*Circus cyaneus*	—	—	SSC (nesting)	Large areas of wetlands and grasslands with low vegetation where they prey on small mammals, amphibians, reptiles and birds. Nesting is in marshes, grazed meadows, and desert shrubland where they nest on the ground in a dense clump of vegetation such as willows, grasses, sedge, bulrushes or cattails. Occurs year-round in this area.	**Not expected.** No suitable habitat present for this species to forage or nest onsite. Narrow creek corridor with dense vegetation would not be suitable for foraging, especially given the high level of human activity. There are numerous records in eBird from the region, but they are from grassland and wetland areas to the south and north of town.
Prairie falcon	*Falco mexicanus*	—	—	WL (nesting)	Grasslands, desert shrubland, tundra, coastal scrub, feedlots, and agricultural fields where they feed on small mammals, insects and birds. Nests on high cliff ledges, steep bluffs, trees, or on buildings or utility poles. Occurs year-round in this area.	**Potential.** Species could potentially nest in the tall trees along the riparian corridor. No stick nests indicative of raptors observed onsite. Has been recorded at CalPoly and various locations around the city.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Sharp-shinned hawk	*Accipiter striatus*	—	—	WL (nesting)	Forages along the edges of dense mixed woodlands and forests where they prey on birds. Nests are in dense forests with closed canopies in conifer trees. Occurs in winter in this area.	**Potential.** Suitable dense, although narrow, patches of riparian forest are onsite. Has been recorded at numerous locations surrounding the site during migration in eBird, including the neighborhoods surrounding the site. Could occur as a transient while migrating, but does not nest in this area.
Snowy egret	*Egretta thula*	—	—	— (nesting colony)	Lagoons, freshwater wetlands, ponds, temporary pools, and wet fields where they prey on aquatic animals and insects. Nesting colonies are in dense vegetation of islands and marshes. Occurs in this area outside of the breeding season.	**Not expected.** No suitable habitat present for this species to forage or nest onsite. Narrow creek corridor with dense vegetation would not be suitable for foraging, especially given the high level of human activity. There are numerous records in eBird from the region, but not in this particular area.
Tricolored blackbird	*Agelaius tricolor*	—	T	SSC (nesting colony)	Forages in a variety of habitats including pastures, agricultural fields, rice fields, and feedlots. Nests colonially in freshwater marshes with tules or cattails, or in other dense thickets of willow, thistle, blackberry, or wild rose in close proximity to open water. Occurs year-round in this area.	**Potential.** Nesting colonies have been recorded at several ponds along Hwy. 1 nearby. Could occur onsite as a transient while foraging, but would not nest onsite due to lack of sufficient water source or emergent vegetation to form colonial nests.
White-tailed kite	*Elanus leucurus*	—	—	FP (nesting)	Savannas, open woodlands (oak or pine), riparian forest, marshes, desert grasslands, and fields where they prey on small mammals, birds, lizards, and insects. Nests and roosts in the edges of forests or in tall isolated trees. Occurs in this area year-round.	**Potential.** Has been recorded at numerous locations on the CalPoly ag lands in close proximity to the site and in urban SLO, in eBird. Suitable foraging habitat is generally lacking, but could nest or roost in the Riparian or Ornamental habitats. No stick nests present indicative of raptors.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Yellow-billed magpie	*Pica nuttalli*	—	—	— (nesting & communal roosts)	Permanent residents of open oak woodland and savannah, riparian, valley hardwood-conifer, residential and agricultural areas, pastures and orchards. Feed on the ground on insects, invertebrates, trash, carrion, acorns, fruit, grain, nestlings, eggs, earthworms, ticks and live rodents. Nests and roosts in small colonies high in large trees. Occurs year-round in this area.	**Unlikely.** Riparian habitat is very narrow and adjacent to existing human development. No communal roosts are recorded nor were any nest occurrences observed that would indicate this species has occurred onsite. Generally more common north of Cuesta Grade, and not observed during survey of the site.
Yellow warbler	*Setophaga petechia*	—	—	SSC	Wetland and riparian habitats with willows, cottonwoods, aspens, sycamores and alders where they eat insects. Also uses gardens, orchards and roadside thickets. Nesting is in shrubs or small trees. Occurs year-round in this area.	**Potential.** Could forage or nest in the Riparian or Ornamental habitats onsite. Has been recorded in the region in eBird. Not observed during survey of the site.
MAMMALS						
American badger	*Taxidea taxus*	—	—	SSC	Open grasslands, fields and the edge of scrub and woodland habitats; requires dry loose soils for burrowing and shelter and feeds on a variety of small mammals such as California ground squirrel and pocket gopher.	**Not expected.** No suitable habitat present given highly urbanized nature of the project area, which likely precludes their occurrence. Highway 1 would be a barrier to their movement. No dens or ground squirrel burrows were seen during the survey.
Big free-tailed bat	*Nyctinomops macrotis*	—	—	SSC	Prefers rugged, rocky terrain and canyons. Roosts in buildings, caves, tree hollows, crevices in cliffs or rock outcrops. Feeds on moths. Occurs in California only during the winter, and is rare, found in areas with rugged rocky canyons.	**Not expected.** No suitable rocky habitat is present onsite, and the only record in the vicinity is from 1981. Low probability to occur as a transient during migrations.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Monterey dusky-footed woodrat	*Neotoma macrotis luciana*	—	—	SSC	Builds large stick middens in chaparral and woodland habitats of moderate canopy and moderate to dense understory. Occurs in the Coast Ranges from Monterey Bay to Los Osos/Atascadero. Reaches its eastern extent at Camp Roberts where it contacts *Neotoma fuscipes bullatior* and southern extent where *Neotoma macrotis macrotis* occurs.	**Not expected.** The subspecies of dusky-footed woodrat in the San Luis Obispo area is reported to be *Neotoma macrotis macrotis*. No records were in the CNDDB from the vicinity and no wood rat nests/middens were observed in the creek corridor.
Morro Bay kangaroo rat	*Dipodomys heermanni morroensis*	E	E	FP	Restricted to relict, stabilized sand dunes in Los Osos and Baywood Park, where they construct burrows in areas with low slope and compacted sandy soil. Associated with early seral stages of coastal dune scrub where there are patches of bare ground. Feeds on seeds. Has not been seen in the wild since 1986.	**Not expected.** Species is restricted to sand dune sheet that is not present onsite, and site is outside the local distribution of the species. Species may be extinct.
Pallid bat	*Antrozous pallidus*	—	—	SSC	Open dry habitats including deserts, grasslands, shrublands, woodlands, and forests. Roosts in rocky outcrops, caves, crevasses, mines, hollow trees, and buildings that moderate temperature. Night roosts on porches and open buildings.	**Potential.** Could forage over the site and night roost in the structures. Has been recorded on Camp SLO and the city downtown area, and could day roost in the trees in riparian corridor.
San Diego desert woodrat	*Neotoma lepida intermedia*	—	—	SSC	Moderate to dense coastal scrub, especially in rocky areas with slopes.	**Not expected.** The subspecies of dusky-footed woodrat in the San Luis Obispo area is reported to be *Neotoma macrotis macrotis*. No records were in the CNDDB from the vicinity and no wood rat nests/middens were observed in the creek corridor.

Common Name	Scientific Name	Fed	CA	CDFW	Ecological Information	Evaluation of Occurrence/ Site Suitability / Local Records
Townsend's big-eared bat	*Corynorhinus townsendii*	—	—	SSC	Desert scrub, grassland, sagebrush, chaparral, oak woodlands, riparian and coniferous forests; prefers mesic habitats and closely tied to rock cliffs with crevasses. Roosts in caves, cliffs, mines, tunnels and bridges.	**Potential.** Could forage onsite, but no structures for roosting are present. Roost sites have been recorded nearby at Camp SLO and Chorro Creek.
Western mastiff bat	*Eumops perotis californicus*	—	—	SSC	Desert scrub, coastal scrub, chaparral, oak woodland, and coniferous forest. Roosts colonially in rock crevasses, buildings, tunnels and in trees. Does not undergo seasonal migrations or prolonged hibernation, and is present in this area year-round.	**Potential.** Suitable foraging habitat is present onsite, and could roost in buildings or large trees. Has been recorded in the San Luis Obispo area.

**E = Endangered; T = Threatened; C = Candidate; SSC = Species of Special Concern; FP = Fully Protected; WL = Watch List; '—' = no status; California Natural Diversity Database (California Department of Fish and Wildlife 2020a); Special Animals List (California Department of Fish and Wildlife 2019); California Wildlife Habitat Relationships System (CDFW 2021d); A Guide to the Amphibians and Reptiles of California (California Herps 2021); eBird (The Cornell Lab of Ornithology 2021a); All About Birds (The Cornell Lab of Ornithology 2021b); Guide to North American Birds (Audubon 2021).*

SENSITIVE NATURAL COMMUNITIES	
Central Coast Arroyo Willow Forest — State Rarity Rank S3.2	**Absent.** Dense closed-canopy forest characterized by arroyo willow (*Salix lasiolepis*) and/or Pacific willow (*S. lasiandra*). Occurs on moist to saturated sandy or gravelly soil in floodplains, low-gradient stream reaches and dune slack ponds. The riparian habitat onsite is dominated by coast live oak, and is more closely aligned with Central Coast Live Oak Riparian Forest.
Central Coast Live Oak Riparian Forest — State Rarity Rank 3.2	**Present.** Band of riparian on drier, outer floodplains along perennial streams between the more mesic cottonwood or willow-dominated communities and more xeric chaparral. Dominated by coast live oak (*Quercus agrifolia*) with a relatively open understory of grasses and mixed shrubs. Numerous ornamentals present in the creek corridor planted as part of site landscaping, several of which are highly invasive (i.e., English ivy). The riparian habitat onsite is dominated by coast live oak and also contains planted species, and is consistent with this community.

SENSITIVE NATURAL COMMUNITIES	
Central Coast Riparian Scrub — State Rarity Rank S3	**Absent.** A dense, shrubby streamside thicket dominated by any of several species of willows (*Salix* spp.) and has coyote brush (*Baccharis pilularis*) as a secondary component. Occurs on sand or gravel bars along rivers and streams with ground water close to the surface. Also present around dune slack ponds. The riparian habitat onsite is more closely aligned with Central Coast Live Oak Riparian Forest due to the dominance of coast live oaks.
Central Dune Scrub — State Rarity Rank S2.2	**Absent.** Restricted to coastal strip on stabilized backdunes. It is composed of low-growing scattered shrubs, subshrubs and herbs and is indicated by the presence of mock heather (*Ericameria ericoides*), beach blue lupine (*Lupinus chamissonis*), and beach sagewort (*Artemisia pycnocephala*). Site is located away from the coastline and this community is not present.
Central Foredunes — State Rarity Rank S1.2	**Absent.** Areas of sand accumulation that are exposed to onshore winds and sparsely vegetated by suffrutescent plant species including sand verbena (*Abronia* sp.), sea rocket (*Cakile* sp.), and primrose (*Camissonia* sp.). Site is located away from the coastline and beaches and this community is not present.
Central Maritime Chaparral — State Rarity Rank S2.2	**Absent.** Occurs on well-drained, sandy soils within the summer fog zone. Composed of sclerophyll shrubs dominated by one or more species of manzanita (*Arctostaphylos* spp.). No manzanita species occur on the site and this community is not present.
Coastal and Valley Freshwater Marsh — State Rarity Rank S2 and S3	**Absent.** Occurs in permanently flooded sites with freshwater and lacking significant flow, dominated by perennial, emergent vegetation such as bulrushes (*Scirpus* sp. and *Schoenoplectus* sp.) and cattails (*Typha* sp.). No areas of perennially ponded water were present, and no emergent vegetation was present onsite with sufficient cover to be consistent with this habitat type.
Coastal Brackish Marsh — State Rarity Rank S2.1	**Absent.** Occurs along the inland edges of coastal bays, lagoons and estuaries at the interface between saltwater and freshwater. Salinity may vary due to tides and seasonal freshwater runoff. It has dense cover by perennial emergent species such as bulrushes (*Scirpus* sp. or *Schoenoplectus* sp.), broadleaf cattail (*Typha latifolia*), sedges (*Carex* spp.) and saltgrass (*Distichlis spicata*). The site occurs away from the coast and does not have brackish water habitat.
Freshwater Seep — State Rarity Rank S3.2	**Absent.** Occurs in permanently moist or wet soil that seeps from surfacing groundwater or water table, usually within grassland or meadow communities. Composed of mainly perennial herbs, especially sedges (*Carex* spp.) and rushes (*Juncus* spp.). Ephemeral nature of onsite drainage did not have elements of this habitat type present.

SENSITIVE NATURAL COMMUNITIES	
Northern Coastal Salt Marsh — State Rarity Rank S3.2	**Absent.** This community occurs in sheltered inland margins of bays, lagoons and estuaries. These areas are subject to regular tidal inundation of salt water for at least part of the year. Salt-tolerant hydrophytes up to 1 meter tall for moderate to dense stands. Characteristic species include fleshy jaumea (*Jaumea carnosa*), Pacific cordgrass (*Spartina foliosa*), and pickleweed (*Salicornia* sp.). The site occurs away from the coast and tidally influenced habitat is not present.
Northern Interior Cypress Forest — State Rarity Rank S2.2	**Absent.** Occurs on dry, rocky, and often serpentine soils. Stands are open and scrubby, being maintained by fires. It is dominated by one or more native cypress species (*Hesperocyparis* spp.). Suitable soils and cypress are not present onsite.
Serpentine Bunchgrass — State Rarity Rank S2.2	**Absent.** Restricted to areas with serpentine soils. Dominated by native perennial bunchgrasses and herbs with low total cover. Characteristic species include needlegrass (*Stipa* spp.), California poppy (*Eschscholzia californica*), and small fescue (*Festuca microstachys*), with a higher percentage of native grasses compared to other California grassland communities. No suitable serpentine soils occur, which is required to support this community.
Valley Needlegrass Grassland — State Rarity Rank S3.1	**Absent.** Often occurs on clay soils that are moist or saturated in winter and very dry in the summer. It is dominated by purple needlegrass (*Stipa pulchra*), but may have higher percent cover overall by native and introduced annual grassland species. No grassland habitat composed of native bunchgrasses is present.
Vernal Marsh — State Rarity Rank S2	**Absent.** Vegetated by low, annual herbs such as sedges (*Carex* spp.) and rushes (*Juncus* spp.). Has marshy conditions or standing water following winter rains but is reduced or completely dry by summer. Often found at the transition between Coastal and Valley Freshwater Marsh and drier upland grassland. Species characteristic of this community were not present with sufficient cover to meet this habitat type description.

Sources: Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986); California Natural Community List (California Department of Fish and Wildlife 2021b); California Natural Diversity Database (California Department of Fish and Wildlife 2021a).

DESIGNATED CRITICAL HABITAT	
California Red-legged Frog	**Present.** Unit SLO-3 is present in the area that the study site occurs along southern-most boundary. Onsite drainage does not contain critical habitat attributes and was determined to not support suitable habitat for this species.

Source: Threatened and Endangered Species Active Critical Habitat Report (United States Fish and Wildlife Service 2021b).

Phase 1 & Phase 2 Archaeological Evaluations Of Property At 61 Broad Street, San Luis Obispo, California

Prepared For:	Mr. Hamish Marshall Smith & Co. 555 Ramona Drive San Luis Obispo, CA 93405
Submitted To:	City Of San Luis Obispo Community Development Dept. 990 Palm Street San Luis Obispo, CA 93401-3249
USGS Quad:	San Luis Obispo,, Calif.
Acreage:	1.05 Acres
Key Words:	Negative Surface Survey/Negative Sub-Surface Testing

March 22, 1997

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Abstract

An archaeological surface survey and sub-surface testing were made at "The Village " at 61 Broad Street (APN #pending) in San Luis Obispo for the proposed location of an expanded assisted living facility development. A surface survey (ARI) made across the property and stream banks, combined with archaeological sub-surface testing (ARE), confirmed that archaeological materials are not present. The literature search also confirms that this area does not have previously recorded archaeological sites. Recommendations are made that no further archaeological testing or monitoring activities are required.

Introduction

In March, 1997, Heritage Discoveries Inc. was hired by Smith & Co. of 555 Ramona Drive, San Luis Obispo to conduct an archaeological survey (ARI or Archaeological Resource Inventory) and complete sub-surface archaeological testing (ARE or Archaeological Resource Evaluation) at the parking lot of "The Village" at 61 Broad Street in San Luis Obispo (Figure 1). Smith & Company has develop plans for the construction of an assisted living facility (Appendix C). Mr. Hamish Marshall provided project plans and background information regarding this project. Heritage Discoveries Inc. conducted an archaeological surface survey of the property and completed sub-surface testing on March 19, 1997 and compiled a historical records search.

Natural Setting

The study area is situated at the base of San Luis Mountain beside a tributary of Stenner Creek. This well drained, sloped area, located near Ramona Drive and Broad Street, has been considerably altered by streets, parking lots, housing and other modern development. Some native oaks and pines exist at the edge of the study area. Native vegetation also remains within the riparian zone immediately outside the study area.

Cultural Setting

San Luis Obispo County was home to the Northern Chumash, or Obispeno, for over 9,000 years. Archaeologists have established a detailed cultural chronology based upon excavations and site surveys across the county. Over 1,800 archaeological sites have been recorded in San Luis Obispo County, although many of these heritage resources have been destroyed or damaged by development. Starting in the late 1700's, the mission based community of San Luis Obispo grew into a town with a multi–cultural heritage.

San Luis Obispo is a city with a rich cultural heritage extending from the prehistoric era, when the Chumash were the sole inhabitants, to the historic period in the late 1700's when Spanish and Mexican influences greatly changed the aboriginal way of life. After the decline of the mission era in the 1830's, San Luis Obispo gradually grew into a thriving town (Angel, 1883; Koher, 1972; Krieger, 1988).

A number of site surveys and test excavations have taken place in the greater vicinity of the study area. The rich history of San Luis Obispo has begun to emerge through archaeological research in the past decade. Various cultural resource management projects have documented prehistoric and early historic Chumash settlements (Gibson, 1986), mission era settlement, the growth of the community in the late 1800's, and related heritage themes (Bertrando, 1994; Singer et al., 1990 & 1993) and local

railroad heritage (Conway, 1996a & b). The extensive archaeological site containing cultural remains from the San Luis Obispo mission, the Chumash living at the mission, Spanish adobes, Chinatown, and the late 19th century saloon and brothel era is known as the Palm Street Historic site (Conway, 1995).

Research Design & Methods

The research design for this project included a systematic surface survey of 61 Broad Street completed at one meter intervals and a literature and records search for pertinent archaeological and historical information. The project area was placed within prehistoric and historic settlement models using available data bases such as the Central Coast Archaeological Information Center files of previously recorded archaeological sites and the City of San Luis Obispo's heritage resource files and maps maintained by the Community Development Department.

Project Staffing & Implementation

The cultural resource management field work for this project at 61 Street was directed by Thor Conway of Heritage Discoveries Inc. who also provided field supervision. Brian Shull and Larry Nash worked on the field crew. Mark Vigil Sr. provided the Chumash Native American monitoring. Analysis and reporting were done by Thor Conway.

Archaeological Resource Inventory

Heritage Discoveries Inc., a full service heritage consulting firm included on the City of San Luis Obispo's list of firms qualified for Archaeological Resource Inventories (ARI), completed a detailed field survey of the project area. Thor Conway, a SOPA (Society of Professional Archaeologists) certified archaeologist, walked the greater project area as part of the surface examination. Visibility was limited to stream banks and a few soil exposures in landscaped areas. Cultural materials were not found.

The Archaeological Resource Inventory was supplemented with thorough examination of relevant maps, data bases, site records, and historical references to the study area (Appendices B & D). Background searches were done at the Central Coast Historical Resource Information Center at the University of California at Santa Barbara where archaeological data bases are maintained. In addition to retrieving information about the project location, previous archaeological surveys and recorded archaeological sites in the vicinity of the project area were identified to use in the formation of prehistoric and historical settlement models. The presence of a tributary stream does create some archaeological potential for the study area. This environmental setting lead to sub-surface testing reported below.

Additional background research was done in the archaeological record and map files maintained by the Community Development Department of the City of San Luis Obispo; at the County Historical Museum, and among the Sanborn Insurance Maps. Significant structures relating to past land use in the study area were not present. The literature and records search noted the presence of prehistoric camp sites on the sides of San Luis Mountain and along Stenner Creek. Sites have not been recorded near the 61 Broad Street project area.

This report follows the format and standards outlined in the *City Of San Luis Obispo Archaeological Resource Preservation Guidelines--An Amendment To The City Environmental Guidelines, October 1995.*

Subsurface Archaeological Resource Evaluation

Subsurface testing would be done at various locations on the property (Figure 2). Testing was done both manually and mechanically. A backhoe was required to remove pavement and to excavate test trenches to a sufficient depth. Shovel test pits augmented the mechanical sampling. All areas chosen for SARE were excavated, screened, mapped and profiled. Cultural materials were not present in any of the seven test areas.

Results

The study area at 61 Broad Street is mainly a previously developed, paved parking lot area (Figure 2). Three test trenches were opened within the parking lot. Shovel test pits were placed in soil exposures along the edges of the parking lot.

Test Pit #1—This shovel test pit measured 30 cm. in diameter. It was placed at the west side of the project area next to the stream. The first 10 cm. were gravel fill followed by loamy clay soils to 45 cm. depth where bedrock occurred. Cultural materials were not present.

Test Pit #2—A test trench measuring one meter by one and a half meters was opened by backhoe in the southwest portion of the parking lot. The profile revealed 10 cm. of paving, 20 cm. of base material, then sterile clay soils to a depth of one meter.

Test Pit #3—A backhoe excavation was placed in the parking lot at the northeast portion of the study area. The profile revealed 10 cm. of paving, 20 cm. of base material, then sterile clay soils to a depth of 1.3 meters. Cultural materials were not present.

Test Pit #4—A test pit was placed along the southern edge of the study area above the stream. Loamy native soils were present for a depth of 45 cm. where bedrock occurred. Cultural materials were not present.

Test Pit #5—A 30 cm. diameter test pit was excavated in the existing lawn on the eastern edge of the project area. Bedrock occurred at 25 cm. depth. Cultural materials were not present.

Test Pit #6—A backhoe trench measuring two meters by one meter was opened at the northwest section of the parking lot. The soil profile showed 10 cm. of pavement, 15 cm. of fill material then heavy clay soil to a depth of 1.3 meters. Cultural materials were not present.

Test Pit #7—This 30 cm. diameter shovel test pit was placed at the east side of the study area. Bedrock occurred at 40 cm. depth. Cultural materials were not present.

The subsurface testing, or Archaeological Resource Evaluation, produced negative results for the presence of heritage resources at the 61 Broad Street project area. The soil profiles indicate that prior development of the parking lot had removed native soils from most of the project area. Each of the test pits placed in the parking lot had paving, imported base material, then sterile clay soils.

No further archaeological work is recommended due to the very low potential that heritage resources exist, or have survived past development in the project area.

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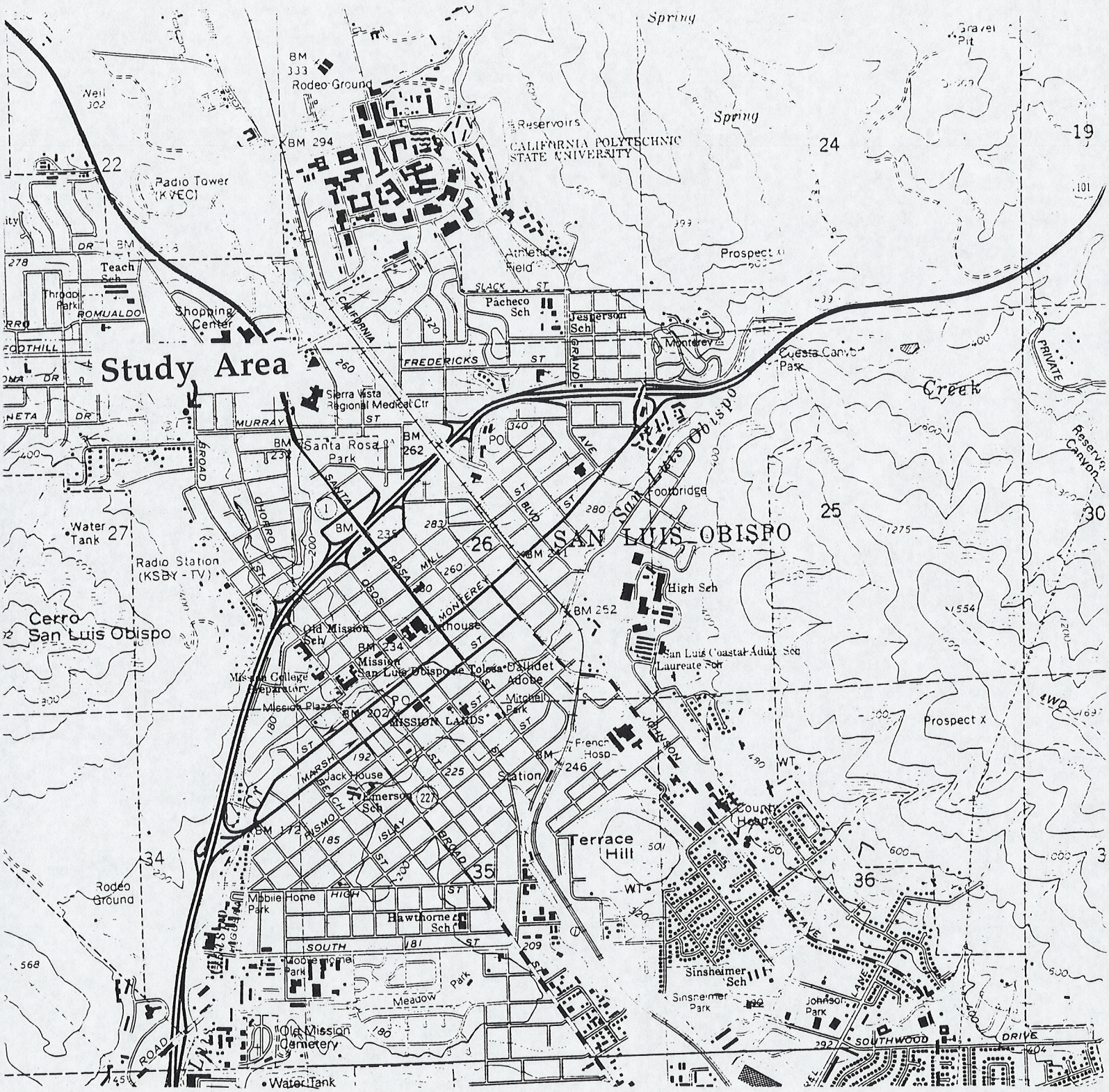

Figure 1 Location of the project area in San Luis Obispo.

Figure 2 Location of test pits in the 61 Broad Street parking lot study area.

Appendix A—Qualifications Of Personnel

Consultants for Archaeology, Anthropology and the Environment

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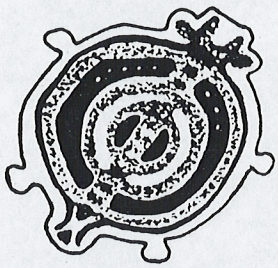


Services Provided

Heritage Discoveries Inc. is registered on the San Luis Obispo County & Santa Barbara County lists of archaeological firms approved for the following services in prehistoric and historical archaeology:

- Phase I Archaeological Survey
- Phase II Archaeological Sub–Surface Testing
- Phase III Archaeological Mitigation Excavations
- Archaeological Monitoring
- EIR Documentation and Reports
- Historical Research
- Oral History Taping & Transcripts

SOPA Certification

(Society of Professional Archaeologists)

- Field Research (Survey, Testing & Excavation)
- Historical Archaeology
- Archaeological Resource Management
- Archaeological Administration
- Collections Research
- Museology
- Archeometric, Physical & Natural Science Lab Research

Consulting Experience

•Six years experience serving clients in San Luis Obispo and Santa Barbara Counties including the City of San Luis Obispo, the U.S.D.A. Forest Service Los Padres National Forest, Santa Barbara County General Services Department, commercial developments, local architects, engineers and contractors in Cambria, San Luis Obispo, Cayucos, Morro Bay, Arroyo Grande, Oceano, Los Osos, Paso Robles, Nipomo, Avila Beach, Shell Beach and Pismo Beach.

•A list of recent projects and client references is attached seperately.

•Twenty years experience working as a government archaeologist and private consultant in Michigan, Ohio, Pennsylvania, British Columbia and Ontario. Duties included research, excavation, and co–ordination of archaeological resource management. Also, liason with tribal governments, review of master plans, hydro–electric projects, highway expansions and federally funded developments.

Recent Publications & Major Reports

•The Cypress Ridge Development, Black Lake Canyon. *Phase 2 Testing Of Four Prehistoric Archaeological Sites In Black Lake Canyon At The Cypress Ridge Development, Nipomo Mesa, San Luis Obispo County.* Prepared for Denis Sullivan, Cypress Ridge Development Corp. 1996

•Palm Street Chinatown Excavations. *An Archaeological Investigation Of Historic San Luis Obispo, California (The Kozak Parking Lot Project).* Prepared for the City Of San Luis Obispo, Public Works Dept., Wayne Peterson, City Engineer. 1995

•County Of Santa Barbara Property Management Project. *Middle Period Chumash Sites On The Santa Ynez River—Phase 2 Archaeological Testing, Los Padres National Forest, Santa Barbara County, California.* Prepared for The County of Santa Barbara Property Management, General Services, Erich Brown, Property Management. 1995

•San Luis Obispo Railroad Project. *An Archaeological Survey Of The Jennifer & Osos Streets Bridge, Railroad Crossing Project, San Luis Obispo, California.* City of San Luis Obispo, Public Works Dept. 1995

•Pacific Street Office Building. *Phase 1 Archaeological Survey Of 355 Pacific Street, San Luis Obispo, California.* Canon Associates. San Luis Obispo. 1996

•Los Padres National Forest. *Camping In The Canyon—Phase 2 Testing Of Four Archaeological Sites At The Circle V Ranch, Los Padres National Forest.* 1995

•1993 Publication of *Painted Dreams—Native American Rock Art* by Northword Press. A full color book examining aboriginal rock art in California and across North America.

•1990 Publication of *Spirits On Stone,* based on interviews with Indian elders of the Great Lakes area regarding sacred sites, oral history & legends.

Appendix B—Record Search Results

California Archaeological Inventory

Information Center
SAN LUIS OBISPO AND SANTA BARBARA COUNTIES

Department of Anthropology
University of California, Santa Barbara
Santa Barbara, CA 93106-3210
(805) 893-2474

12 December 1996

Heritage Discoveries
763B Foothill Blvd., Suite #108
San Luis Obispo, CA 93405

Dear Thor;

There have been 19 archaeological records searches conducted within your project boundary. There are seventeen recorded archaeological resources within your project boundary. These are : SLO-49, 669, 524, 30, 1493, 64, 1668H, 886, 1419, 1724, 841, 833, 500, 523, 490, 1662, 1642. As you can see from the map, the majority of your project has had no surveys submitted to this office.

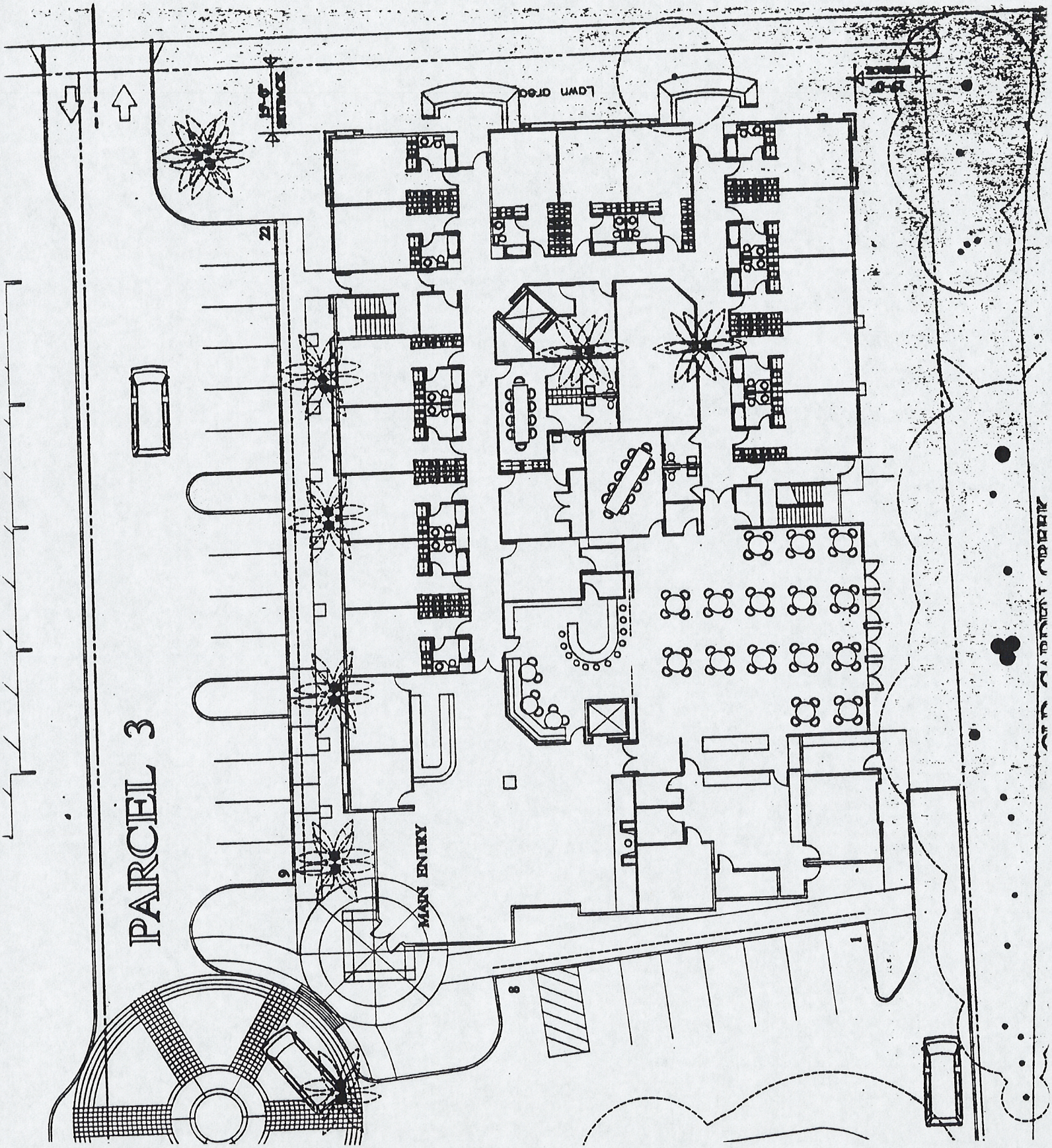
Please find enclosed a bibliography, copies of the site records you requested, and an invoice. Please call if you need copies of reports. I will be in the office over the holiday break, but will not keep the scheduled hours. The office will be closed Dec. 20, 25, & Jan.1. I may come in mornings instead of afternoons, so please call and leave a message. Over the break I will only have limited access tot he copier (the department will be closed), so please bear with me. Happy Holidays.

Sincerely,

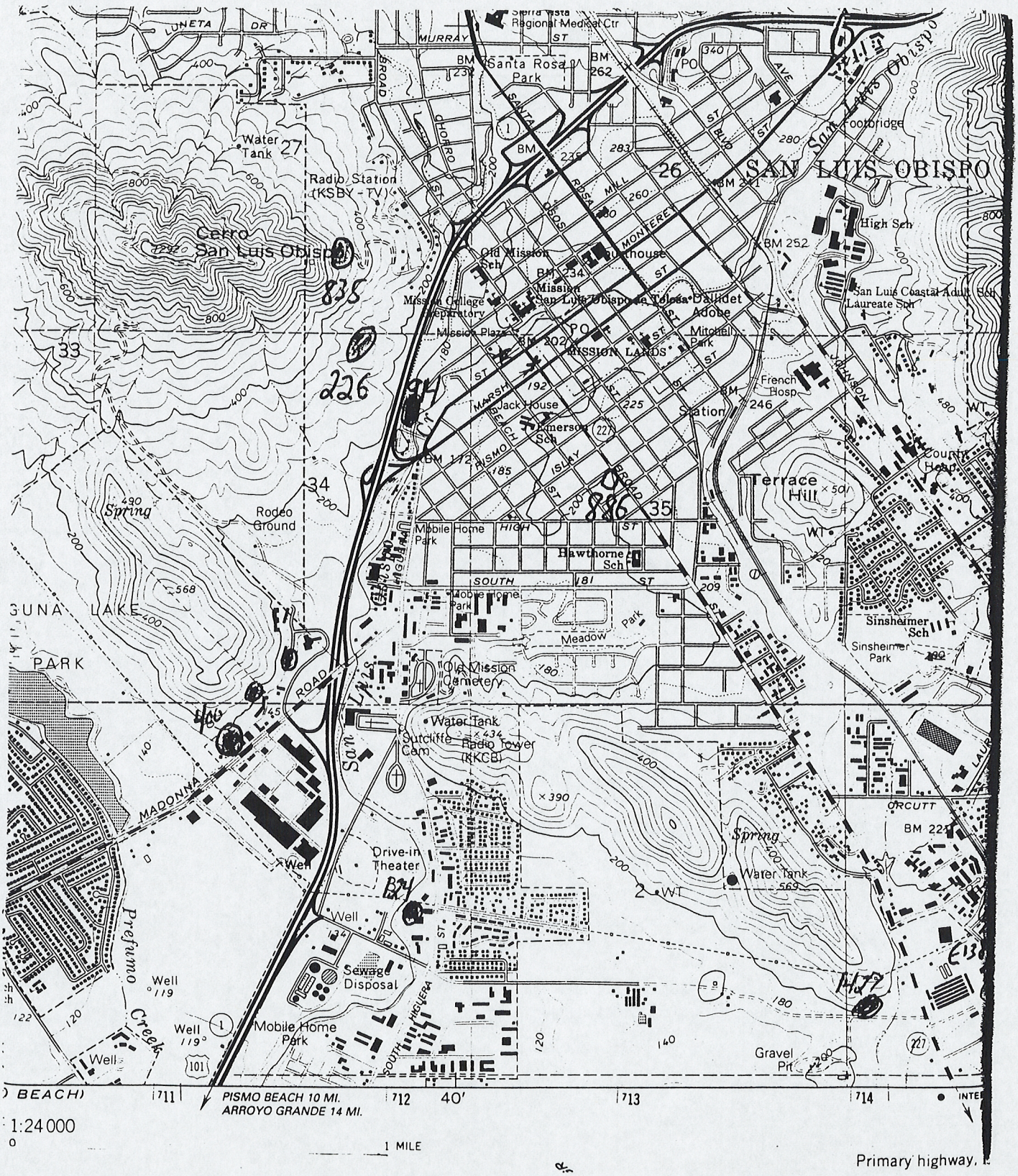
Georganna Hawley

Georganna Hawley
Assistant Coordinator

Appendix C—Project Plans



Appendix D—Historical & Archaeological Resource Maps (Confidential)



Appendix E—Native American Response To Sacred Sites (Confidential)

Mr. Mark Vigil Sr., a member of the Coastal Band of Chumash, was contacted regarding the presence of sacred sites at or near the study area. None were identified.

CEQA GHG EMISSIONS ANALYSIS COMPLIANCE CHECKLIST

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST FOR New Development

The City of San Luis Obispo has prepared a Climate Action Plan (CAP) that establishes 2030 greenhouse gas emissions (GHG) targets and a communitywide goal of carbon neutrality by 2035 and provides foundational actions to establish a trajectory towards achieving that goal. The CAP includes specific actions to achieve the short-term communitywide emissions reduction targets of 45 percent below 1990 levels by 2030 and 66 percent below 1990 levels by 2035. This is consistent with California's goal of reducing GHG emissions to 40 percent below 1990 levels (Senate Bill 32) by 2030 and provides substantial progress towards achieving the state's long-term GHG reduction goal of carbon neutrality (Executive Order B-55-18). The City Council, City staff, and community will continue to develop an approach to the long-term aspirational goal of carbon neutrality.

Over the years, new City programs have been implemented while others have evolved. Plans from a range of departments have been executed and updated. Per the 2020 SLO CAP, the CAP will be updated every four years with annual reviews of progress on implementation of specific CAP foundational actions. The City Office of Sustainability is updating the City's progress towards GHG reductions in 2019 to align with the next major CAP update milestone year.

Pursuant to CEQA Guidelines Section 15183.5, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances. In order for the 2020 SLO CAP to be considered a qualified GHG reduction strategy and provide for CEQA streamlining of GHG analysis for future development the CAP it must identify those measures that are applicable to new development. The 2020 SLO CAP includes measures that are applicable to existing developments, municipal government operations, as well as voluntary and mandatory measures to be applied to new development for public and private projects. Mandatory GHG reduction programs that are applicable to new development are summarized in the following California Environmental Quality Act (CEQA) GHG Emissions Compliance Checklist (referred to herein as the CEQA GHG Checklist). This CEQA GHG Checklist identifies applicable regulations, applicability, requirements, and monitoring and reporting required by regulations. The purpose of the CEQA GHG Checklist is to assist with determining project consistency with the CAP and other applicable sustainability-focused regulations and provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the CEQA.

This CEQA GHG Checklist contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with CAP assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects or plans that are consistent with the CAP as determined through the use of this CEQA GHG Checklist may rely on the CAP Initial Study-Negative Declaration GHG emissions analysis

for the respective project- and cumulative-level GHG emissions impacts analysis. Projects that are identified as not consistent with the CAP through the use of this CEQA GHG Checklist must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions compared to the SLO CEQA GHG Threshold(s) and incorporation of the CAP foundational actions in this CEQA GHG Checklist to the extent feasible.

Cumulative GHG emissions associated with construction from a land use development project are generally orders of magnitude lower than the operational emissions from a project, because construction emissions are generally short in duration compared to the project's overall lifetime, and thus can be assessed qualitatively as part of related CEQA GHG emissions analysis. However, some projects may have long construction periods or entail large quantities of cut and fill that could result in construction-related GHG emissions that may be considered significant. Thus, the City retains the discretion on a project-by-project basis to consider whether a project's construction-related GHG emissions could be cumulatively considerable and require more detailed quantitative CEQA GHG emissions analysis and respective mitigation.

This CEQA GHG Checklist may be periodically updated to incorporate new GHG reduction techniques, to comply with later amendments to the CAP, or to reflect changes in other sustainability-focused local, State, or federal laws, regulations, ordinances, and programs. At a minimum, this CEQA GHG Checklist will be updated every four years consistent with CAP update timing.

APPLICATION SUBMITTAL REQUIREMENTS

The CEQA GHG Checklist is required to accompany the City's Environmental Determination Application Checklist for all projects and plans subject to CEQA review, whether supported by private or government (local of State) funding, proposed within the City limits. The CEQA GHG Checklist is designed to assist the applicant in identifying the minimum CAP and other applicable sustainability-focused requirements specific to a proposed project or plan. However, it may be necessary to supplement the completed CEQA GHG Checklist with supporting materials, calculations, or certifications to demonstrate compliance with CAP and other applicable sustainability-focused requirements. If not already committed to clearly as part of the CEQA project description, in the CEQA GHG Checklist will be included in the respective project or plan conditions of approval.

GENERAL PROJECT INFORMATION

Contact Information Pat Smith

Project or Plan Name: Village at The Palms

Address: 55 Broad St. , San Luis Obispo, CA 93405

Applicant Name and Co.: Morrison I, LP

Contact Phone: 310-990-6897	**Contact Email:**

Was a consultant retained to complete this checklist? Yes☐ No☒
If Yes, complete the following:

Consultant Name: _____	Contact Phone: _____
Company Name: _____	Contact Email: _____

Project Information

What is the size of the project site or plan area (acres)?
Gross: 4.5 Acres
Net: _____

Identify all applicable proposed land uses:

- ☐ Residential (indicate # of single-family dwelling units): _____
- ☐ Residential (indicate # of multi-family dwelling units): _____
- ☐ Commercial (indicate total square footage, gross and net): _____
- ☐ Industrial (indicate total square footage, gross and net): _____
- ☐ Agricultural (indicate total acreage, gross and net): _____
- ☒ Other (describe): Care Facility

Project description. This description should be consistent with the project description that will be used for the CEQA document. The description may be attached to the GHG Checklist if there are space constraints.

~~Future residential care facility expansion project, 2 buildings - one independent living and one assisted living.~~

COMPLIANCE CHECKLIST TABLE

LAND USE CONSISTENCY			
Regulation	**Requirements**	**Project/Plan Compliance**	**Explanation**
General Plan	1a. Does the project include a land use element and/or zoning designation amendment? If "No", proceed to Section II – CAP Measures Consistency. If "Yes", proceed to question 1b.	Yes☐ No☒ N/A☐	_____ _____ _____ _____ _____
General Plan	1b. Does the land use element and/or zoning designation amendment result in an equivalent or less GHG-intensive project when compared to the existing designations? If "Yes", attach to this checklist the estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation. If the proposed project is determined to result in an equivalent or less GHG-intensive project when compared to the existing designations, proceed to Step 2 of the checklist.	Yes☐ No☐ N/A☐	_____ _____ _____ _____ _____ _____ _____ _____ _____ _____ _____

	If “No” the applicant must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions compared to the SLO CEQA GHG Threshold(s) and incorporation of the CAP foundational actions in this CEQA GHG Checklist to the extent feasible.		_____ _____ _____ _____ _____ _____ _____ _____

CAP FOUNDATIONAL ACTIONS CONSISTENCY

Pillar 1: Lead by Example

The foundational actions of this pillar pertain exclusively to municipal operations of the City of San Luis Obispo. In order to display consistency with the Climate Action Plan for the purposes of CEQA, applicants must complete the questions for pillars two through six.

Pillar 2: Clean Energy Systems

Regulation	Requirements	Project/Plan Compliance	Explanation
Climate Action Plan Volume II, Energy 1.1	2. Does the Project/Plan include an operational commitment to participate in Monterey Bay Community Power?	Yes☐ No☒ N/A☐	_____ _____ _____ _____ _____

Pillar 3: Green Buildings

Regulation	Requirements	Project/Plan Compliance	Explanation
Clean Energy Choice Program for New Buildings Municipal Code Section 15.04.110	3. Does the Project/Plan exclusively include “All-electric buildings”? For the purpose of this checklist, the following definitions and exemptions apply: *All-electric building*. A new building that has no natural gas plumbing installed within the building and that uses electricity as the source of energy for all space heating, water heating, cooking appliances, and clothes drying appliances. An All-Electric Building may be plumbed for the use of natural gas as fuel for appliances in a commercial kitchen.	Yes☐ No☒ N/A☐	_____ Design intent emphasizes electric power as well as maximize photo voltaic. _____ _____ _____ _____ _____

	Specific exemptions to the requirements for all-electric buildings include: • Commercial kitchens • The extension of natural gas infrastructure into an industrial building for the purpose of supporting manufacturing processes (i.e. not including space conditioning). • Accessory Dwelling Units that are attached to an existing single-family home. Essential Service Buildings including, but not limited to, public facilities, hospitals, medical centers and emergency operations centers. • Temporary buildings. • Gas line connections used exclusively for emergency generators. • Any buildings or building components exempt from the California Energy Code. • Residential subdivisions in process of permitting or constructing initial public improvements for any phase of a final map recorded prior to January 1, 2020, unless compliance is required by an existing Development Agreement. If the proposed project falls into an above exemption category, what measures are applicants taking to reduce onside fossil fuel consumption to the maximum extent feasible? If not applicable (N/A), explain why this action is not relevant.		_____ _____

Clean Energy Choice Program for New Buildings Municipal Code Section 15.04.110	4. If the Project/Plan includes a new mixed-fuel building or buildings (plumbed for the use of natural gas as fuel for space heating, water heating, cooking or clothes drying appliances) does that building/those buildings meet or exceed the City's Energy Reach code?	Yes☒ No☐ N/A☐	_____ _____ _____ _____ _____ _____ _____
Pillar 4: Connected Community			
Regulation	**Requirements**	**Project/Plan Compliance**	**Explanation**
Municipal Code Chapter 17.72	5. Does the Project/Plan comply with requirements in the City's Municipal Code with no exceptions, including bicycle parking, bikeway design, and EV charging stations?	Yes☒ No☐ N/A☐	_____ _____ _____ _____ _____
Multimodal Transportation Impact Study Guidelines	6a. Is the estimated Project/Plan-generated Vehicle Miles Traveled (VMT) within the City's adopted thresholds, as confirmed by the City's Transportation Division?	Yes☒ No☐ N/A☐	_____ _____ _____ _____ _____
Multimodal Transportation Impact Study Guidelines	6b. If "No", does the Project/Plan include VMT mitigation strategies and/or a Transportation Demand Management (TDM) Plan approved by the City's Transportation Division? Please explain. TDM components may include, but are not limited to: • Telecommuting • Car Sharing	Yes☐ No☐ N/A☒	_____ _____ _____ _____ _____

	• Shuttle Service • Carpools • Vanpools • Bicycle Parking Facilities • Participate in Rideshare's Back n Forth Club • Transit Subsidies • Off-Site Sustainable Transportation Infrastructure Improvements		_____ _____ _____ _____ _____ _____ _____
Bicycle Transportation Plan	7. Does the Project/Plan demonstrate consistency with the City's Bicycle Transportation Plan[1]?	Yes☒ No☐ N/A☐	_____ _____ _____ _____ _____
Pillar 5: Circular Economy			
Regulation	**Requirements**	**Project/Plan Compliance**	**Explanation**
Development Standards for Solid Waste Services	8. Will the Project/Plan subscribe all units and/or buildings to organic waste pick up and provide the appropriate on-site enclosures consistent with the provisions of the City of San Luis Obispo Development Standards for Solid Waste Services? Please provide a letter from San Luis Garbage company verifying that the project complies with their standards and requirements for organic waste pick up.	Yes☒ No☐ N/A☐	_____ _____ _____ _____ _____ _____
Pillar 6: Natural Solutions			

[1] The City is set to adopt an Active Transportation Plan (ATP) in October of 2020 which will effectively update and replace the current Bicycle Transportation Plan. Upon adoption, the ATP will become the new regulation with which compliance is required for the purposes of this checklist.

Regulation	Requirements	Project/Plan Compliance	Explanation
Municipal Code Chapter 12.24	9. Does the Project/Plan comply with Municipal Code requirements for trees?	Yes☒ No☐ N/A☐	_____ _____ _____ _____ _____ _____ _____

Villages at the Palms - San Luis Obispo County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Villages at the Palms

San Luis Obispo County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	59.00	Dwelling Unit	4.60	25,360.00	80

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.2	**Precipitation Freq (Days)**	44
Climate Zone	4			**Operational Year**	2023
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - The project would use energy from PG&E and would be compliant with the City's Energy Reach Code during operation.
Construction is anticipated to begin in May 2022 and last 14 months.
Type of construction vehicles and equipment and the number of construction workers, vehicles, and equipment will be based on CalEEMod defaults.

Land Use - The project site on the western portion of a 4.6 acre parcel and the new buildings would result in 25,360 sf of new development.
Population assumption is based on the development of 54 studio and one-bedroom units and five two-bedroom units and 16 additional employees

Construction Phase - Construction is based on conservative CalEEMod defaults; no demolition would occur

Off-road Equipment - No Demolition
Site Preparation equipment based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Villages at the Palms - San Luis Obispo County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Grading - The project would result in 1.31 acres of grading

Trips and VMT - Based on conservative defaults

On-road Fugitive Dust - Based on conservative defaults

Architectural Coating - The new buildings would result in 25,360 sf of residential care facility development

Vehicle Trips - Generates 2.5 Average Daily Trips per occupied unit

Area Coating - The project would result in 25,360 sf of new retirement community development

Energy Use - Based on CalEEMod defaults

Water And Wastewater - Based on CalEEMod defaults

Solid Waste - Estimated tons/year based on generation rate identified in the MND (Section 19, Utilities and Service Systems)

Construction Off-road Equipment Mitigation - No mitigation is included in the CalEEMod

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Residential_Exterior	17,118.00	25,360.00
tblAreaCoating	Area_Residential_Exterior	17118	25360
tblConstructionPhase	PhaseEndDate	7/20/2023	6/22/2023
tblConstructionPhase	PhaseEndDate	5/31/2023	5/3/2023
tblConstructionPhase	PhaseEndDate	7/13/2022	6/15/2022
tblConstructionPhase	PhaseEndDate	6/26/2023	5/29/2023
tblConstructionPhase	PhaseEndDate	7/1/2022	6/3/2022
tblConstructionPhase	PhaseStartDate	6/27/2023	5/30/2023
tblConstructionPhase	PhaseStartDate	7/14/2022	6/16/2022
tblConstructionPhase	PhaseStartDate	7/2/2022	6/4/2022
tblConstructionPhase	PhaseStartDate	6/1/2023	5/4/2023
tblConstructionPhase	PhaseStartDate	6/25/2022	5/28/2022
tblGrading	AcresOfGrading	8.00	4.00
tblGrading	AcresOfGrading	7.50	0.00
tblLandUse	LandUseSquareFeet	59,000.00	25,360.00
tblLandUse	LotAcreage	11.80	4.60
tblLandUse	Population	169.00	80.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblSolidWaste	SolidWasteGenerationRate	27.14	58.00
tblVehicleTrips	ST_TR	2.03	2.50
tblVehicleTrips	SU_TR	1.95	2.50
tblVehicleTrips	WD_TR	2.40	2.50

2.0 Emissions Summary

Villages at the Palms - San Luis Obispo County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1482	1.3040	1.3668	2.4500e-003	0.1030	0.0656	0.1686	0.0468	0.0616	0.1083	0.0000	213.1940	213.1940	0.0463	1.6500e-003	214.8430
2023	0.5307	0.7396	0.8997	1.5900e-003	0.0214	0.0355	0.0569	5.7200e-003	0.0334	0.0391	0.0000	138.3566	138.3566	0.0296	1.0100e-003	139.3949
Maximum	**0.5307**	**1.3040**	**1.3668**	**2.4500e-003**	**0.1030**	**0.0656**	**0.1686**	**0.0468**	**0.0616**	**0.1083**	**0.0000**	**213.1940**	**213.1940**	**0.0463**	**1.6500e-003**	**214.8430**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1482	1.3040	1.3668	2.4500e-003	0.1030	0.0656	0.1686	0.0468	0.0616	0.1083	0.0000	213.1938	213.1938	0.0463	1.6500e-003	214.8428
2023	0.5307	0.7396	0.8997	1.5900e-003	0.0214	0.0355	0.0569	5.7200e-003	0.0334	0.0391	0.0000	138.3564	138.3564	0.0296	1.0100e-003	139.3947
Maximum	**0.5307**	**1.3040**	**1.3668**	**2.4500e-003**	**0.1030**	**0.0656**	**0.1686**	**0.0468**	**0.0616**	**0.1083**	**0.0000**	**213.1938**	**213.1938**	**0.0463**	**1.6500e-003**	**214.8428**

Villages at the Palms - San Luis Obispo County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-28-2022**	**8-27-2022**	0.6547	0.6547
2	**8-28-2022**	**11-27-2022**	0.5876	0.5876
3	**11-28-2022**	**2-27-2023**	0.5583	0.5583
4	**2-28-2023**	**5-27-2023**	0.4658	0.4658
5	**5-28-2023**	**8-27-2023**	0.4435	0.4435
		Highest	0.6547	0.6547

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1677	9.2600e-003	0.8033	4.0000e-005		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	1.3119	1.3119	1.2600e-003	0.0000	1.3435
Energy	3.1400e-003	0.0268	0.0114	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003	0.0000	54.2783	54.2783	4.3500e-003	1.0200e-003	54.6924
Mobile	0.0865	0.1249	0.7610	1.4100e-003	0.1403	1.4200e-003	0.1417	0.0375	1.3300e-003	0.0389	0.0000	130.2532	130.2532	9.4000e-003	7.1100e-003	132.6081
Waste						0.0000	0.0000		0.0000	0.0000	11.7735	0.0000	11.7735	0.6958	0.0000	29.1683
Water						0.0000	0.0000		0.0000	0.0000	1.2196	2.7093	3.9289	0.1257	3.0100e-003	7.9685
Total	**0.2573**	**0.1610**	**1.5757**	**1.6200e-003**	**0.1403**	**8.0400e-003**	**0.1483**	**0.0375**	**7.9500e-003**	**0.0455**	**12.9930**	**188.5527**	**201.5457**	**0.8365**	**0.0111**	**225.7808**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1677	9.2600e-003	0.8033	4.0000e-005		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	1.3119	1.3119	1.2600e-003	0.0000	1.3435
Energy	3.1400e-003	0.0268	0.0114	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003	0.0000	54.2783	54.2783	4.3500e-003	1.0200e-003	54.6924
Mobile	0.0865	0.1249	0.7610	1.4100e-003	0.1403	1.4200e-003	0.1417	0.0375	1.3300e-003	0.0389	0.0000	130.2532	130.2532	9.4000e-003	7.1100e-003	132.6081
Waste						0.0000	0.0000		0.0000	0.0000	11.7735	0.0000	11.7735	0.6958	0.0000	29.1683
Water						0.0000	0.0000		0.0000	0.0000	1.2196	2.7093	3.9289	0.1257	3.0100e-003	7.9685
Total	**0.2573**	**0.1610**	**1.5757**	**1.6200e-003**	**0.1403**	**8.0400e-003**	**0.1483**	**0.0375**	**7.9500e-003**	**0.0455**	**12.9930**	**188.5527**	**201.5457**	**0.8365**	**0.0111**	**225.7808**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/28/2022	6/3/2022	5	5	
2	Grading	Grading	6/4/2022	6/15/2022	5	8	
3	Building Construction	Building Construction	6/16/2022	5/3/2023	5	230	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4	Paving	Paving	5/4/2023	5/29/2023	5	18	
5	Architectural Coating	Architectural Coating	5/30/2023	6/22/2023	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 51,354; Residential Outdoor: 25,360; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Building Construction	Cranes	1	7.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	42.00	6.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9300e-003	0.0827	0.0492	1.0000e-004		4.0300e-003	4.0300e-003		3.7100e-003	3.7100e-003	0.0000	8.3599	8.3599	2.7000e-003	0.0000	8.4274
Total	**7.9300e-003**	**0.0827**	**0.0492**	**1.0000e-004**	**0.0452**	**4.0300e-003**	**0.0492**	**0.0248**	**3.7100e-003**	**0.0285**	**0.0000**	**8.3599**	**8.3599**	**2.7000e-003**	**0.0000**	**8.4274**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.2000e-004	1.2900e-003	0.0000	4.3000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3429	0.3429	1.0000e-005	1.0000e-005	0.3462
Total	**1.5000e-004**	**1.2000e-004**	**1.2900e-003**	**0.0000**	**4.3000e-004**	**0.0000**	**4.4000e-004**	**1.2000e-004**	**0.0000**	**1.2000e-004**	**0.0000**	**0.3429**	**0.3429**	**1.0000e-005**	**1.0000e-005**	**0.3462**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9300e-003	0.0827	0.0492	1.0000e-004		4.0300e-003	4.0300e-003		3.7100e-003	3.7100e-003	0.0000	8.3598	8.3598	2.7000e-003	0.0000	8.4274
Total	**7.9300e-003**	**0.0827**	**0.0492**	**1.0000e-004**	**0.0452**	**4.0300e-003**	**0.0492**	**0.0248**	**3.7100e-003**	**0.0285**	**0.0000**	**8.3598**	**8.3598**	**2.7000e-003**	**0.0000**	**8.4274**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.2000e-004	1.2900e-003	0.0000	4.3000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.3429	0.3429	1.0000e-005	1.0000e-005	0.3462
Total	**1.5000e-004**	**1.2000e-004**	**1.2900e-003**	**0.0000**	**4.3000e-004**	**0.0000**	**4.4000e-004**	**1.2000e-004**	**0.0000**	**1.2000e-004**	**0.0000**	**0.3429**	**0.3429**	**1.0000e-005**	**1.0000e-005**	**0.3462**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7900e-003	0.0834	0.0611	1.2000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	10.4219	10.4219	3.3700e-003	0.0000	10.5062
Total	**7.7900e-003**	**0.0834**	**0.0611**	**1.2000e-004**	**0.0262**	**3.7600e-003**	**0.0300**	**0.0135**	**3.4600e-003**	**0.0169**	**0.0000**	**10.4219**	**10.4219**	**3.3700e-003**	**0.0000**	**10.5062**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.6000e-004	1.7200e-003	0.0000	5.8000e-004	0.0000	5.8000e-004	1.5000e-004	0.0000	1.6000e-004	0.0000	0.4571	0.4571	1.0000e-005	1.0000e-005	0.4616
Total	**2.0000e-004**	**1.6000e-004**	**1.7200e-003**	**0.0000**	**5.8000e-004**	**0.0000**	**5.8000e-004**	**1.5000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4571**	**0.4571**	**1.0000e-005**	**1.0000e-005**	**0.4616**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7900e-003	0.0834	0.0611	1.2000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	10.4219	10.4219	3.3700e-003	0.0000	10.5062
Total	**7.7900e-003**	**0.0834**	**0.0611**	**1.2000e-004**	**0.0262**	**3.7600e-003**	**0.0300**	**0.0135**	**3.4600e-003**	**0.0169**	**0.0000**	**10.4219**	**10.4219**	**3.3700e-003**	**0.0000**	**10.5062**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.6000e-004	1.7200e-003	0.0000	5.8000e-004	0.0000	5.8000e-004	1.5000e-004	0.0000	1.6000e-004	0.0000	0.4571	0.4571	1.0000e-005	1.0000e-005	0.4616
Total	**2.0000e-004**	**1.6000e-004**	**1.7200e-003**	**0.0000**	**5.8000e-004**	**0.0000**	**5.8000e-004**	**1.5000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.4571**	**0.4571**	**1.0000e-005**	**1.0000e-005**	**0.4616**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1211	1.1087	1.1618	1.9100e-003		0.0574	0.0574		0.0540	0.0540	0.0000	164.5249	164.5249	0.0394	0.0000	165.5103
Total	**0.1211**	**1.1087**	**1.1618**	**1.9100e-003**		**0.0574**	**0.0574**		**0.0540**	**0.0540**	**0.0000**	**164.5249**	**164.5249**	**0.0394**	**0.0000**	**165.5103**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2000e-004	0.0211	6.3500e-003	7.0000e-005	1.9400e-003	2.0000e-004	2.1400e-003	5.6000e-004	2.0000e-004	7.6000e-004	0.0000	6.3679	6.3679	1.5000e-004	9.4000e-004	6.6510
Worker	0.0101	7.8100e-003	0.0854	2.5000e-004	0.0287	1.5000e-004	0.0289	7.6300e-003	1.4000e-004	7.7700e-003	0.0000	22.7195	22.7195	6.8000e-004	6.8000e-004	22.9403
Total	**0.0110**	**0.0289**	**0.0917**	**3.2000e-004**	**0.0307**	**3.5000e-004**	**0.0310**	**8.1900e-003**	**3.4000e-004**	**8.5300e-003**	**0.0000**	**29.0874**	**29.0874**	**8.3000e-004**	**1.6200e-003**	**29.5914**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1211	1.1087	1.1618	1.9100e-003		0.0574	0.0574		0.0540	0.0540	0.0000	164.5247	164.5247	0.0394	0.0000	165.5101
Total	**0.1211**	**1.1087**	**1.1618**	**1.9100e-003**		**0.0574**	**0.0574**		**0.0540**	**0.0540**	**0.0000**	**164.5247**	**164.5247**	**0.0394**	**0.0000**	**165.5101**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2000e-004	0.0211	6.3500e-003	7.0000e-005	1.9400e-003	2.0000e-004	2.1400e-003	5.6000e-004	2.0000e-004	7.6000e-004	0.0000	6.3679	6.3679	1.5000e-004	9.4000e-004	6.6510
Worker	0.0101	7.8100e-003	0.0854	2.5000e-004	0.0287	1.5000e-004	0.0289	7.6300e-003	1.4000e-004	7.7700e-003	0.0000	22.7195	22.7195	6.8000e-004	6.8000e-004	22.9403
Total	**0.0110**	**0.0289**	**0.0917**	**3.2000e-004**	**0.0307**	**3.5000e-004**	**0.0310**	**8.1900e-003**	**3.4000e-004**	**8.5300e-003**	**0.0000**	**29.0874**	**29.0874**	**8.3000e-004**	**1.6200e-003**	**29.5914**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0692	0.6329	0.7147	1.1900e-003		0.0308	0.0308		0.0290	0.0290	0.0000	101.9941	101.9941	0.0243	0.0000	102.6007
Total	**0.0692**	**0.6329**	**0.7147**	**1.1900e-003**		**0.0308**	**0.0308**		**0.0290**	**0.0290**	**0.0000**	**101.9941**	**101.9941**	**0.0243**	**0.0000**	**102.6007**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1000e-004	0.0109	3.5000e-003	4.0000e-005	1.2000e-003	6.0000e-005	1.2600e-003	3.5000e-004	6.0000e-005	4.1000e-004	0.0000	3.8088	3.8088	8.0000e-005	5.6000e-004	3.9777
Worker	5.8900e-003	4.2900e-003	0.0488	1.5000e-004	0.0178	9.0000e-005	0.0179	4.7300e-003	8.0000e-005	4.8100e-003	0.0000	13.6532	13.6532	3.8000e-004	3.9000e-004	13.7796
Total	**6.2000e-003**	**0.0152**	**0.0523**	**1.9000e-004**	**0.0190**	**1.5000e-004**	**0.0191**	**5.0800e-003**	**1.4000e-004**	**5.2200e-003**	**0.0000**	**17.4620**	**17.4620**	**4.6000e-004**	**9.5000e-004**	**17.7573**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0692	0.6329	0.7147	1.1900e-003		0.0308	0.0308		0.0290	0.0290	0.0000	101.9940	101.9940	0.0243	0.0000	102.6005
Total	**0.0692**	**0.6329**	**0.7147**	**1.1900e-003**		**0.0308**	**0.0308**		**0.0290**	**0.0290**	**0.0000**	**101.9940**	**101.9940**	**0.0243**	**0.0000**	**102.6005**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.1000e-004	0.0109	3.5000e-003	4.0000e-005	1.2000e-003	6.0000e-005	1.2600e-003	3.5000e-004	6.0000e-005	4.1000e-004	0.0000	3.8088	3.8088	8.0000e-005	5.6000e-004	3.9777
Worker	5.8900e-003	4.2900e-003	0.0488	1.5000e-004	0.0178	9.0000e-005	0.0179	4.7300e-003	8.0000e-005	4.8100e-003	0.0000	13.6532	13.6532	3.8000e-004	3.9000e-004	13.7796
Total	**6.2000e-003**	**0.0152**	**0.0523**	**1.9000e-004**	**0.0190**	**1.5000e-004**	**0.0191**	**5.0800e-003**	**1.4000e-004**	**5.2200e-003**	**0.0000**	**17.4620**	**17.4620**	**4.6000e-004**	**9.5000e-004**	**17.7573**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2600e-003	0.0791	0.1097	1.7000e-004		3.9200e-003	3.9200e-003		3.6200e-003	3.6200e-003	0.0000	14.7407	14.7407	4.6300e-003	0.0000	14.8565
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.2600e-003**	**0.0791**	**0.1097**	**1.7000e-004**		**3.9200e-003**	**3.9200e-003**		**3.6200e-003**	**3.6200e-003**	**0.0000**	**14.7407**	**14.7407**	**4.6300e-003**	**0.0000**	**14.8565**

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7000e-004	4.2000e-004	4.7500e-003	1.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.3299	1.3299	4.0000e-005	4.0000e-005	1.3422
Total	**5.7000e-004**	**4.2000e-004**	**4.7500e-003**	**1.0000e-005**	**1.7300e-003**	**1.0000e-005**	**1.7400e-003**	**4.6000e-004**	**1.0000e-005**	**4.7000e-004**	**0.0000**	**1.3299**	**1.3299**	**4.0000e-005**	**4.0000e-005**	**1.3422**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2600e-003	0.0791	0.1097	1.7000e-004		3.9200e-003	3.9200e-003		3.6200e-003	3.6200e-003	0.0000	14.7407	14.7407	4.6300e-003	0.0000	14.8565
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**8.2600e-003**	**0.0791**	**0.1097**	**1.7000e-004**		**3.9200e-003**	**3.9200e-003**		**3.6200e-003**	**3.6200e-003**	**0.0000**	**14.7407**	**14.7407**	**4.6300e-003**	**0.0000**	**14.8565**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7000e-004	4.2000e-004	4.7500e-003	1.0000e-005	1.7300e-003	1.0000e-005	1.7400e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.3299	1.3299	4.0000e-005	4.0000e-005	1.3422
Total	**5.7000e-004**	**4.2000e-004**	**4.7500e-003**	**1.0000e-005**	**1.7300e-003**	**1.0000e-005**	**1.7400e-003**	**4.6000e-004**	**1.0000e-005**	**4.7000e-004**	**0.0000**	**1.3299**	**1.3299**	**4.0000e-005**	**4.0000e-005**	**1.3422**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4445					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7200e-003	0.0117	0.0163	3.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	2.2979	2.2979	1.4000e-004	0.0000	2.3014
Total	**0.4462**	**0.0117**	**0.0163**	**3.0000e-005**		**6.4000e-004**	**6.4000e-004**		**6.4000e-004**	**6.4000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.4000e-004**	**0.0000**	**2.3014**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.7000e-004	1.9000e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5319	0.5319	1.0000e-005	2.0000e-005	0.5369
Total	**2.3000e-004**	**1.7000e-004**	**1.9000e-003**	**1.0000e-005**	**6.9000e-004**	**0.0000**	**7.0000e-004**	**1.8000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5319**	**0.5319**	**1.0000e-005**	**2.0000e-005**	**0.5369**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4445					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7200e-003	0.0117	0.0163	3.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	2.2979	2.2979	1.4000e-004	0.0000	2.3014
Total	**0.4462**	**0.0117**	**0.0163**	**3.0000e-005**		**6.4000e-004**	**6.4000e-004**		**6.4000e-004**	**6.4000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.4000e-004**	**0.0000**	**2.3014**

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3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.7000e-004	1.9000e-003	1.0000e-005	6.9000e-004	0.0000	7.0000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5319	0.5319	1.0000e-005	2.0000e-005	0.5369
Total	**2.3000e-004**	**1.7000e-004**	**1.9000e-003**	**1.0000e-005**	**6.9000e-004**	**0.0000**	**7.0000e-004**	**1.8000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5319**	**0.5319**	**1.0000e-005**	**2.0000e-005**	**0.5369**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0865	0.1249	0.7610	1.4100e-003	0.1403	1.4200e-003	0.1417	0.0375	1.3300e-003	0.0389	0.0000	130.2532	130.2532	9.4000e-003	7.1100e-003	132.6081
Unmitigated	0.0865	0.1249	0.7610	1.4100e-003	0.1403	1.4200e-003	0.1417	0.0375	1.3300e-003	0.0389	0.0000	130.2532	130.2532	9.4000e-003	7.1100e-003	132.6081

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	147.50	147.50	147.50	374,880	374,880
Total	147.50	147.50	147.50	374,880	374,880

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Retirement Community	13.00	5.00	5.00	35.80	21.00	43.20	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.480413	0.056178	0.203888	0.151644	0.040330	0.009776	0.008210	0.005953	0.000975	0.000369	0.033870	0.001035	0.007358

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	23.2099	23.2099	3.7500e-003	4.6000e-004	23.4394
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	23.2099	23.2099	3.7500e-003	4.6000e-004	23.4394
NaturalGas Mitigated	3.1400e-003	0.0268	0.0114	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003	0.0000	31.0684	31.0684	6.0000e-004	5.7000e-004	31.2530
NaturalGas Unmitigated	3.1400e-003	0.0268	0.0114	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003	0.0000	31.0684	31.0684	6.0000e-004	5.7000e-004	31.2530

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Retirement Community	582200	3.1400e-003	0.0268	0.0114	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003	0.0000	31.0684	31.0684	6.0000e-004	5.7000e-004	31.2530
Total		**3.1400e-003**	**0.0268**	**0.0114**	**1.7000e-004**		**2.1700e-003**	**2.1700e-003**		**2.1700e-003**	**2.1700e-003**	**0.0000**	**31.0684**	**31.0684**	**6.0000e-004**	**5.7000e-004**	**31.2530**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Retirement Community	582200	3.1400e-003	0.0268	0.0114	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003	0.0000	31.0684	31.0684	6.0000e-004	5.7000e-004	31.2530
Total		**3.1400e-003**	**0.0268**	**0.0114**	**1.7000e-004**		**2.1700e-003**	**2.1700e-003**		**2.1700e-003**	**2.1700e-003**	**0.0000**	**31.0684**	**31.0684**	**6.0000e-004**	**5.7000e-004**	**31.2530**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Retirement Community	250853	23.2099	3.7500e-003	4.6000e-004	23.4394
Total		**23.2099**	**3.7500e-003**	**4.6000e-004**	**23.4394**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Retirement Community	250853	23.2099	3.7500e-003	4.6000e-004	23.4394
Total		**23.2099**	**3.7500e-003**	**4.6000e-004**	**23.4394**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1677	9.2600e-003	0.8033	4.0000e-005		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	1.3119	1.3119	1.2600e-003	0.0000	1.3435
Unmitigated	0.1677	9.2600e-003	0.8033	4.0000e-005		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	1.3119	1.3119	1.2600e-003	0.0000	1.3435

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0445					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0990					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0242	9.2600e-003	0.8033	4.0000e-005		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	1.3119	1.3119	1.2600e-003	0.0000	1.3435
Total	**0.1677**	**9.2600e-003**	**0.8033**	**4.0000e-005**		**4.4500e-003**	**4.4500e-003**		**4.4500e-003**	**4.4500e-003**	**0.0000**	**1.3119**	**1.3119**	**1.2600e-003**	**0.0000**	**1.3435**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0445					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0990					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0242	9.2600e-003	0.8033	4.0000e-005		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003	0.0000	1.3119	1.3119	1.2600e-003	0.0000	1.3435
Total	**0.1677**	**9.2600e-003**	**0.8033**	**4.0000e-005**		**4.4500e-003**	**4.4500e-003**		**4.4500e-003**	**4.4500e-003**	**0.0000**	**1.3119**	**1.3119**	**1.2600e-003**	**0.0000**	**1.3435**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.9289	0.1257	3.0100e-003	7.9685
Unmitigated	3.9289	0.1257	3.0100e-003	7.9685

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Retirement Community	3.84409 / 2.42345	3.9289	0.1257	3.0100e-003	7.9685
Total		**3.9289**	**0.1257**	**3.0100e-003**	**7.9685**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Retirement Community	3.84409 / 2.42345	3.9289	0.1257	3.0100e-003	7.9685
Total		**3.9289**	**0.1257**	**3.0100e-003**	**7.9685**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	11.7735	0.6958	0.0000	29.1683
Unmitigated	11.7735	0.6958	0.0000	29.1683

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Retirement Community	58	11.7735	0.6958	0.0000	29.1683
Total		**11.7735**	**0.6958**	**0.0000**	**29.1683**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Retirement Community	58	11.7735	0.6958	0.0000	29.1683
Total		**11.7735**	**0.6958**	**0.0000**	**29.1683**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Villages at the Palms

San Luis Obispo County APCD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	59.00	Dwelling Unit	4.60	25,360.00	80

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.2	**Precipitation Freq (Days)**	44
Climate Zone	4			**Operational Year**	2023
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - The project would use energy from PG&E and would be compliant with the City's Energy Reach Code during operation.
Construction is anticipated to begin in May 2022 and last 14 months.
Type of construction vehicles and equipment and the number of construction workers, vehicles, and equipment will be based on CalEEMod defaults.

Land Use - The project site on the western portion of a 4.6 acre parcel and the new buildings would result in 25,360 sf of new development.
Population assumption is based on the development of 54 studio and one-bedroom units and five two-bedroom units and 16 additional employees

Construction Phase - Construction is based on conservative CalEEMod defaults; no demolition would occur

Off-road Equipment - No Demolition
Site Preparation equipment based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Grading - The project would result in 1.31 acres of grading

Trips and VMT - Based on conservative defaults

On-road Fugitive Dust - Based on conservative defaults

Architectural Coating - The new buildings would result in 25,360 sf of residential care facility development

Vehicle Trips - Generates 2.5 Average Daily Trips per occupied unit

Area Coating - The project would result in 25,360 sf of new retirement community development

Energy Use - Based on CalEEMod defaults

Water And Wastewater - Based on CalEEMod defaults

Solid Waste - Estimated tons/year based on generation rate identified in the MND (Section 19, Utilities and Service Systems)

Construction Off-road Equipment Mitigation - No mitigation is included in the CalEEMod

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Residential_Exterior	17,118.00	25,360.00
tblAreaCoating	Area_Residential_Exterior	17118	25360
tblConstructionPhase	PhaseEndDate	7/20/2023	6/22/2023
tblConstructionPhase	PhaseEndDate	5/31/2023	5/3/2023
tblConstructionPhase	PhaseEndDate	7/13/2022	6/15/2022
tblConstructionPhase	PhaseEndDate	6/26/2023	5/29/2023
tblConstructionPhase	PhaseEndDate	7/1/2022	6/3/2022
tblConstructionPhase	PhaseStartDate	6/27/2023	5/30/2023
tblConstructionPhase	PhaseStartDate	7/14/2022	6/16/2022
tblConstructionPhase	PhaseStartDate	7/2/2022	6/4/2022
tblConstructionPhase	PhaseStartDate	6/1/2023	5/4/2023
tblConstructionPhase	PhaseStartDate	6/25/2022	5/28/2022
tblGrading	AcresOfGrading	8.00	4.00
tblGrading	AcresOfGrading	7.50	0.00
tblLandUse	LandUseSquareFeet	59,000.00	25,360.00
tblLandUse	LotAcreage	11.80	4.60
tblLandUse	Population	169.00	80.00

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblSolidWaste	SolidWasteGenerationRate	27.14	58.00
tblVehicleTrips	ST_TR	2.03	2.50
tblVehicleTrips	SU_TR	1.95	2.50
tblVehicleTrips	WD_TR	2.40	2.50

2.0 Emissions Summary

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.2309	33.1260	20.2292	0.0396	18.2442	1.6135	19.8577	9.9779	1.4844	11.4623	0.0000	3,842.7289	3,842.7289	1.1965	0.0245	3,873.9053
2023	49.6016	14.7130	17.4641	0.0313	0.4431	0.7031	1.1462	0.1182	0.6616	0.7797	0.0000	3,005.0117	3,005.0117	0.6191	0.0232	3,027.3910
Maximum	**49.6016**	**33.1260**	**20.2292**	**0.0396**	**18.2442**	**1.6135**	**19.8577**	**9.9779**	**1.4844**	**11.4623**	**0.0000**	**3,842.7289**	**3,842.7289**	**1.1965**	**0.0245**	**3,873.9053**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.2309	33.1260	20.2292	0.0396	18.2442	1.6135	19.8577	9.9779	1.4844	11.4623	0.0000	3,842.7289	3,842.7289	1.1965	0.0245	3,873.9053
2023	49.6016	14.7130	17.4641	0.0313	0.4431	0.7031	1.1462	0.1182	0.6616	0.7797	0.0000	3,005.0117	3,005.0117	0.6191	0.0232	3,027.3910
Maximum	**49.6016**	**33.1260**	**20.2292**	**0.0396**	**18.2442**	**1.6135**	**19.8577**	**9.9779**	**1.4844**	**11.4623**	**0.0000**	**3,842.7289**	**3,842.7289**	**1.1965**	**0.0245**	**3,873.9053**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9329	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270	0.0000	8.7646	8.7646	8.4300e-003	0.0000	8.9753
Energy	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
Mobile	0.4932	0.6443	4.0643	7.9700e-003	0.7914	7.7900e-003	0.7992	0.2112	7.3300e-003	0.2185		810.2374	810.2374	0.0538	0.0413	823.8793
Total	**1.4433**	**0.8474**	**8.9956**	**9.1700e-003**	**0.7914**	**0.0466**	**0.8380**	**0.2112**	**0.0462**	**0.2573**	**0.0000**	**1,006.6570**	**1,006.6570**	**0.0659**	**0.0447**	**1,021.6248**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9329	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270	0.0000	8.7646	8.7646	8.4300e-003	0.0000	8.9753
Energy	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
Mobile	0.4932	0.6443	4.0643	7.9700e-003	0.7914	7.7900e-003	0.7992	0.2112	7.3300e-003	0.2185		810.2374	810.2374	0.0538	0.0413	823.8793
Total	**1.4433**	**0.8474**	**8.9956**	**9.1700e-003**	**0.7914**	**0.0466**	**0.8380**	**0.2112**	**0.0462**	**0.2573**	**0.0000**	**1,006.6570**	**1,006.6570**	**0.0659**	**0.0447**	**1,021.6248**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/28/2022	6/3/2022	5	5	
2	Grading	Grading	6/4/2022	6/15/2022	5	8	
3	Building Construction	Building Construction	6/16/2022	5/3/2023	5	230	
4	Paving	Paving	5/4/2023	5/29/2023	5	18	
5	Architectural Coating	Architectural Coating	5/30/2023	6/22/2023	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 51,354; Residential Outdoor: 25,360; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Building Construction	Cranes	1	7.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	42.00	6.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**18.0663**	**1.6126**	**19.6788**	**9.9307**	**1.4836**	**11.4143**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0607	0.0425	0.5314	1.5500e-003	0.1780	9.0000e-004	0.1789	0.0472	8.3000e-004	0.0480		156.6670	156.6670	4.3100e-003	4.2400e-003	158.0398
Total	**0.0607**	**0.0425**	**0.5314**	**1.5500e-003**	**0.1780**	**9.0000e-004**	**0.1789**	**0.0472**	**8.3000e-004**	**0.0480**		**156.6670**	**156.6670**	**4.3100e-003**	**4.2400e-003**	**158.0398**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**18.0663**	**1.6126**	**19.6788**	**9.9307**	**1.4836**	**11.4143**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0607	0.0425	0.5314	1.5500e-003	0.1780	9.0000e-004	0.1789	0.0472	8.3000e-004	0.0480		156.6670	156.6670	4.3100e-003	4.2400e-003	158.0398
Total	**0.0607**	**0.0425**	**0.5314**	**1.5500e-003**	**0.1780**	**9.0000e-004**	**0.1789**	**0.0472**	**8.3000e-004**	**0.0480**		**156.6670**	**156.6670**	**4.3100e-003**	**4.2400e-003**	**158.0398**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	**1.9486**	**20.8551**	**15.2727**	**0.0297**	**6.5523**	**0.9409**	**7.4932**	**3.3675**	**0.8656**	**4.2331**		**2,872.0464**	**2,872.0464**	**0.9289**		**2,895.2684**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0506	0.0354	0.4429	1.2900e-003	0.1483	7.5000e-004	0.1490	0.0393	6.9000e-004	0.0400		130.5558	130.5558	3.5900e-003	3.5400e-003	131.6998
Total	**0.0506**	**0.0354**	**0.4429**	**1.2900e-003**	**0.1483**	**7.5000e-004**	**0.1490**	**0.0393**	**6.9000e-004**	**0.0400**		**130.5558**	**130.5558**	**3.5900e-003**	**3.5400e-003**	**131.6998**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	**1.9486**	**20.8551**	**15.2727**	**0.0297**	**6.5523**	**0.9409**	**7.4932**	**3.3675**	**0.8656**	**4.2331**	**0.0000**	**2,872.0464**	**2,872.0464**	**0.9289**		**2,895.2684**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0506	0.0354	0.4429	1.2900e-003	0.1483	7.5000e-004	0.1490	0.0393	6.9000e-004	0.0400		130.5558	130.5558	3.5900e-003	3.5400e-003	131.6998
Total	**0.0506**	**0.0354**	**0.4429**	**1.2900e-003**	**0.1483**	**7.5000e-004**	**0.1490**	**0.0393**	**6.9000e-004**	**0.0400**		**130.5558**	**130.5558**	**3.5900e-003**	**3.5400e-003**	**131.6998**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0117	0.2878	0.0876	9.2000e-004	0.0279	2.8700e-003	0.0308	8.0300e-003	2.7500e-003	0.0108		98.8450	98.8450	2.3000e-003	0.0146	103.2373
Worker	0.1417	0.0991	1.2400	3.6200e-003	0.4152	2.1000e-003	0.4173	0.1101	1.9300e-003	0.1121		365.5564	365.5564	0.0101	9.9000e-003	368.7595
Total	**0.1533**	**0.3869**	**1.3276**	**4.5400e-003**	**0.4431**	**4.9700e-003**	**0.4481**	**0.1182**	**4.6800e-003**	**0.1228**		**464.4014**	**464.4014**	**0.0124**	**0.0245**	**471.9967**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0117	0.2878	0.0876	9.2000e-004	0.0279	2.8700e-003	0.0308	8.0300e-003	2.7500e-003	0.0108		98.8450	98.8450	2.3000e-003	0.0146	103.2373
Worker	0.1417	0.0991	1.2400	3.6200e-003	0.4152	2.1000e-003	0.4173	0.1101	1.9300e-003	0.1121		365.5564	365.5564	0.0101	9.9000e-003	368.7595
Total	**0.1533**	**0.3869**	**1.3276**	**4.5400e-003**	**0.4431**	**4.9700e-003**	**0.4481**	**0.1182**	**4.6800e-003**	**0.1228**		**464.4014**	**464.4014**	**0.0124**	**0.0245**	**471.9967**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1300e-003	0.2404	0.0780	8.9000e-004	0.0279	1.4000e-003	0.0293	8.0300e-003	1.3400e-003	9.3700e-003		95.3553	95.3553	2.1300e-003	0.0140	99.5802
Worker	0.1326	0.0877	1.1421	3.5100e-003	0.4152	1.9800e-003	0.4172	0.1101	1.8300e-003	0.1120		354.4464	354.4464	9.1000e-003	9.1600e-003	357.4048
Total	**0.1397**	**0.3281**	**1.2201**	**4.4000e-003**	**0.4431**	**3.3800e-003**	**0.4465**	**0.1182**	**3.1700e-003**	**0.1213**		**449.8017**	**449.8017**	**0.0112**	**0.0232**	**456.9850**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.1300e-003	0.2404	0.0780	8.9000e-004	0.0279	1.4000e-003	0.0293	8.0300e-003	1.3400e-003	9.3700e-003		95.3553	95.3553	2.1300e-003	0.0140	99.5802
Worker	0.1326	0.0877	1.1421	3.5100e-003	0.4152	1.9800e-003	0.4172	0.1101	1.8300e-003	0.1120		354.4464	354.4464	9.1000e-003	9.1600e-003	357.4048
Total	**0.1397**	**0.3281**	**1.2201**	**4.4000e-003**	**0.4431**	**3.3800e-003**	**0.4465**	**0.1182**	**3.1700e-003**	**0.1213**		**449.8017**	**449.8017**	**0.0112**	**0.0232**	**456.9850**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025		1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9181**	**8.7903**	**12.1905**	**0.0189**		**0.4357**	**0.4357**		**0.4025**	**0.4025**		**1,805.4304**	**1,805.4304**	**0.5673**		**1,819.6122**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0632	0.0418	0.5438	1.6700e-003	0.1977	9.5000e-004	0.1987	0.0524	8.7000e-004	0.0533		168.7840	168.7840	4.3300e-003	4.3600e-003	170.1928
Total	**0.0632**	**0.0418**	**0.5438**	**1.6700e-003**	**0.1977**	**9.5000e-004**	**0.1987**	**0.0524**	**8.7000e-004**	**0.0533**		**168.7840**	**168.7840**	**4.3300e-003**	**4.3600e-003**	**170.1928**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025	0.0000	1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9181**	**8.7903**	**12.1905**	**0.0189**		**0.4357**	**0.4357**		**0.4025**	**0.4025**	**0.0000**	**1,805.4304**	**1,805.4304**	**0.5673**		**1,819.6122**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0632	0.0418	0.5438	1.6700e-003	0.1977	9.5000e-004	0.1987	0.0524	8.7000e-004	0.0533		168.7840	168.7840	4.3300e-003	4.3600e-003	170.1928
Total	**0.0632**	**0.0418**	**0.5438**	**1.6700e-003**	**0.1977**	**9.5000e-004**	**0.1987**	**0.0524**	**8.7000e-004**	**0.0533**		**168.7840**	**168.7840**	**4.3300e-003**	**4.3600e-003**	**170.1928**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	49.3846					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**49.5763**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0167	0.2175	6.7000e-004	0.0791	3.8000e-004	0.0795	0.0210	3.5000e-004	0.0213		67.5136	67.5136	1.7300e-003	1.7500e-003	68.0771
Total	**0.0253**	**0.0167**	**0.2175**	**6.7000e-004**	**0.0791**	**3.8000e-004**	**0.0795**	**0.0210**	**3.5000e-004**	**0.0213**		**67.5136**	**67.5136**	**1.7300e-003**	**1.7500e-003**	**68.0771**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	49.3846					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**49.5763**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0253	0.0167	0.2175	6.7000e-004	0.0791	3.8000e-004	0.0795	0.0210	3.5000e-004	0.0213		67.5136	67.5136	1.7300e-003	1.7500e-003	68.0771
Total	**0.0253**	**0.0167**	**0.2175**	**6.7000e-004**	**0.0791**	**3.8000e-004**	**0.0795**	**0.0210**	**3.5000e-004**	**0.0213**		**67.5136**	**67.5136**	**1.7300e-003**	**1.7500e-003**	**68.0771**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4932	0.6443	4.0643	7.9700e-003	0.7914	7.7900e-003	0.7992	0.2112	7.3300e-003	0.2185		810.2374	810.2374	0.0538	0.0413	823.8793
Unmitigated	0.4932	0.6443	4.0643	7.9700e-003	0.7914	7.7900e-003	0.7992	0.2112	7.3300e-003	0.2185		810.2374	810.2374	0.0538	0.0413	823.8793

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	147.50	147.50	147.50	374,880	374,880
Total	147.50	147.50	147.50	374,880	374,880

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Retirement Community	13.00	5.00	5.00	35.80	21.00	43.20	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.480413	0.056178	0.203888	0.151644	0.040330	0.009776	0.008210	0.005953	0.000975	0.000369	0.033870	0.001035	0.007358

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
NaturalGas Unmitigated	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Retirement Community	1595.07	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
Total		**0.0172**	**0.1470**	**0.0626**	**9.4000e-004**		**0.0119**	**0.0119**		**0.0119**	**0.0119**		**187.6550**	**187.6550**	**3.6000e-003**	**3.4400e-003**	**188.7701**

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Retirement Community	1.59507	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
Total		**0.0172**	**0.1470**	**0.0626**	**9.4000e-004**		**0.0119**	**0.0119**		**0.0119**	**0.0119**		**187.6550**	**187.6550**	**3.6000e-003**	**3.4400e-003**	**188.7701**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9329	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270	0.0000	8.7646	8.7646	8.4300e-003	0.0000	8.9753
Unmitigated	0.9329	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270	0.0000	8.7646	8.7646	8.4300e-003	0.0000	8.9753

Villages at the Palms - San Luis Obispo County APCD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2435					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5427					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1467	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270		8.7646	8.7646	8.4300e-003		8.9753
Total	**0.9329**	**0.0561**	**4.8687**	**2.6000e-004**		**0.0270**	**0.0270**		**0.0270**	**0.0270**	**0.0000**	**8.7646**	**8.7646**	**8.4300e-003**	**0.0000**	**8.9753**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2435					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5427					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1467	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270		8.7646	8.7646	8.4300e-003		8.9753
Total	**0.9329**	**0.0561**	**4.8687**	**2.6000e-004**		**0.0270**	**0.0270**		**0.0270**	**0.0270**	**0.0000**	**8.7646**	**8.7646**	**8.4300e-003**	**0.0000**	**8.9753**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Villages at the Palms

San Luis Obispo County APCD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	59.00	Dwelling Unit	4.60	25,360.00	80

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.2	**Precipitation Freq (Days)**	44
Climate Zone	4			**Operational Year**	2023
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - The project would use energy from PG&E and would be compliant with the City's Energy Reach Code during operation.
Construction is anticipated to begin in May 2022 and last 14 months.
Type of construction vehicles and equipment and the number of construction workers, vehicles, and equipment will be based on CalEEMod defaults.

Land Use - The project site on the western portion of a 4.6 acre parcel and the new buildings would result in 25,360 sf of new development.
Population assumption is based on the development of 54 studio and one-bedroom units and five two-bedroom units and 16 additional employees

Construction Phase - Construction is based on conservative CalEEMod defaults; no demolition would occur

Off-road Equipment - No Demolition
Site Preparation equipment based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Off-road Equipment - based on conservative defaults

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Grading - The project would result in 1.31 acres of grading

Trips and VMT - Based on conservative defaults

On-road Fugitive Dust - Based on conservative defaults

Architectural Coating - The new buildings would result in 25,360 sf of residential care facility development

Vehicle Trips - Generates 2.5 Average Daily Trips per occupied unit

Area Coating - The project would result in 25,360 sf of new retirement community development

Energy Use - Based on CalEEMod defaults

Water And Wastewater - Based on CalEEMod defaults

Solid Waste - Estimated tons/year based on generation rate identified in the MND (Section 19, Utilities and Service Systems)

Construction Off-road Equipment Mitigation - No mitigation is included in the CalEEMod

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Residential_Exterior	17,118.00	25,360.00
tblAreaCoating	Area_Residential_Exterior	17118	25360
tblConstructionPhase	PhaseEndDate	7/20/2023	6/22/2023
tblConstructionPhase	PhaseEndDate	5/31/2023	5/3/2023
tblConstructionPhase	PhaseEndDate	7/13/2022	6/15/2022
tblConstructionPhase	PhaseEndDate	6/26/2023	5/29/2023
tblConstructionPhase	PhaseEndDate	7/1/2022	6/3/2022
tblConstructionPhase	PhaseStartDate	6/27/2023	5/30/2023
tblConstructionPhase	PhaseStartDate	7/14/2022	6/16/2022
tblConstructionPhase	PhaseStartDate	7/2/2022	6/4/2022
tblConstructionPhase	PhaseStartDate	6/1/2023	5/4/2023
tblConstructionPhase	PhaseStartDate	6/25/2022	5/28/2022
tblGrading	AcresOfGrading	8.00	4.00
tblGrading	AcresOfGrading	7.50	0.00
tblLandUse	LandUseSquareFeet	59,000.00	25,360.00
tblLandUse	LotAcreage	11.80	4.60
tblLandUse	Population	169.00	80.00

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblSolidWaste	SolidWasteGenerationRate	27.14	58.00
tblVehicleTrips	ST_TR	2.03	2.50
tblVehicleTrips	SU_TR	1.95	2.50
tblVehicleTrips	WD_TR	2.40	2.50

2.0 Emissions Summary

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.2370	33.1317	20.2155	0.0395	18.2442	1.6135	19.8577	9.9779	1.4844	11.4623	0.0000	3,836.1488	3,836.1488	1.1968	0.0254	3,867.4451
2023	49.6042	14.7330	17.4400	0.0312	0.4431	0.7031	1.1462	0.1182	0.6616	0.7798	0.0000	2,990.3239	2,990.3239	0.6198	0.0240	3,012.9725
Maximum	**49.6042**	**33.1317**	**20.2155**	**0.0395**	**18.2442**	**1.6135**	**19.8577**	**9.9779**	**1.4844**	**11.4623**	**0.0000**	**3,836.1488**	**3,836.1488**	**1.1968**	**0.0254**	**3,867.4451**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.2370	33.1317	20.2155	0.0395	18.2442	1.6135	19.8577	9.9779	1.4844	11.4623	0.0000	3,836.1487	3,836.1487	1.1968	0.0254	3,867.4451
2023	49.6042	14.7330	17.4400	0.0312	0.4431	0.7031	1.1462	0.1182	0.6616	0.7798	0.0000	2,990.3239	2,990.3239	0.6198	0.0240	3,012.9725
Maximum	**49.6042**	**33.1317**	**20.2155**	**0.0395**	**18.2442**	**1.6135**	**19.8577**	**9.9779**	**1.4844**	**11.4623**	**0.0000**	**3,836.1487**	**3,836.1487**	**1.1968**	**0.0254**	**3,867.4451**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9329	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270	0.0000	8.7646	8.7646	8.4300e-003	0.0000	8.9753
Energy	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
Mobile	0.4843	0.6916	4.3048	7.7300e-003	0.7914	7.8000e-003	0.7992	0.2112	7.3300e-003	0.2185		785.9691	785.9691	0.0586	0.0436	800.4265
Total	**1.4344**	**0.8947**	**9.2360**	**8.9300e-003**	**0.7914**	**0.0466**	**0.8380**	**0.2112**	**0.0462**	**0.2573**	**0.0000**	**982.3887**	**982.3887**	**0.0707**	**0.0470**	**998.1719**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9329	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270	0.0000	8.7646	8.7646	8.4300e-003	0.0000	8.9753
Energy	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
Mobile	0.4843	0.6916	4.3048	7.7300e-003	0.7914	7.8000e-003	0.7992	0.2112	7.3300e-003	0.2185		785.9691	785.9691	0.0586	0.0436	800.4265
Total	**1.4344**	**0.8947**	**9.2360**	**8.9300e-003**	**0.7914**	**0.0466**	**0.8380**	**0.2112**	**0.0462**	**0.2573**	**0.0000**	**982.3887**	**982.3887**	**0.0707**	**0.0470**	**998.1719**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	5/28/2022	6/3/2022	5	5	
2	Grading	Grading	6/4/2022	6/15/2022	5	8	
3	Building Construction	Building Construction	6/16/2022	5/3/2023	5	230	
4	Paving	Paving	5/4/2023	5/29/2023	5	18	
5	Architectural Coating	Architectural Coating	5/30/2023	6/22/2023	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 51,354; Residential Outdoor: 25,360; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Building Construction	Cranes	1	7.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	42.00	6.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	13.00	5.00	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**18.0663**	**1.6126**	**19.6788**	**9.9307**	**1.4836**	**11.4143**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0668	0.0482	0.5177	1.4800e-003	0.1780	9.0000e-004	0.1789	0.0472	8.3000e-004	0.0480		150.0869	150.0869	4.6400e-003	4.6200e-003	151.5796
Total	**0.0668**	**0.0482**	**0.5177**	**1.4800e-003**	**0.1780**	**9.0000e-004**	**0.1789**	**0.0472**	**8.3000e-004**	**0.0480**		**150.0869**	**150.0869**	**4.6400e-003**	**4.6200e-003**	**151.5796**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**18.0663**	**1.6126**	**19.6788**	**9.9307**	**1.4836**	**11.4143**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0668	0.0482	0.5177	1.4800e-003	0.1780	9.0000e-004	0.1789	0.0472	8.3000e-004	0.0480		150.0869	150.0869	4.6400e-003	4.6200e-003	151.5796
Total	**0.0668**	**0.0482**	**0.5177**	**1.4800e-003**	**0.1780**	**9.0000e-004**	**0.1789**	**0.0472**	**8.3000e-004**	**0.0480**		**150.0869**	**150.0869**	**4.6400e-003**	**4.6200e-003**	**151.5796**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	**1.9486**	**20.8551**	**15.2727**	**0.0297**	**6.5523**	**0.9409**	**7.4932**	**3.3675**	**0.8656**	**4.2331**		**2,872.0464**	**2,872.0464**	**0.9289**		**2,895.2684**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0557	0.0402	0.4314	1.2400e-003	0.1483	7.5000e-004	0.1490	0.0393	6.9000e-004	0.0400		125.0724	125.0724	3.8700e-003	3.8500e-003	126.3163
Total	**0.0557**	**0.0402**	**0.4314**	**1.2400e-003**	**0.1483**	**7.5000e-004**	**0.1490**	**0.0393**	**6.9000e-004**	**0.0400**		**125.0724**	**125.0724**	**3.8700e-003**	**3.8500e-003**	**126.3163**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	**1.9486**	**20.8551**	**15.2727**	**0.0297**	**6.5523**	**0.9409**	**7.4932**	**3.3675**	**0.8656**	**4.2331**	**0.0000**	**2,872.0464**	**2,872.0464**	**0.9289**		**2,895.2684**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0557	0.0402	0.4314	1.2400e-003	0.1483	7.5000e-004	0.1490	0.0393	6.9000e-004	0.0400		125.0724	125.0724	3.8700e-003	3.8500e-003	126.3163
Total	**0.0557**	**0.0402**	**0.4314**	**1.2400e-003**	**0.1483**	**7.5000e-004**	**0.1490**	**0.0393**	**6.9000e-004**	**0.0400**		**125.0724**	**125.0724**	**3.8700e-003**	**3.8500e-003**	**126.3163**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0116	0.2962	0.0912	9.2000e-004	0.0279	2.8900e-003	0.0308	8.0300e-003	2.7600e-003	0.0108		98.8923	98.8923	2.2800e-003	0.0146	103.2904
Worker	0.1559	0.1125	1.2080	3.4600e-003	0.4152	2.1000e-003	0.4173	0.1101	1.9300e-003	0.1121		350.2027	350.2027	0.0108	0.0108	353.6857
Total	**0.1675**	**0.4087**	**1.2991**	**4.3800e-003**	**0.4431**	**4.9900e-003**	**0.4481**	**0.1182**	**4.6900e-003**	**0.1229**		**449.0951**	**449.0951**	**0.0131**	**0.0254**	**456.9761**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0116	0.2962	0.0912	9.2000e-004	0.0279	2.8900e-003	0.0308	8.0300e-003	2.7600e-003	0.0108		98.8923	98.8923	2.2800e-003	0.0146	103.2904
Worker	0.1559	0.1125	1.2080	3.4600e-003	0.4152	2.1000e-003	0.4173	0.1101	1.9300e-003	0.1121		350.2027	350.2027	0.0108	0.0108	353.6857
Total	**0.1675**	**0.4087**	**1.2991**	**4.3800e-003**	**0.4431**	**4.9900e-003**	**0.4481**	**0.1182**	**4.6900e-003**	**0.1229**		**449.0951**	**449.0951**	**0.0131**	**0.0254**	**456.9761**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.9700e-003	0.2484	0.0810	8.9000e-004	0.0279	1.4100e-003	0.0293	8.0300e-003	1.3500e-003	9.3800e-003		95.5134	95.5134	2.1100e-003	0.0140	99.7489
Worker	0.1464	0.0996	1.1149	3.3600e-003	0.4152	1.9800e-003	0.4172	0.1101	1.8300e-003	0.1120		339.6006	339.6006	9.8200e-003	9.9700e-003	342.8176
Total	**0.1534**	**0.3481**	**1.1960**	**4.2500e-003**	**0.4431**	**3.3900e-003**	**0.4465**	**0.1182**	**3.1800e-003**	**0.1213**		**435.1140**	**435.1140**	**0.0119**	**0.0240**	**442.5664**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.9700e-003	0.2484	0.0810	8.9000e-004	0.0279	1.4100e-003	0.0293	8.0300e-003	1.3500e-003	9.3800e-003		95.5134	95.5134	2.1100e-003	0.0140	99.7489
Worker	0.1464	0.0996	1.1149	3.3600e-003	0.4152	1.9800e-003	0.4172	0.1101	1.8300e-003	0.1120		339.6006	339.6006	9.8200e-003	9.9700e-003	342.8176
Total	**0.1534**	**0.3481**	**1.1960**	**4.2500e-003**	**0.4431**	**3.3900e-003**	**0.4465**	**0.1182**	**3.1800e-003**	**0.1213**		**435.1140**	**435.1140**	**0.0119**	**0.0240**	**442.5664**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025		1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9181**	**8.7903**	**12.1905**	**0.0189**		**0.4357**	**0.4357**		**0.4025**	**0.4025**		**1,805.4304**	**1,805.4304**	**0.5673**		**1,819.6122**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0697	0.0474	0.5309	1.6000e-003	0.1977	9.5000e-004	0.1987	0.0524	8.7000e-004	0.0533		161.7146	161.7146	4.6800e-003	4.7500e-003	163.2465
Total	**0.0697**	**0.0474**	**0.5309**	**1.6000e-003**	**0.1977**	**9.5000e-004**	**0.1987**	**0.0524**	**8.7000e-004**	**0.0533**		**161.7146**	**161.7146**	**4.6800e-003**	**4.7500e-003**	**163.2465**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025	0.0000	1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9181**	**8.7903**	**12.1905**	**0.0189**		**0.4357**	**0.4357**		**0.4025**	**0.4025**	**0.0000**	**1,805.4304**	**1,805.4304**	**0.5673**		**1,819.6122**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0697	0.0474	0.5309	1.6000e-003	0.1977	9.5000e-004	0.1987	0.0524	8.7000e-004	0.0533		161.7146	161.7146	4.6800e-003	4.7500e-003	163.2465
Total	**0.0697**	**0.0474**	**0.5309**	**1.6000e-003**	**0.1977**	**9.5000e-004**	**0.1987**	**0.0524**	**8.7000e-004**	**0.0533**		**161.7146**	**161.7146**	**4.6800e-003**	**4.7500e-003**	**163.2465**

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	49.3846					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**49.5763**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0279	0.0190	0.2124	6.4000e-004	0.0791	3.8000e-004	0.0795	0.0210	3.5000e-004	0.0213		64.6858	64.6858	1.8700e-003	1.9000e-003	65.2986
Total	**0.0279**	**0.0190**	**0.2124**	**6.4000e-004**	**0.0791**	**3.8000e-004**	**0.0795**	**0.0210**	**3.5000e-004**	**0.0213**		**64.6858**	**64.6858**	**1.8700e-003**	**1.9000e-003**	**65.2986**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	49.3846					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**49.5763**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0279	0.0190	0.2124	6.4000e-004	0.0791	3.8000e-004	0.0795	0.0210	3.5000e-004	0.0213		64.6858	64.6858	1.8700e-003	1.9000e-003	65.2986
Total	**0.0279**	**0.0190**	**0.2124**	**6.4000e-004**	**0.0791**	**3.8000e-004**	**0.0795**	**0.0210**	**3.5000e-004**	**0.0213**		**64.6858**	**64.6858**	**1.8700e-003**	**1.9000e-003**	**65.2986**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4843	0.6916	4.3048	7.7300e-003	0.7914	7.8000e-003	0.7992	0.2112	7.3300e-003	0.2185		785.9691	785.9691	0.0586	0.0436	800.4265
Unmitigated	0.4843	0.6916	4.3048	7.7300e-003	0.7914	7.8000e-003	0.7992	0.2112	7.3300e-003	0.2185		785.9691	785.9691	0.0586	0.0436	800.4265

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	147.50	147.50	147.50	374,880	374,880
Total	147.50	147.50	147.50	374,880	374,880

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Retirement Community	13.00	5.00	5.00	35.80	21.00	43.20	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.480413	0.056178	0.203888	0.151644	0.040330	0.009776	0.008210	0.005953	0.000975	0.000369	0.033870	0.001035	0.007358

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
NaturalGas Unmitigated	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Retirement Community	1595.07	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
Total		**0.0172**	**0.1470**	**0.0626**	**9.4000e-004**		**0.0119**	**0.0119**		**0.0119**	**0.0119**		**187.6550**	**187.6550**	**3.6000e-003**	**3.4400e-003**	**188.7701**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Retirement Community	1.59507	0.0172	0.1470	0.0626	9.4000e-004		0.0119	0.0119		0.0119	0.0119		187.6550	187.6550	3.6000e-003	3.4400e-003	188.7701
Total		**0.0172**	**0.1470**	**0.0626**	**9.4000e-004**		**0.0119**	**0.0119**		**0.0119**	**0.0119**		**187.6550**	**187.6550**	**3.6000e-003**	**3.4400e-003**	**188.7701**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9329	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270	0.0000	8.7646	8.7646	8.4300e-003	0.0000	8.9753
Unmitigated	0.9329	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270	0.0000	8.7646	8.7646	8.4300e-003	0.0000	8.9753

Villages at the Palms - San Luis Obispo County APCD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2435					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5427					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1467	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270		8.7646	8.7646	8.4300e-003		8.9753
Total	**0.9329**	**0.0561**	**4.8687**	**2.6000e-004**		**0.0270**	**0.0270**		**0.0270**	**0.0270**	**0.0000**	**8.7646**	**8.7646**	**8.4300e-003**	**0.0000**	**8.9753**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2435					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5427					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1467	0.0561	4.8687	2.6000e-004		0.0270	0.0270		0.0270	0.0270		8.7646	8.7646	8.4300e-003		8.9753
Total	**0.9329**	**0.0561**	**4.8687**	**2.6000e-004**		**0.0270**	**0.0270**		**0.0270**	**0.0270**	**0.0000**	**8.7646**	**8.7646**	**8.4300e-003**	**0.0000**	**8.9753**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation