COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (SC)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED03-152 **DATE: January 9, 2004**

PROJECT/ENTITLEMENT: Roy Tract Map & Conditional Use Permit S020296U/TR02-2536

APPLICANT NAME: Coker Ellsworth
ADDRESS: 129 Bridge Street, Suite B, Arroyo Grande, CA, 93421
CONTACT PERSON: Tim Roberts (Roberts Engineering) **Telephone: (805) 239-0664**

PROPOSED USES/INTENT: A request to 1) subdivide an approximate 10 acre parcel into 15 lots ranging in size from 9,890 to 33,000 square foot lots and one lot of 3.43 acres, and 2) allow for grading and construction of 15 commercial buildings ranging in size from 2,400 square feet to 6,000 square feet, which will result in the disturbance of the entire parcel.

LOCATION: The project is located on the north side of Cow Meadow Place, approximately 500 feet east of Ramada Drive in the community of Templeton.

(ENDORSED)
FILED
MAY 14 2007
JULIE L. RODEWALD COUNTY CLERK
BY JANETTE M. NOLAN
DEPUTY CLERK

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES:

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on January 22, 2004
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County PC as ☒ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on 1-11-07, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Susan Rhodes Proj Mgr 5-10-07 County of San Luis Obispo
Signature **Title** **Date** **Public Agency**

California Department of Fish and Game

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Ellsworth/Roy Tract Map & Conditional Use Permit; ED03-152, S020296U/TR02-2536

Project Applicant	Coker Ellsworth
Address:	129 Bridge St., Suite B
City, State, Zip Code:	Arroyo Grande, CA, 93421
Telephone #:	(805) 481-7071

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

(X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.

( ) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.

( ) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.

( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.

( ) Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Susan Callaci for Ellen Carroll

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 12/30/03

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Roy Tract Map, S020296U/TR02-2536/ ED03-152

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

■ Aesthetics	■ Geology and Soils	❑ Recreation
❑ Agricultural Resources	❑ Hazards/Hazardous Materials	■ Transportation/Circulation
■ Air Quality	❑ Noise	❑ Wastewater
■ Biological Resources	❑ Population/Housing	❑ Water
❑ Cultural Resources	Public Services/Utilities	❑ Land Use

❑ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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

❑ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

❑ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

❑ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

❑ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Susan Callaco	Ellen Carroll		12/30/03
Prepared by(Print)	Signature		Date
Steven McMasters	Steve McMast	Ellen Carroll, Environmental Coordinator (for)	12/29/03
Reviewed by(Print)	Signature		Date

Project Environmental Analysis

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

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by Coker Ellsworth for a Tract Map to allow a subdivision of 10 acres into 15 lots ranging in size from 9,890 to 33,000 square foot lots and one lot of 3.43 acres. The project also includes a Conditional Use Permit for the construction of 15 commercial buildings ranging in size from 2,400 square feet to 6,000 square feet in size on the proposed lots. The project is located on the north side of Cow Meadow Place, approximately 500 feet east of Ramada Drive in the community of Templeton, in the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 040-151-049/050 SUPERVISORIAL DISTRICT #1

B. EXISTING SETTING

PLANNING AREA: Salinas River/Templeton

LAND USE CATEGORY: Commercial Retail

COMBINING DESIGNATION(S): Flood Hazard

EXISTING USES: Vacant.

TOPOGRAPHY: Level to moderately sloping to the north

VEGETATION: Native grasses and oak trees

PARCEL SIZE: 10 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Commercial Service/commercial business

East: Commercial Retail/Vacant

South: Commercial Services/ Service Buildings

West: Commercial Retail/Vacant

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. **AESTHETICS** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	❑	❑	■	❑
b) Introduce a use within a scenic view open to public view?	❑	❑	■	❑
c) Change the visual character of an area?	❑	❑	■	❑
d) Create glare or night lighting which may affect surrounding areas?	❑	■	❑	❑
e) Impact unique geological or physical features?	❑	❑	❑	■
f) Other _____	❑	❑	❑	❑

Setting. The site is located north of the community of Templeton in an area designated Commercial Retail. Currently there are existing commercial service buildings south and southwest of the site along Cow Meadow Place closer to Highway 101. Night lighting will be a part of the project and a lighting plan is required.

Impact. This area's visual quality is ranked relatively low due to the fact that numerous commercial and industrial sites exist along this corridor between Paso Robles and Templeton. The planning area standards specifically address the area along Ramada Drive as requiring architectural features and fences to be consistent with the Templeton Design guidelines.

Mitigation/Conclusion. The proposed structures are in keeping with the Templeton design guidelines and the visual impact to Highway 101 will be softened by the use of design and landscaping. Eventually these buildings will be less visible from Highway 101 as new buildings develop in the foreground of this site. The project will be required to incorporate the following measures to reduce potential visual impacts to less than significant levels:

1. Landscape the buildings according to the requirements of the Title 22 the Land Use Ordinance.

2. Follow the requirements of the Templeton Design Guidelines as they relate to character of the area.

3. The lighting plan details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

2. AGRICULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	❑	❑	■	❑
b) Impair agricultural use of other property or result in conversion to other uses?	❑	❑	■	❑
c) Conflict with existing zoning or Williamson Act program?	❑	❑	❑	■
d) Other _____	❑	❑	❑	❑

Setting. The soil types include: Lockwood Shaly Loam and Lockwood-Conception Complex. As described in the NRCS Soil Survey, this soil is considered Class IV for "non-irrigated" soil, and Class II & III for "irrigated" soil.

Agricultural Resource Impacts/Mitigation. The project is located in a predominantly non-agricultural (i.e., commercial/industrial) area with no agricultural activities occurring on the property or immediately surrounding the property. No impacts to agricultural resources are anticipated.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	❑	■	❑	❑
b) Expose any sensitive receptor to substantial air pollutant concentrations?	❑	❑	■	❑
c) Create or subject individuals to objectionable odors?	❑	❑	■	❑
d) Be inconsistent with the District's Clean Air Plan?	❑	❑	■	❑
e) Other _____	❑	❑	❑	❑

Setting/Impact. The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP).

Mitigation/Conclusion. The District has indicated that the project has the potential to exceed the CEQA significance thresholds. However, with proper management during the construction process the emissions can be mitigated to less than significant. Per APCD's response, the following issues were identified as potential nuisance impacts due to construction and operational emissions from the facility; fugitive dust emissions and emissions of PM10. To mitigate these potential impacts, the

District recommended that mitigation measures to be incorporated into the project including complying with APCD's standard construction dust control measures and incorporating operational phase emission reductions relating to energy efficiency and the use of alternative transportation modes. Therefore, upon implementation of these measures, air quality impacts will be reduced to less than significant levels.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Result in a loss of unique or special status species or their habitats?*	☐	☐	■	☐
b) *Reduce the extent, diversity or quality of native or other important vegetation?*	☐	■	☐	☐
c) *Impact wetland or riparian habitat?*	☐	☐	☐	■
d) *Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?*	☐	☐	☐	■
e) *Other* _____	☐	☐	☐	☐

Setting/Impacts. The Natural Diversity Database (2002) did not identify any sensitive species or habitats within close proximity of the proposed project. The project site does not support any sensitive significant wildlife habitats, or special status species. However, there are oak trees on Lot 8. No oak trees shall be removed.

Mitigation/Conclusion. In order to save the trees that may be impacted the applicant has agreed to a tree protection plan and shall be required to implement tree protection measures during construction of the tract.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Disturb pre-historic resources?*	☐	☐	■	☐
b) *Disturb historic resources?*	☐	☐	☐	■
c) *Disturb paleontological resources?*	☐	☐	■	☐
d) *Other* _____	☐	☐	☐	☐

Setting/Impact. The project is located in an area historically occupied by the Obispeno Chumash and the Southern Salinan. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials were noted on-site and no impacts are anticipated.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	■	☐
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?	☐	☐	■	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	■	☐	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	■	☐
e) Include structures located on expansive soils?	☐	☐	■	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	■	☐
g) Involve activities within the 100-year flood zone?	☐	■	☐	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	■	☐
i) Preclude the future extraction of valuable mineral resources?	☐	☐	☐	■
j) Other _____	☐	☐	☐	☐

Setting/Impact. *Geology.* The topography of the project is nearly level. The area proposed for development is outside of the Geological Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered high. No active faulting is known to exist on or near the subject property. There is no evidence that measures above what will already be required by ordinance or code are needed. The project is not within a known area containing serpentine rock.

Drainage. An unnamed tributary (blue line creek) to the Salinas River runs through a very small portion of the northwest corner of the property. The area proposed for development is within the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are very poorly to moderately drained. No specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types include: Lockwood Shaly Loam and Lockwood-Conception Complex. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility and has a low to high shrink-swell characteristic. Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Approximately 10 acres of area are proposed for disturbance. Most of the area is level, however, lot 8 has a small tributary (blue line creek) running through it along with some steeper terrain near this tributary. No development is proposed near the tributary.

Mitigation/Conclusion. A portion of the project is within the "100-year" Flood Hazard designation and a small tributary runs through the north portion of the lot. No development is proposed on or near the tributary and Flood Hazard area. Future development on Lot 8 will be required to prepare a "flood hazard" drainage plan (per County Land Use Ordinance, Sec. 22.14.060) that will also be incorporated into the development to further minimize potential drainage impacts. This plan will also need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The plan will need to show that there will not be any increase in floodwater elevations beyond that permitted by local and federal requirements. Based on the proposed project and implementation of standard requirements (including the proposed mitigation measures) geological, drainage, and sedimentation/ erosion impacts will be reduced to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☐	■	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	■	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☐	■
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☐	■	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Create any other health hazard or potential hazard?	☐	☐	■	☐
f) Other _____	☐	☐	☐	☐

Hazards & Hazardous Materials Impacts - The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. The project is not expected to conflict with any regional evacuation plan. No impacts as a result of hazards or hazardous materials are anticipated.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	☐	☐	■	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☐	■	☐
c) Expose people to severe noise or vibration?	☐	☐	■	☐
d) Other _____	☐	☐	☐	☐

Noise Impacts - The proposed project involves construction of commercial shell buildings that can accommodate a wide range of uses, including uses or processes that may involve minor amounts of hazardous materials. Uses may involve significant construction, manufacturing or transportation noise. All applicable state and local health and safety requirements will apply to handling and storage of these materials. The surrounding area includes primarily commercial uses . No sensitive receptors exist in close proximity and no significant impact as a result of noise generating uses is anticipated.

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	■	☐

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	■	☐
c) Create the need for substantial new housing in the area?	☐	☐	■	☐
d) Use substantial amount of fuel or energy?	☐	☐	■	☐
e) Other _____	☐	☐	☐	☐

Population and Housing Impacts - The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	■	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	■	☐	☐
c) Schools?	☐	■	☐	☐
d) Roads?	☐	☐	■	☐
e) Solid Wastes?	☐	☐	■	☐
f) Other public facilities?	☐	☐	■	☐
g) Other _____	☐	☐	☐	☐

Setting. The closest CDF fire station is the Templeton station, which is about 2 miles from the proposed project. The closest Sheriff substation is in Templeton, and is about 1.5 miles from the proposed project

Impact/Mitigation. This project, along with numerous others in the area will have a cumulative effect on police and fire protection, and schools. Public facility and school fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	■	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	■	☐
c) Other _____	☐	☐	☐	☐

Recreation Impacts - The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource, and will not create a significant need for additional park or recreational resources.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	■	☐	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	■	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	■	☐
d) Provide for adequate emergency access?	☐	☐	■	☐
e) Result in inadequate parking capacity?	☐	☐	■	☐
f) Result in inadequate internal traffic circulation?	☐	☐	■	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	■	☐

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	■
i) Other _____	☐	☐	☐	☐

Setting/Impacts - The property fronts Cow Meadow Place and Marquita Avenue on the north end. Future development will access onto Cow Meadow Place which is a local road. Cow Meadow Place is accessed off of Ramada Drive.

Mitigation/Conclusion - The project was referred to the Public Works Department. This project, along with numerous others in the area will have a cumulative effect on the roads in the area. The applicant shall be required to pay the Templeton Road fees with the building permits. With this mitigation measure in place the traffic impact can be reduced to a level of insignificance.

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	■	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	☐	☐	■	☐
c) Adversely affect community wastewater service provider?	☐	☐	■	☐
d) Other _____	☐	☐	☐	☐

Impact. The project proposes to use the Templeton Community Services District (T.C.S.D.) system to handle wastewater effluent. T.C.S.D. issued a preliminary will-serve letter indicating that they had the capacity to serve the proposed project, raising no potentially significant concerns. Therefore, no special measures are needed and potential impacts are considered less than significant.

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	☐	☐	■	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☐	■	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	■	☐
d) Change the quantity or movement of available surface or ground water?	☐	☐	■	☐
e) Adversely affect community water service provider?	☐	☐	■	☐
f) Other _____	☐	☐	☐	☐

Impact - Water Usage. The project proposes to use Templeton Community Service District as its water source. T.C.S.D. issued a preliminary will-serve letter indicating that they had the water resources to serve the proposed project, raising no potentially significant concerns. Therefore, no special measures are needed and potential impacts are considered less than significant.

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	■	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	■	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	■	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	■	☐

15. LAND USE - *Will the project:*

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
e) Other _____	❑	❑	❑	❑

Setting/Impacts
The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use. Referrals were sent to several agencies to review for various policy consistencies. The project was found to be consistent with appropriate documents.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	❑	❑	■	❑
b) 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 project's, and the effects of probable future projects)	❑	❑	■	❑
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	❑	❑	■	❑

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
X	County Public Works Department	**In File**
X	County Environmental Health Division	**In File**
___	County Agricultural Commissioner's Office	**Not Applicable**
___	County Airport Manager	**Not Applicable**
___	Airport Land Use Commission	**Not Applicable**
X	Air Pollution Control District	**Attached**
___	County Sheriff's Department	**Not Applicable**
___	Regional Water Quality Control Board	**Not Applicable**
___	CA Coastal Commission	**Not Applicable**
___	CA Department of Fish and Game	**Not Applicable**
___	CA Department of Forestry	**Not Applicable**
___	CA Department of Transportation	**Not Applicable**
X	Templeton Community Service District	**In File**
___	Other_____	

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

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

✔ Project File for the Subject Application

County documents

___ Airport Land Use Plans
✔ Annual Resource Summary Report
___ Building and Construction Ordinance
___ Coastal Policies
✔ Framework for Planning (Coastal & Inland)
✔ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  ✔ Agriculture & Open Space Element
  ✔ Energy Element
  ✔ Environment Plan (Conservation, Historic and Esthetic Elements)
  ✔ Housing Element
  ✔ Noise Element
  ___ Parks & Recreation Element
  ✔ Safety Element
✔ Land Use Ordinance
___ Real Property Division Ordinance
___ Trails Plan
___ Solid Waste Management Plan
___ _____ Area Plan and Update EIR
___ _____ Circulation Study

Other documents

✔ Archaeological Resources Map
✔ Area of Critical Concerns Map
✔ Areas of Special Biological Importance Map
✔ California Natural Species Diversity Database
✔ Clean Air Plan
✔ Fire Hazard Severity Map
✔ Flood Hazard Maps
✔ Natural Resources Conservation Service Soil Survey for San Luis Obispo County
✔ Regional Transportation Plan
✔ Uniform Fire Code
✔ Water Quality Control Plan (Central Coast Basin - Region 3)
___ Other _____
___ Other _____

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

None

Exhibit B - Mitigation Summary Table

Aesthetics

AS-1 Landscape the buildings and parking areas according to the requirements of the Title 22 the Land Use Ordinance and the Templeton Design Guidelines.

AS-2 Follow the requirements of the Templeton Design Guidelines as they relate to character of the area.

AS -3 The lighting plan details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Air Quality

The applicant shall follow the mitigation measures set out in the letter from the APCD dated March 19, 2003.

AR-1 **Prior to approval of subdivision improvement plans or grading permits**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. In addition, asbestos containment shall be addressed and operation phase emissions shall be required.

a. Reduce the amount of disturbed area where possible

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency will be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.

c. All dirt stock pile areas should be sprayed daily as needed.

d. 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.

e. Exposed ground areas that are planned to be reworked at dates greater then one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established.

h. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

i. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

j. All vehicles hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.

k. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water

should be used where feasible.

l. All PM10 mitigation measures should be shown on the grading and building plans. To reduce combustion emissions the following mitigation measures are recommended.

m. Maintain all construction equipment in proper tune according to manufacture's specifications

n. Fuel all off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, auxiliary power units, with ARB certified motor vehicle diesel fuel; and

o. Maximize to the extent feasible, the use of diesel construction equipment meeting the ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines.

Naturally Occurring Asbestos

AR-2 **Prior to grading the site**, the Air Pollution Control District shall determine wether or not a geologic evaluation is necessary to determine if naturally occurring asbestos is present. If naturally occurring asbestos is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM for construction, grading, quarrying, and surface mining operations. These requirements may include but are not limited to 1) an Asbestos Dust Mitigation Plan which must be approved by the District before construction begins, and 2) an Asbestos Health and Safety Program will also be required for some projects.

Operation Phase Emissions Recommendations

AR-3 Site Design: Provide bike parking, car pool opportunities, on-site eating opportunities, locker and shower facilities for employees, and improve public transit accessibility.

AR-4 Energy efficiency: Increase building energy efficiency rating by 10% above the Title 24 requirements; Orient buildings to maximize natural heating and cooling;Plant shade trees along southern exposures of buildings to reduce summer cooling needs; Use built-in energy efficient appliances; Use energy efficient interior light and street lights; Double paned windows and implement employee ride share programs.

AR-5 The applicant is responsible for getting the necessary permits from the APCD for operating specific types of equipment as listed in the letter.

Biological Resources Tree Protection

BR -1 **Prior to final inspection of the grading permit**, the applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted as a result of the development of the project. Trees shall be from either vertical tubes or deep, one-gallon container sizes.

BR-2 These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

BR-3 All trees or groups of trees to remain on-site that are within twenty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the dripline of the tree. Grading, utility trenching, compaction of soil, or placement of fill

shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

BR-4 Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the remaining oaks. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species. Smaller trees (6 inches diameter and smaller) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.

GEOLOGY AND EROSION CONTROL

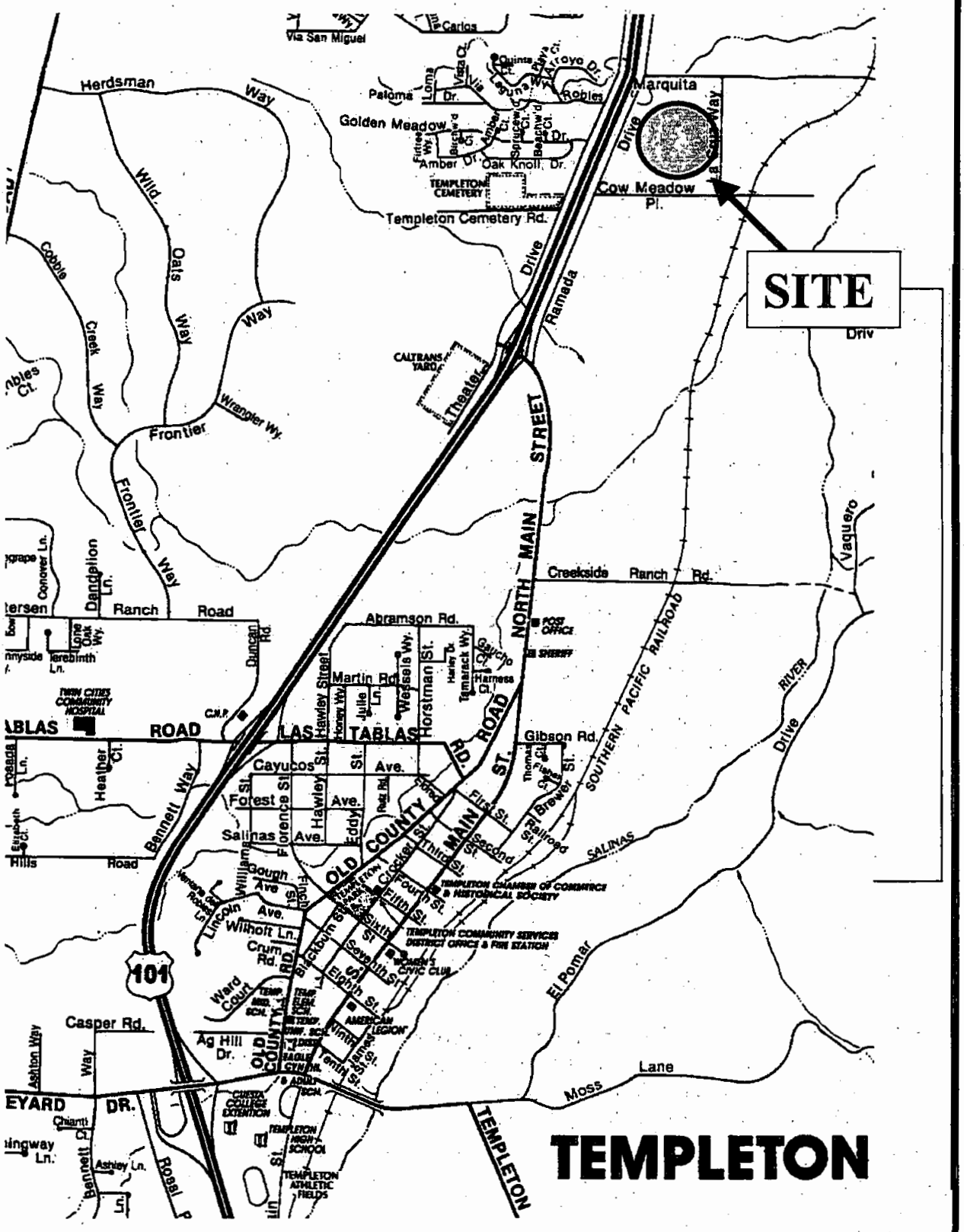
GR-1 **Prior to issuance of the grading permit** or improvement plans, a sedimentation and erosion control plan shall be prepared (per County Land Use Ordinance (Inland), Sec. 22.52.090) and incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices and final erosion control measures. Implementation of the previously-referenced sedimentation and erosion control plan will reduce potential sedimentation and erosion impacts to less than significant levels.

GR-2 The Clean Water Act has established a regulatory system for the management of storm water discharges from construction, industrial and municipal sources. The California State Water Resources Control Board (SWRCB) has adopted a National Pollutant Discharge Elimination System (NPDES) Storm Water General Permit which requires the implementation of a StormWater Pollution Prevention Plan (SWPPP) for discharges regulated under the SWRCB program. Currently, construction sites of one acre and greater may need to prepare and implement a SWPPP which focuses on controlling storm water runoff. Municipal and industrial sources are also regulated under separate NPDES general permits. The Regional Water Quality Control Board is the local extension of the SWRCB, who currently monitors these SWPPPs.

GR-3 Future development on Lot 8 will be required to prepare a "flood hazard" drainage plan (per County Land Use Ordinance, Sec. 22.14.060) that will also be incorporated into the development to further minimize potential drainage impacts. This plan will also need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The plan will need to show that there will not be any increase in floodwater elevations beyond that permitted by local and federal requirements.

GR-4 **Prior to issuance of the grading or improvement plans**, the applicant shall identify the location of the bank of the creek. No development is to occur on or near the blue line creek that is located at the north end of the site on Lot 8. A 20 foot setback shall be maintained from creek bank and shall be shown on the site plan and construction plans.

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



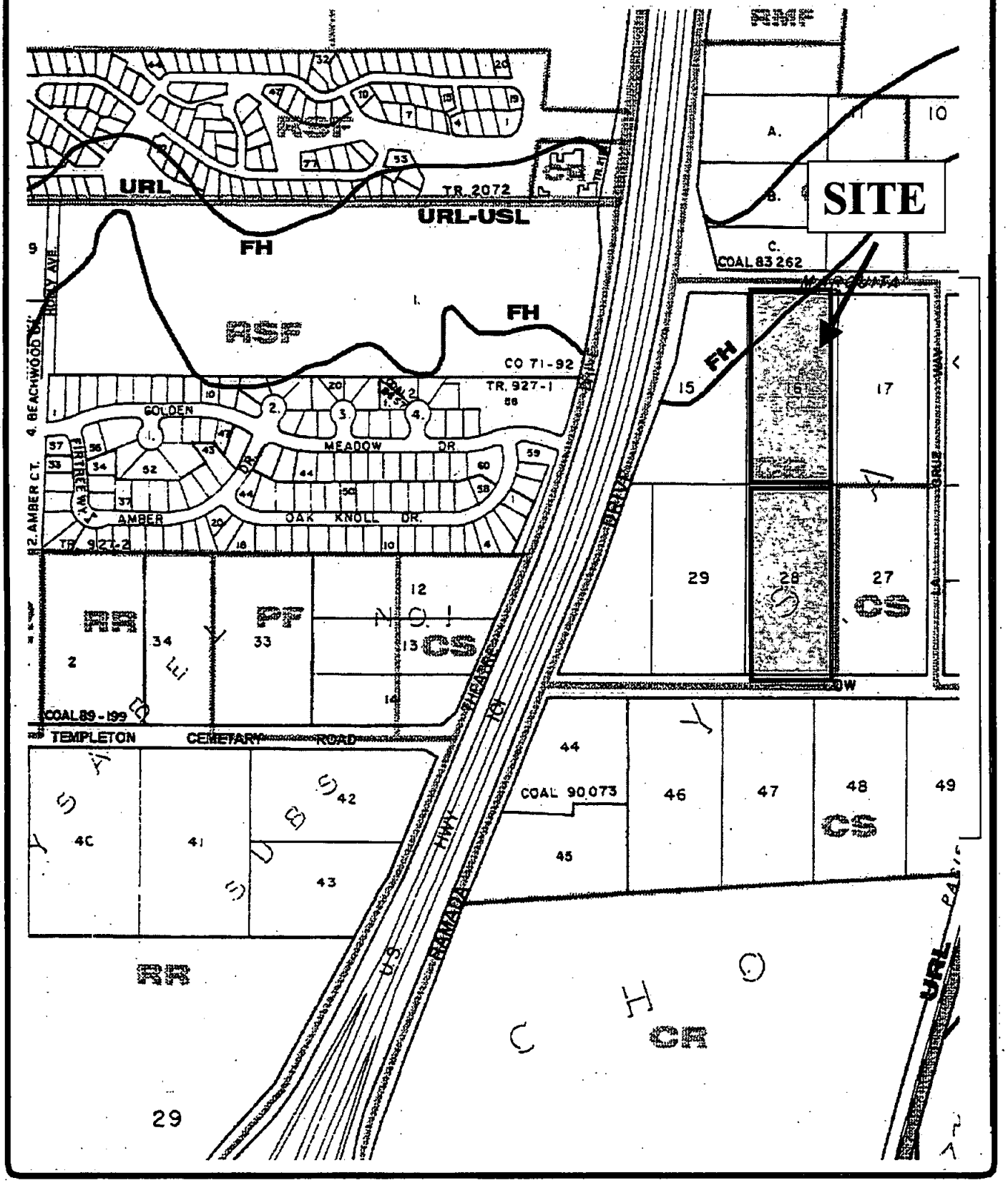
PROJECT

Conditional Use Permit/Tract Map
Ellsoworth/Roy (S020296U/TR02-2536)

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



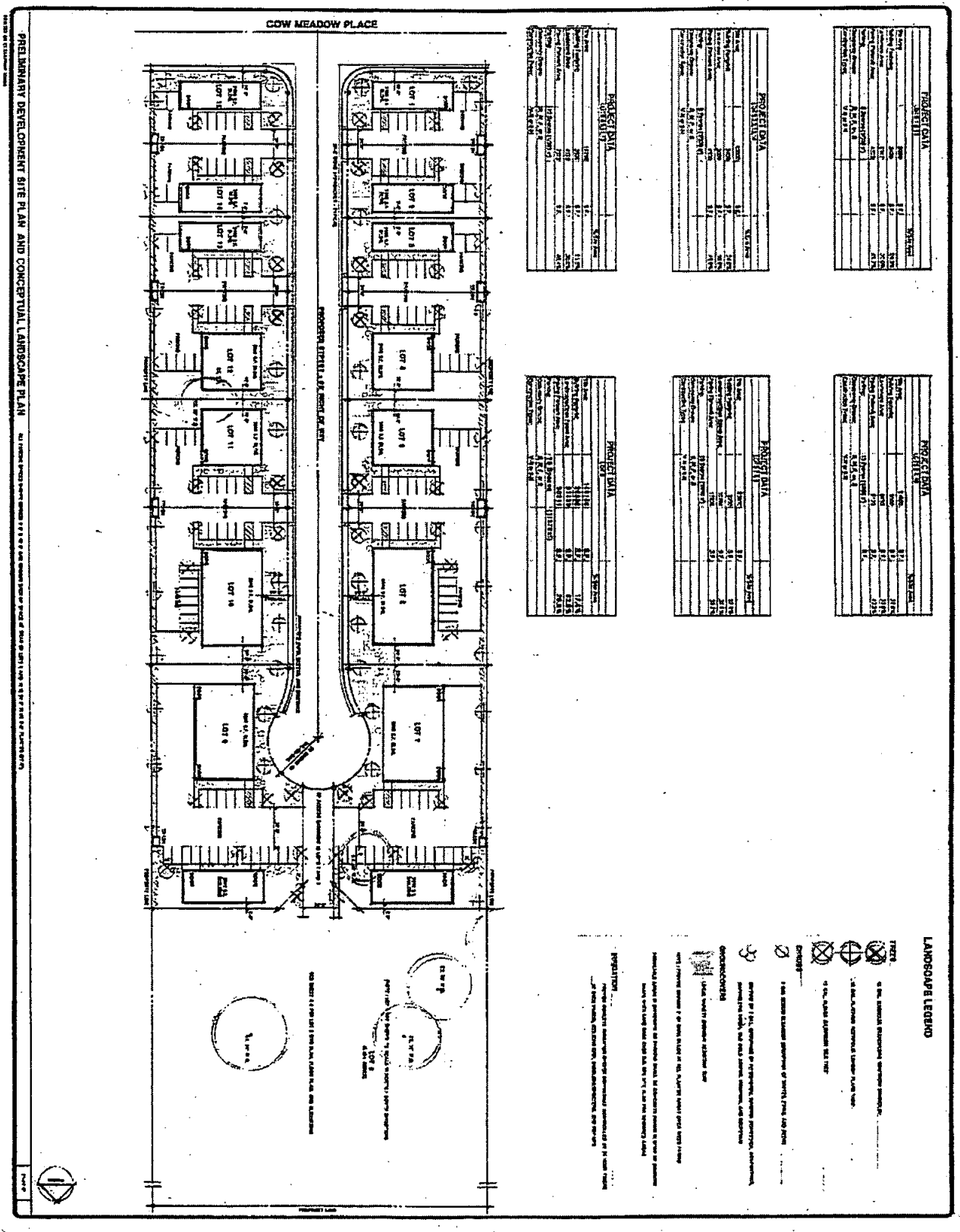
PROJECT

Conditional Use Permit/Tract Map
Ellsoworth/Roy (S020296U/TR02-2536)

EXHIBIT

Land Use Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



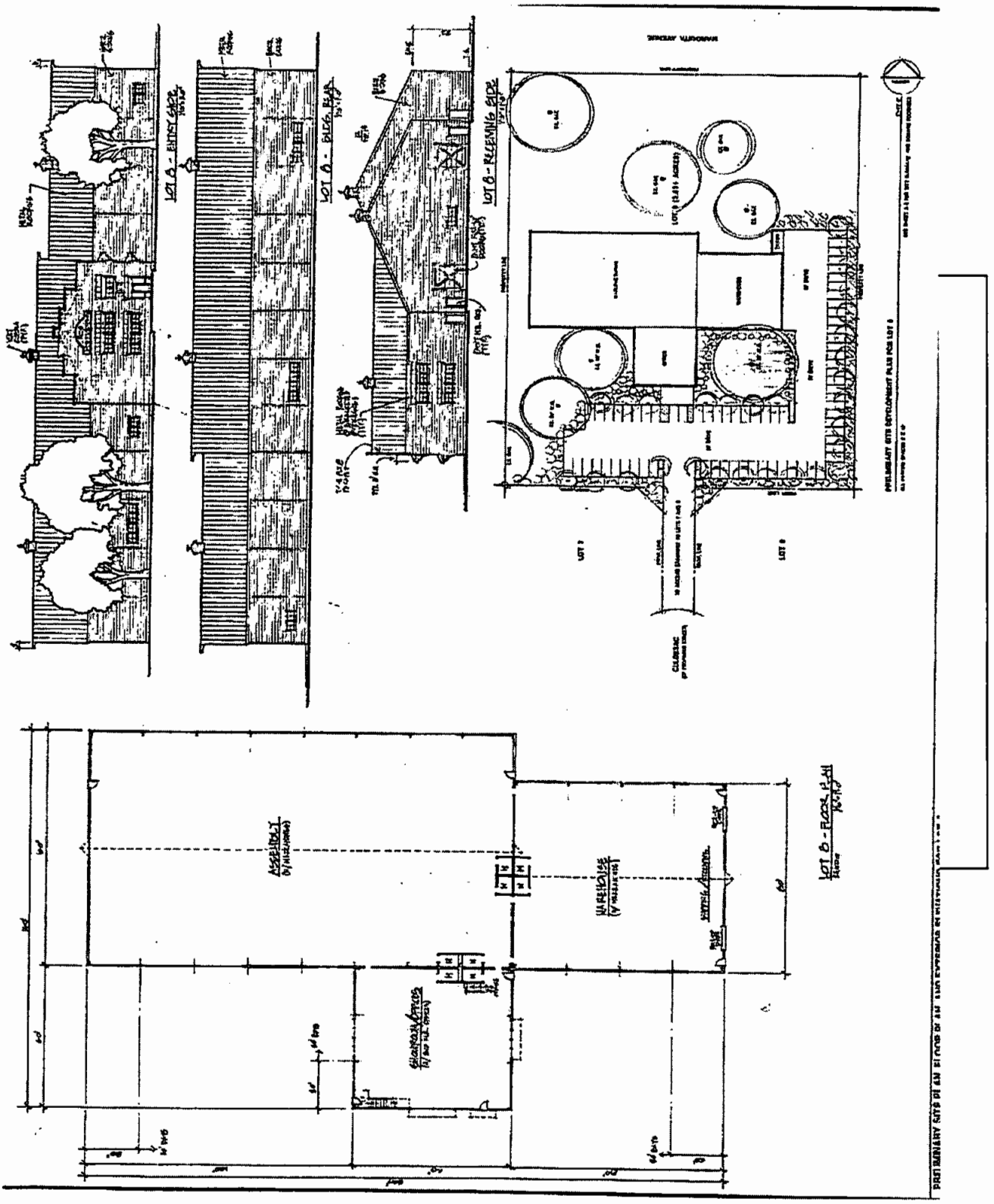
PROJECT

Conditional Use Permit/Tract Map
Ellsworth/Roy

EXHIBIT

Tract Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



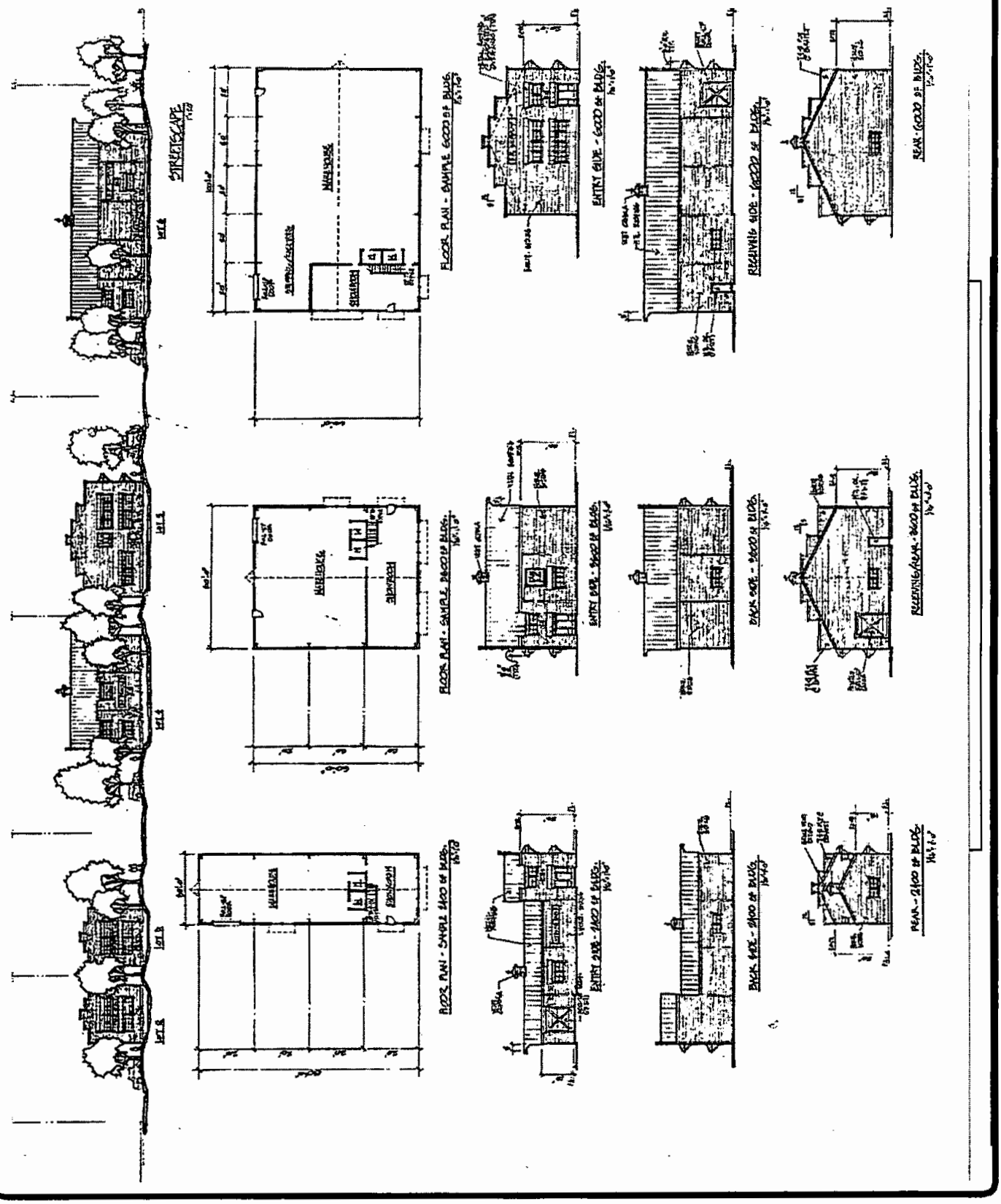
PROJECT

Conditional Use Permit/Tract Map
Ellsworth/Roy

EXHIBIT

Lot 8 Site Plan and Elevations

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

Conditional Use Permit/Tract Map
Ellsworth/ Roy

EXHIBIT

Elevations

Lots 2,3,4,5,6