**Elaina Cano**
**San Luis Obispo**
**County Clerk-Recorder**
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
www.slovote.com

**Receipt: 25-25441**

| **ProductName** | | **Extended** |
|---|---|---|
| FISH | FISH AND WILDLIFE FILING | $81.00 |
| | **# Pages** | 122 |
| | Document # | 40-08122025-170 |
| | Document Info: | SAN LUIS OBISPO COUNTY |
| | Filing Type | NOE |
| **Total** | | $81.00 |
| Tender (On Account) | | $81.00 |

**Account#** CTY
**Account Name** JE except TX & DSS
**Balance** $3,211.75

PLEASE KEEP FOR REFERENCE

**8/12/25 3:14 PM gugalde**
**San Luis Obispo**

State of California - Department of Fish and Wildlife

# 2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 40-08122025-170

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2016031017

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| SAN LUIS OBISPO COUNTY | emoreno@co.slo.ca.us | 08/12/2025 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| COUNTY OF SAN LUIS OBISPO | |

PROJECT TITLE

509 HURLEY RANCH RD GRADING PERMIT GRAD2025-00071 / ED25-0072

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| JAN AND CHRIS WILLIAMS | williams5rus@gmail.com | (805) 548-1004 |

| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|
| 511 HURLEY RANCH RD | ARROYO GRANDE | CA | 93420 |

**PROJECT APPLICANT** *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

**CHECK APPLICABLE FEES:**

| | | |
|---|---|---|
| ☐ Environmental Impact Report (EIR) | $4,123.50 | $ |
| ☐ Mitigated/Negative Declaration (MND)(ND) | $2,968.75 | $ |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | $1,401.75 | $ |

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

| | | |
|---|---|---|
| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | $850.00 | $ |
| ☒ County documentary handling fee | | $ $81.00 |
| ☐ Other | | $ |

**PAYMENT METHOD:**

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $81.00

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X Gabriela Ugalde | Gabriela Ugalde, Deputy County Clerk-Recorder |

Filed in County Clerk's Office
Elaina Cano
San Luis Obispo - County Clerk-Recorder

**40-08122025-170**

08/12/2025
FISH
Pages: 122
Fee: $ 81.00

By gugalde, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY

**COUNTY OF SAN LUIS OBISPO**
**DEPARTMENT OF PLANNING & BUILDING**

# NOTICE OF EXEMPTION & CONSISTENCY WITH PREVIOUS MITIGATED NEGATIVE DECLARATION

Project Title and No.: 509 HURLEY RANCH RD Grading Permit GRAD2025-00071 / ED25-0072

| | |
|---|---|
| Project Location and APN: 509 Hurley Ranch RD, Arroyo Grande, CA 93420 APN: 044-368-016. | **Project Applicant/Phone No./Email:** Jan and Chris Williams (805) 548-1004 Williams5rus@gmail.com |
| | **Applicant Address (Street, City, State, Zip):** 511 Hurley Ranch RD, Arroyo Grande, CA 93420 |

**Description of Nature, Purpose, and Beneficiaries of Project:** A request for a Major Grading Permit GRAD2025-00071 to allow for the construction of an 841 accessory dwelling unit, an 842 square-foot attached garage, and a 189 square-foot entrance porch. The proposed project will disturb approximately 9,700 square feet of the 4.83-acre parcel, including 300-cubic-yards of cut and fill. The proposed parcel is within the Residential Rural land use category and is located at 509 Hurley Ranch RD, in the San Luis Bay Inland Sub Area South of the South County Planning Area.

**Name of Public Agency Approving Project:** County of San Luis Obispo

The Negative Declaration prepared and issued under ED13-045 for the previously reviewed project Hurley Ranch, LLC Tract 3053 SUB2013-0009, (see attached), is still adequate. No potential environmental impacts that were not previously addressed are anticipated; therefore, no new environmental determination is necessary.

STATEMENT OF FINDINGS

The Environmental Coordinator, after review of the previously-prepared Negative Declaration, finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous Negative Declaration; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; and, no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted. Therefore, use of the previously-prepared Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

**Notice of Determination** **State Clearinghouse No.** 2016031017

This is to advise that the San Luis Obispo County Planning and Building Department as ☒ *Lead Agency* ☐ *Responsible Agency* approved the above described project on August 12, 2025, 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,
976 Osos St., Room 200, San Luis Obispo, CA 93408-2040

E Rozbetkin, Planner 8/11/25 County of San Luis Obispo

**Signature Title Date** **Public Agency** emoreno@co.slo.ca.us / 805-781-5721

# Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**ENVIRONMENTAL DETERMINATION NO.** 13-045 **DATE:** 3-1-16

**PROJECT/ENTITLEMENT:** Hurley Ranch LLC Tract Map; Tract 3053 SUB2013-0009

**APPLICANT NAME:** Hurley Ranch LLC **Email:** fletcher@anderson-burton.com
**ADDRESS:** 1133 El Camino Real
**CONTACT PERSON:** Arroyo Grande, CA 93420 **Telephone:** (805) 481-5096

**PROPOSED USES/INTENT:**

**LOCATION:** The project is located on the west side of Old Oak Park Road between Vetter Lane and Erhart Road in the Arroyo Grande fringe area, about 1.2 miles north of the City of Arroyo Grande in the San Luis Bay (south) planning area.

**LEAD AGENCY:** **County of San Luis Obispo**
**Dept of Planning & Building**
**976 Osos Street, Rm. 200**
**San Luis Obispo, CA 93408-2040**
**Website: http://www.sloplanning.org**

**STATE CLEARINGHOUSE REVIEW: YES** ☒ **NO** ☐

**OTHER POTENTIAL PERMITTING AGENCIES:** California Department of Fish and Wildlife

**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 ..... 4:30 p.m. (2 wks from above DATE)**

**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_____ as ☐ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on _____, 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 and monitoring were made a condition of 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 the 'Lead Agency' address above.

County of San Luis Obispo

| **Signature** | **Project Manager Name** | **Date** | **Public Agency** |
|---|---|---|---|

# Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.5)Using Form

## Project Title & No. Hurley Ranch LLC – (ED13-045) Tract 3053 SUB2013-0009

**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 /Hydrology |
| ☐ Cultural Resources | ☐ Public Services/Utilities | ☐ Land Use |

**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.

Schani Siong — 2/26/2016
Prepared by (print) — Signature — Date

James Caruso — Ellen Carroll, Environmental Coordinator — 2/26/2016
Reviewed by (print) — Signature (for) — 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 County Planning Department 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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

## A. PROJECT

**DESCRIPTION:** A request by Hurley Ranch, LLC to subdivide three existing parcels into 13 residential lots ranging in size from 5.10 to 5.29 gross acres. Twelve of the 13 lots (Lot 2 to 13) will be for sale and/or development; the existing residence on the site will remain on the proposed Lot 1. The project includes construction of a private access road with associated drainage and utility improvements and a creek crossing. Each parcel will be served by individual well and septic systems. The proposed site disturbance will be approximately 3.2 acres on a total 66.5 acres. The project is located on the west side of Old Oak Park Road between Vetter Lane and Erhart Road in the Arroyo Grande fringe area, about 1.2 miles north of the City of Arroyo Grande in the San Luis Bay (south) planning area.

**ASSESSOR PARCEL NUMBER(S):** 044-368-001, 044-561-006, 044-561-007

Latitude: 35 degrees 9' 16.3368" N Longitude: -120 degrees 36' 14.6874" W **SUPERVISORIAL DISTRICT #** 4

## B. EXISTING SETTING

**PLAN AREA**: South County **SUB**: San Luis Bay (South); **COMB. DESIGNATION**: Flood Hazard

**LAND USE CATEGORY**: Residential Rural **VEGETATION**: Grasses Shrubs Scattered Oaks

**TOPOGRAPHY**: Gently sloping to steeply sloping **PARCEL SIZE**: 66.5 acres

**EXISTING USES**: Single-family residence(s) vacant

**SURROUNDING LAND USE CATEGORIES AND USES:**

| | |
|---|---|
| *North:* Residential Rural; single-family residence(s) agricultural uses | *East:* Residential Rural; single-family residence(s) |
| *South:* Residential Suburban; single-family residence(s) | *West:* Residential Suburban; single-family residence(s) |

## C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a 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<br>*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 project site is located in a semi-rural area of the County on Old Oak Park Road, a rural collector providing the primary access to ranchettes in the area. Old Oak Park Road exhibits relatively few dips and curves as it extends north from Oak Park Road and the City of Arroyo Grande. The visual qualities of Old Oak Park Road in the vicinity of the project site transition from the urban character of the City of Arroyo Grande in the south, to a lower density, sparsely-wooded landscape with larger lots in the north. Surrounding development can be characterized as suburban ranchettes with typical lots of 2.5 to 5 acres with residences, sometimes including non-commercial farm or livestock activities. Views from the road are often blocked by dense vegetation (Figures 1 and 2). The hills to the north and west of the project site rise to an elevation of 500 feet or more, providing a natural backdrop when viewed from the public roads; Old Oak Park Road, Vetter Lane (north) and Erhart Road (south)

Topography of the project site slopes gently to moderately upward from the southeast to the northwest. Two single family residences are clustered on a knoll at the northwest boundary of existing Parcel 7(APN 044-461-006); the site is otherwise vacant. Existing vegetation includes oak woodlands, grasses and relatively dense stands of willows and a wetland. Views of the project site from surrounding streets and residences are partially blocked by topography and existing vegetation which borders the perimeter of the site.

The project is designed with minimal impacts to the existing oak trees. No existing oak trees will be removed; eight trees are expected to be impacted by construction of the private roadway (Hurley Ranch Road). Project plans include building envelopes in areas outside of the existing wetlands, willows and stands of coast live oak, which will be largely excluded from development (see Section 4. Biological Resources).

**Impact.** As proposed, the project would result in residential development of 13 lots, potentially including residences, secondary units and driveways, along with a private road (Hurley Ranch Road) through the project site (Figure 3). This will result in visual impacts to public views from Old Oak Park Road, Vetter Lane and Erhart Road. Future development on proposed Lot 13, 12, 5 and 6 will result in some level of visual impacts as seen from these public roads.

Development on proposed Lot 13 could be partially visible from Old Park Road. Traffic counts taken in 2012 indicate Old Oak Park Road experiences an afternoon peak hour traffic volume of 1,200 vehicle trips. Assuming 1,200 vehicle trips during the morning peak hour, about 20 vehicles would pass by the project site every minute. Thus, during the morning peak hour, development on Lot 13 could be viewed somewhat frequently by the public. As shown by visual simulations submitted(View No. 3, below), new construction on Lot 13 will be located in an area largely screened from public view on Old Oak Park Road by an existing stand of coast live oak. In addition, the buildings will be visible only briefly to north- and south-bound vehicles because of the speed of traffic on the roadway (averaging about 35 MPH) and the existing vegetation along the road right-of-way (Figures 1 and 2).

The visual simulations for Lots 5, 6 and 12 (Views 2, 1 and 4, respectively) show that a typical two-story dwelling constructed within the identified building envelopes would be partially obscured by existing vegetation. However, the proposed houses on these lots will be intermittently visible and silhouette above the ridgeline as seen along the public roads.

Figure 1 – View Looking North From Old Oak Park Road (Project Site Is On The Left)

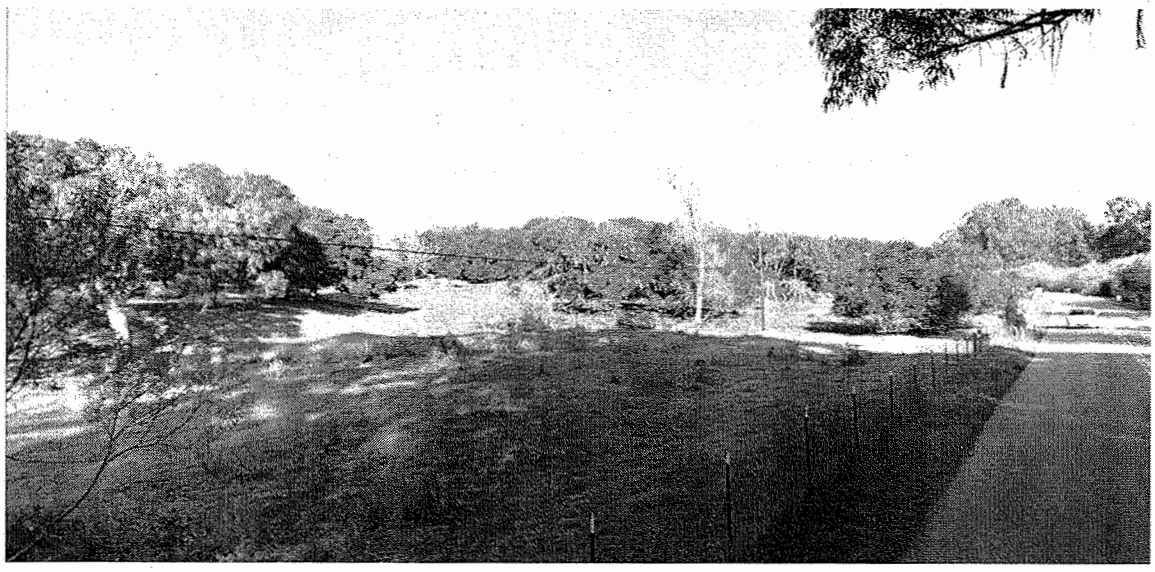
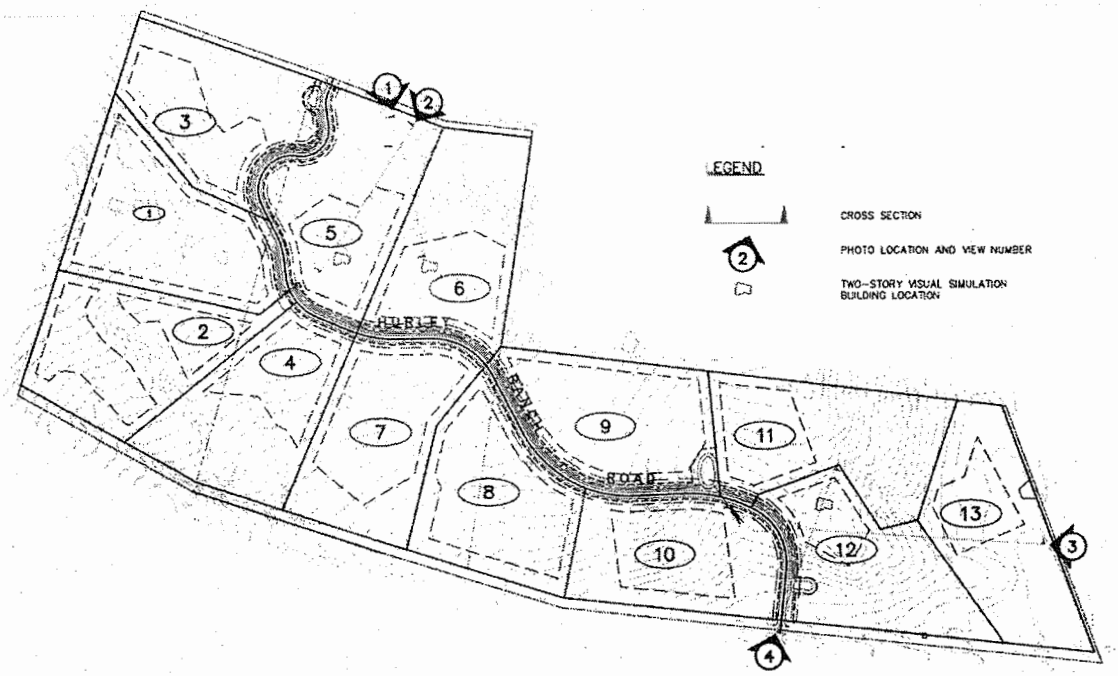


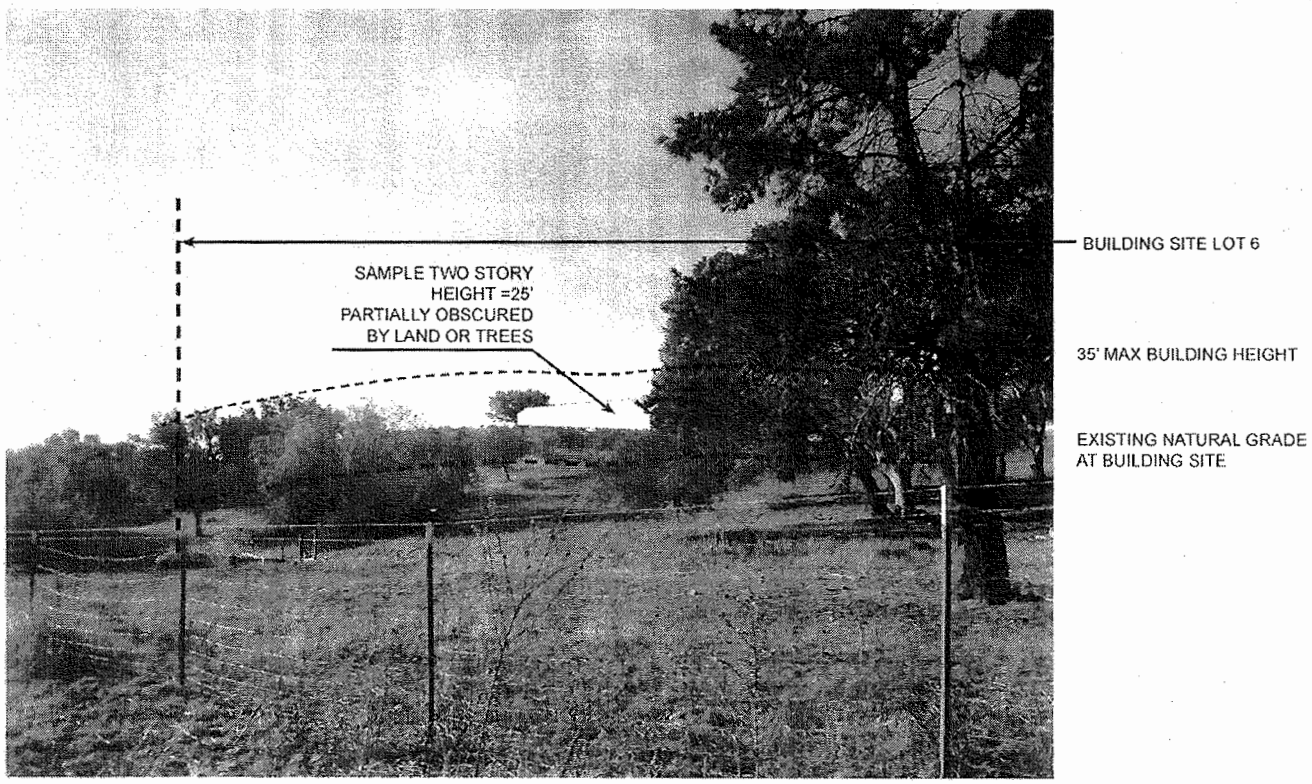
Figure 2 – View Looking South From Old Oak Park Road (Project Site Is On The Right)



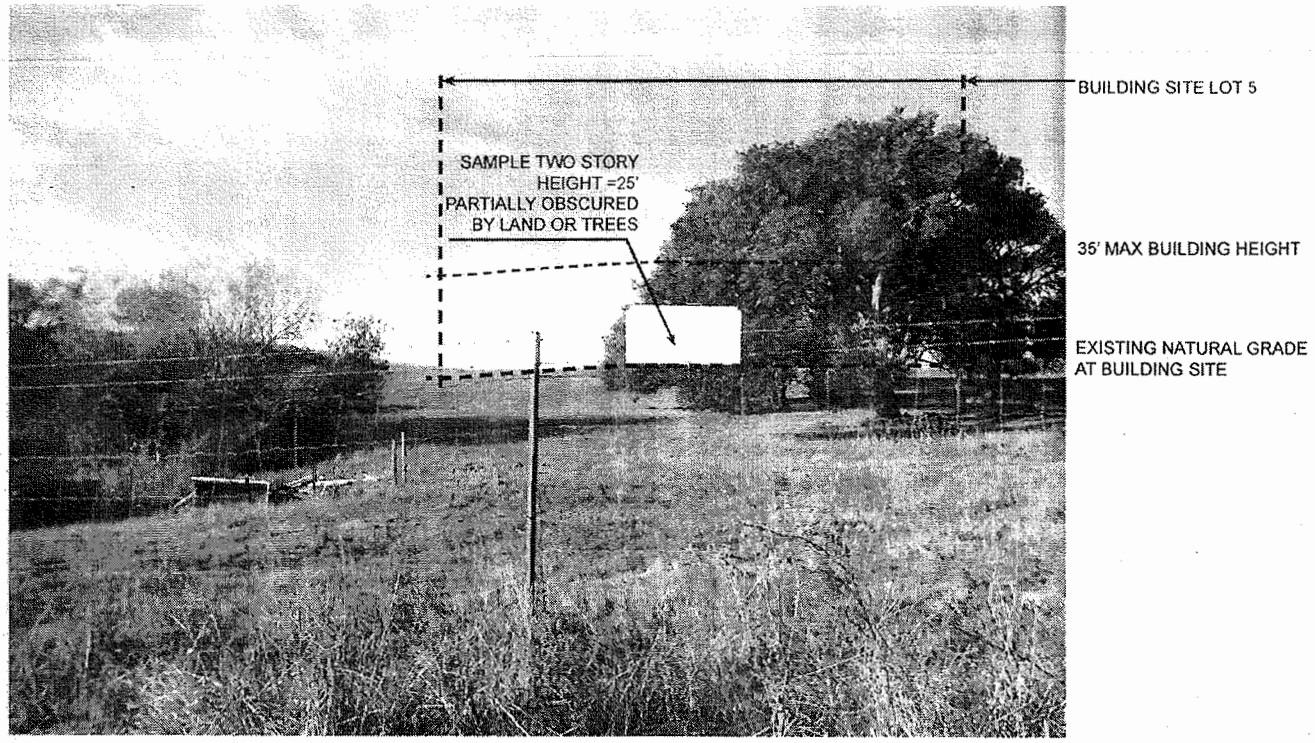
Figure 3 : Proposed Subdivision Site Plan & Key To Visual Simulations



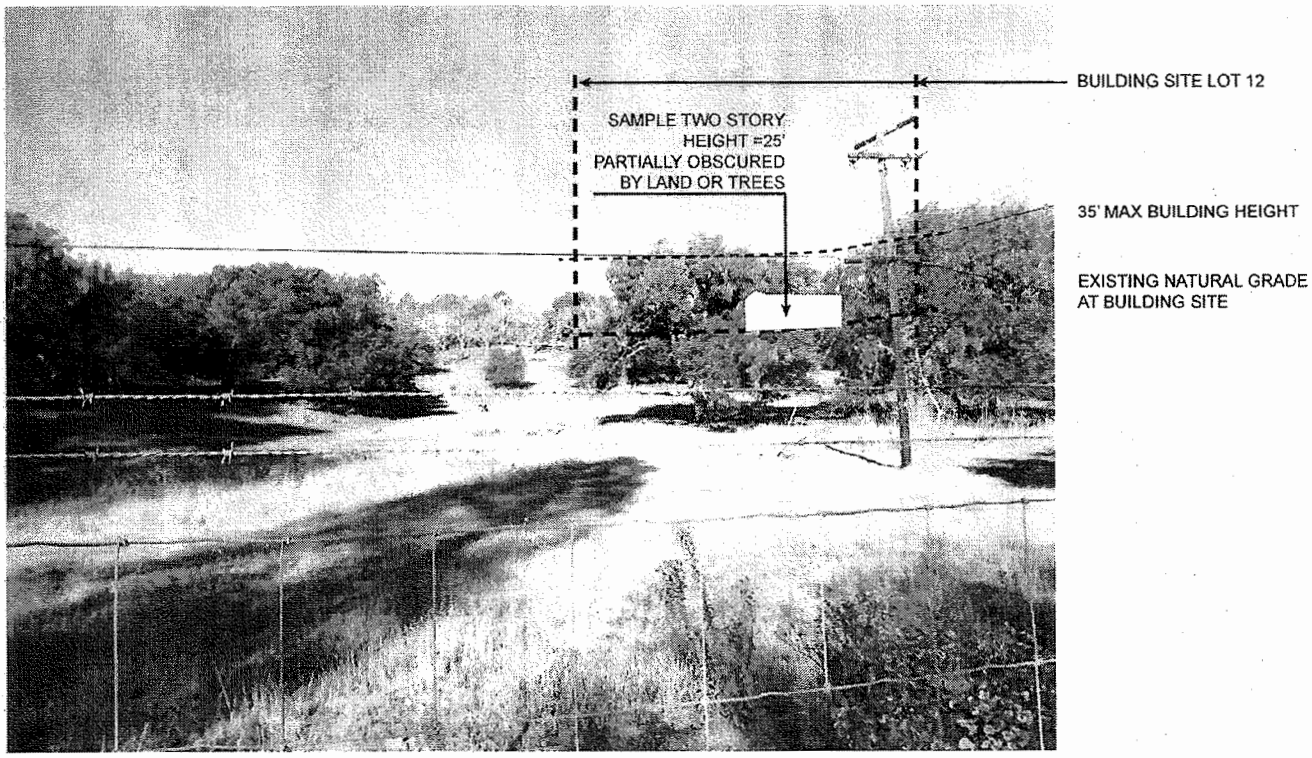

View No. 1 – Looking South From Vetter Lane Toward Lot 6



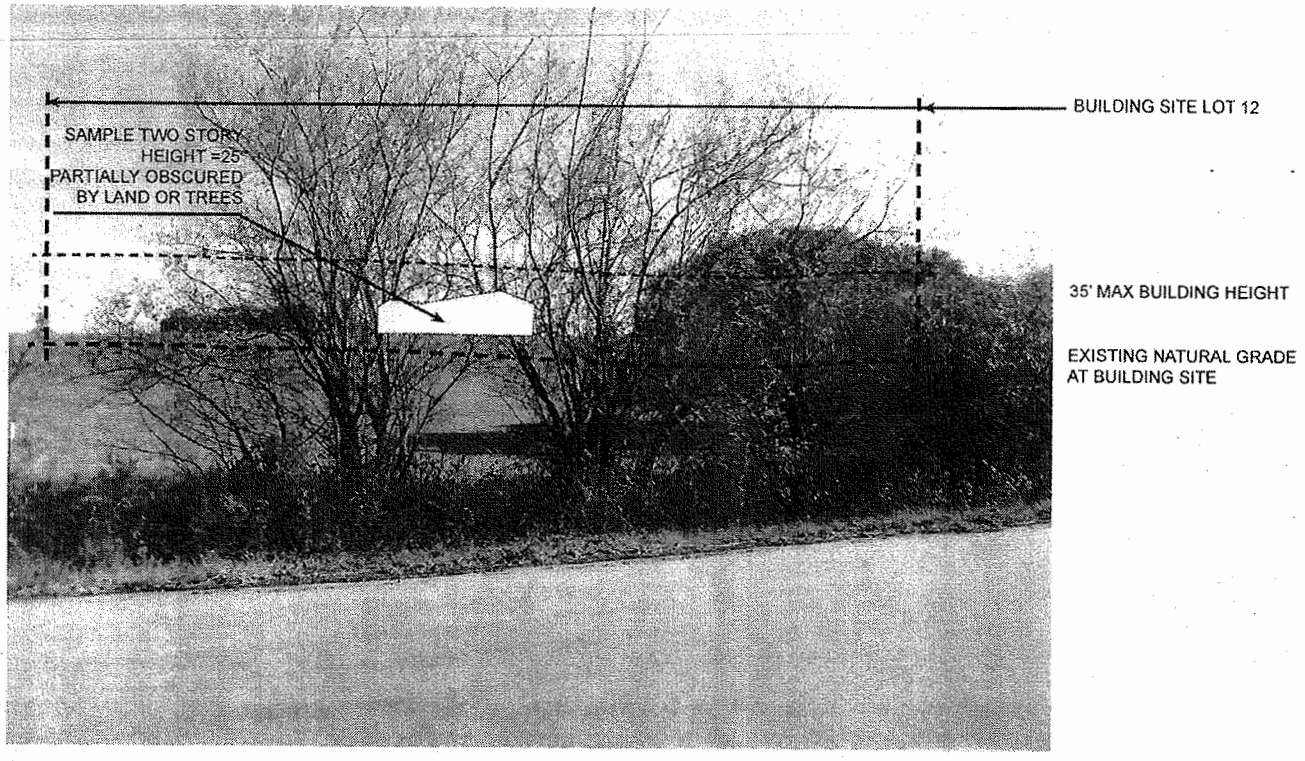
View No. 2 -- Looking South From Vetter Lane Toward Lot 5




View No. 3 – Looking West At Lot 13 From Old Oak Park Road



View No. 4 – Looking North From Erhart Road At Lot 12




**Mitigation/Conclusion.** To lessen the visual impacts associated with development of the proposed lots from the surrounding public roadways, the following mitigation measures have been agreed to by the applicant (see attached Developer's Statement) and will become conditions of approval for the project:

1) Maintain all new residential development within the building envelopes shown on the project plans;
2) Record a no-build easement shown on the project plans to retain existing large shrubs, willows, wetland vegetation and trees;
3) Incorporate provisions for the design of new residences to minimize visual impacts. Such provisions shall include (but are not limited to) the following:

- Locate dwellings within the building envelopes to minimize visibility from public streets and to prevent the roofline from silhouetting above the ridgeline.
- Houses on Lot 5 and 6 shall be limited to 25 feet in height.
- Break up the mass of the structure(s) by avoiding long, continuous walls and roof lines, designing the footprint of the dwelling to conform to the natural slope, and by orienting the roofline to minimize its prominence.
- Use 'earth tones' or comparable muted colors for new residences that complement the natural setting of the project site.
- Minimize the amount of grading and the use of retaining walls.
  Implement landscaping that will be compatible to the vicinity and increase screening of the proposed dwellings.

4.) Install exterior lighting that will meet standard county regulations to minimize off-site glare.

Incorporation of these measures will reduce impacts to less than significant levels. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

| 2. AGRICULTURAL RESOURCES *Will the project:* | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|---|---|---|---|
| *a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?* | ☐ | ☐ | ☒ | ☐ |
| *b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?* | ☐ | ☐ | ☒ | ☐ |
| *c) Impair agricultural use of other property or result in conversion to other uses?* | ☐ | ☐ | ☒ | ☐ |
| *d) Conflict with existing zoning for agricultural use, or Williamson Act program?* | ☐ | ☐ | ☒ | ☐ |
| *e) Other:* _____ | ☐ | ☐ | ☐ | ☒ |

**Setting**. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Residential Rural
State Classification: Grazing; Farmland of Local Potential; Urban/Developed

Historic/Existing Commercial Crops: None
In Agricultural Preserve? Yes
Under Williamson Act contract? No

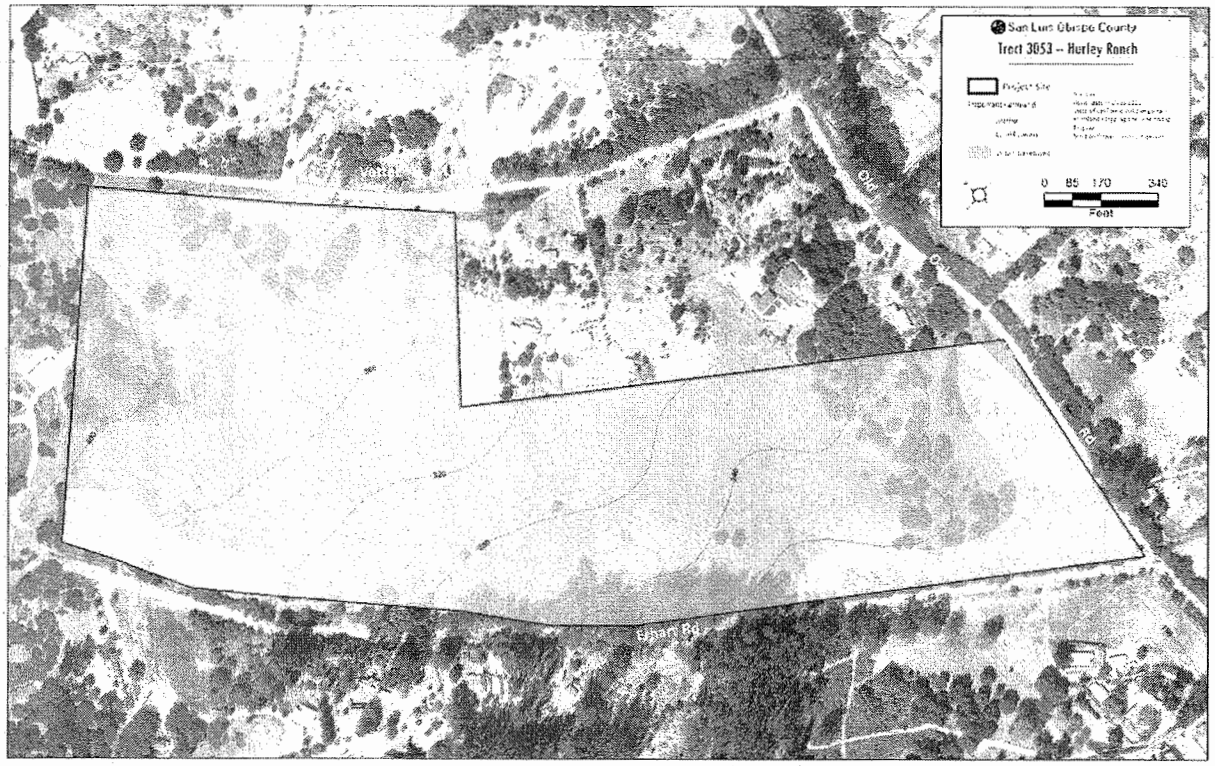
The following is a description of soils on the project site from the Natural Resource Conservation Service (NRCS):

Corralitos sand (2 - 15 % slope). This gently to moderately sloping, sandy bottom soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

Pismo loamy sand (9 - 30 % slope). This moderately sloping shallow sandy soil is considered Very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Arnold loamy sand (15 - 50 % slope). This moderately to steeply sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Figure 4 -- Important Farmland Classifications




**Impact.**

Conversion of Prime Farm Land. Development of the project site will result in the disturbance of about 3.2 acres for the construction of the private roadway and other road improvements, plus the disturbance of soils from the construction of individual dwellings and driveways.

The Agriculture Element defines "prime" agricultural land as having an NRCS Land Capability Class of I or II. As discussed above, the project site does not contain any Class I or Class II soils. Accordingly, the project will not result in the conversion of prime farmland.

Impair the Agricultural Use Of Other Property Or Result in Conversion To Other Uses. Surrounding properties consist of suburban ranchettes on parcels ranging in size from 2 acres to 5 acres which are not suitable for commercial agricultural operations. Therefore, the project is not expected to adversely impact the agricultural use of properties in the area, or result in the conversion of existing agricultural lands to other uses.

Conflict With Existing Zoning or Williamson Act Program. The project site is within the *Rural Residential* land use category (zoning) where the construction of residences is an allowed use. The project site is located within an Agricultural Preserve but is not subject to a Williamson Act Contract.

**Mitigation/Conclusion.** As discussed in the Impact Section, no significant impacts to agricultural resources are anticipated. Therefore, no mitigation measures are necessary.

## 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) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?* | ☐ | ☐ | ☒ | ☐ |
| *GREENHOUSE GASES* | | | | |
| f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* | ☐ | ☐ | ☒ | ☐ |
| *g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* | ☐ | ☐ | ☒ | ☐ |
| *h) Other:* _____ | ☐ | ☐ | ☐ | ☒ |

**Setting.** In March, 2002 the San Luis Obispo County Air Pollution Control District (APCD) adopted a Clean Air Plan (CAP) which sets forth strategies for achieving and maintaining federal and State air pollution standards. State standards for ozone and fine particulate matter ($PM_{10}$) are currently exceeded within the District, and violation of federal standards may occur in future years without adequate planning and air quality management.

The SLO APCD's 2012 CEQA Air Quality Handbook assists lead agencies, planning consultants, and project proponents in assessing the potential air quality impacts from new development. The Handbook defines the criteria used by the APCD to determine when an air quality analysis is necessary, the type of analysis that should be performed, the significance of the impacts predicted by the analysis, and the mitigation measures needed to reduce the overall air quality impacts.

**Greenhouse Gas (GHG) Emissions** are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is

associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO2/year (MT CO2e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO2e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

**Impact.**

As proposed, the project would result in the construction of 12 single family residences and 3.6 acres of site disturbance for the subdivision improvements. Subdivision improvements and development on the individual lots will have short-term construction emission and long-term vehicle emission impacts. Construction activities will generate exhaust emissions from construction equipment and vehicles, and

particulate matter (fugitive dust) from earth disturbance. In addition, the emission of ozone precursors (NOx and ROG) associated with these activities would contribute to periodic high ozone levels in the southern portion of the County. Lastly, earth disturbing activities have the potential to release naturally occurring asbestos.

The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP). Per APCD's response (APCD, Sept 3, 2013), the following issues were identified: inconsistency with CAP land use strategies; the potential for the presence of naturally occurring asbestos on the project site; compliance with relevant regulations associated with the removal or renovation of existing buildings and utility pipes; potential impacts to sensitive receptors from fugitive dust and emissions associated with idling diesel engines.

Construction Phase Impacts

Because the project will be disturbing less than four acres of area, the APCD found the construction impacts to be below the APCD's significance thresholds (APCD, Sept 3, 2013). The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction. However, to mitigate for short-term construction impacts, the District recommended the following measures be incorporated into the project: compliance with APCD's standard construction dust control, diesel idling restrictions and the prohibition of developmental burning.

According to the APCD web map, the project is not located in a candidate area for the potential presence of naturally occurring asbestos (NOA). No impact is anticipated from the naturally occurring asbestos. Any demolition of asbestos containing materials on site shall be subject to various regulatory jurisdictions including the National Emission Standards for Hazardous air Pollutants (NESHAP).Residential Rural

Operational Phase Impacts

This project is a tract map for 13 lot subdivision. The motor vehicle trips associated with operation of this project are expected to generate emissions below the APCD thresholds for operational impacts. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Inconsistency with Clean Air Plan (CAP)

However, even as the estimated emission for this project fall below APCD emission significance thresholds and will not trigger mitigation for air quality impacts, APCD does not support subdivision and development on areas outside the urban/village reserve lines. This proposed development is inconsistent with the land use planning strategies outlined in the Clean Air Plan (APCD Sept 3, 2013).

The Clean Air Plan includes land use management strategies to guide decision makers on land use approaches that result in improved air quality. As identified by APCD, this development is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this

instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan, which approved the necessary control measures to achieve acceptable air quality attainment for maximum build out in the vicinity (Residential Rural land use category) in the future; and 2) standard forecast modeling (e.g., latest ARB URBEMIS) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles). Based on the above discussion, (given the smaller number of potential new residences) both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

**Mitigation/Conclusion.** The project will be required to comply with the following standard construction or operational mitigation measures as described in APCD's comment letter (APCD, Sept 3, 2013) or CEQA Air Quality Handbook, which include and not limited to construction measures such as reducing area of disturbance, use of water or establishing vegetation for dust suppression, limiting construction vehicle speeds, covering haul vehicles during material transport; incorporate operational emission reductions by including several measures to increase efficiency above minimum state requirements and/or provide for alternative transportation modes. In addition, developmental burning will not be allowed as part of development of the project site. The applicant has agreed to incorporate these measures into the project (see Developer's Statement) to further reduce air quality impacts. Therefore, air quality impacts are not significant. A detailed description of the mitigation measures are listed in Exhibit B - Mitigation Summary Table.

| **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) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?*** | ☐ | ☐ | ☒ | ☐ |
| ***e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?*** | ☐ | ☐ | ☒ | ☐ |
| ***f) Other:*** _____ | ☐ | ☐ | ☐ | ☒ |

* Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

**Setting.**
The property is located north of the City of Arroyo Grande, in San Luis Obispo County. The elevation of the proposed project site ranges from approximately 150 to 400 feet above mean seal level. Historically, the site has been utilized for the purposes of cattle grazing and is surrounded by rural-residential land. There is not currently agricultural or grazing activity on the site. Two biological reports for the project site were completed by Terra Verde Environmental Consulting; February and August 2013. Terra Verde conducted five days of field surveys as part of the biological resources assessment (BRA) for the project; November 12, 2012 and April 24, May 13, May 15, and May 16, 2013. The following discussion and analysis of impacts is a summary of the findings of those reports.

On-site Vegetation/Habitats: Annual brome grassland, arroyo willow thicket, California rose briar patches, California sagebrush scrub, coast live oak woodland, eucalyptus groves, perennial rye grass fields, veldt grass fields, and rush marsh. In addition, several areas on site support hydrophytic vegetation, saturated soils, and standing water perennially. Other areas support hydrophytic vegetation and may sustain saturated soils or standing water ephemerally. A jurisdictional analysis of these areas was conducted as part of the field surveys, and both federal and county jurisdictional wetlands were identified on site.

Name and distance from blue-line creeks: Nameless blue-line creek borders the site along Old Oak Park Road.

Special-Status Plant Species. According to the California Natural Diversity Database (CNDDB) a total of three special-status plant species have been documented within a 1-mile radius of the project site.

**Santa Margarita manzanita** *(Arctostaphylos pllosula],* CRPR 1B.2
Santa Margarita manzanita is a shrub that is endemic to California. This species typically occurs on shale outcrops and slopes in chaparral at elevations between 30 and 1250 m. The typical blooming period is from December to March. This species is threatened by development. According to the CNDDB (2012), three populations of this species have been documented within one mile of the survey area. During the surveys, two individuals were identified within the coast live oak woodland community.

Species classified as CRPR IB.2 are considered moderately rare, threatened, or endangered in California and elsewhere. They are rare throughout their range with the majority of them endemic to California, and many have declined significantly over the last century.

**Paniculate tarplant** *(Deinandra paniculata),* CRPR 4.2
Paniculate tarplant is a dicot, annual herb that is native to California. This species typically occurs in grassland, open chaparral and woodland, and disturbed areas often in sandy soils at elevations below 1320 m. The typical blooming period is from May to November. This species is threatened by development. The nearest documented occurrence is from 2012 and is located three miles northeast of the survey area. During the November 2012 survey, this species was blooming and found in abundance within the perennial rye grass fields grassland community.

Species classified as CRPR 4.2 are on a "Watch List" and are considered of moderately limited distribution. They are infrequent throughout California and are uncommon enough that their status should be monitored regularly.

**Pismo clarkia** *(Clarkia speciosa* subsp. *immaculata),* California - Rare, Federal - Endangered, CRPR 1B.I
Pismo clarkia is a dicot, annual herb that is endemic to San Luis Obispo County. This species typically occurs in sandy coastal hills at elevations less than 100 m. The typical blooming period is from May to July. This species is threatened by development and possibly grazing. According to CNDDB records, three documented occurrences are located within one mile ofthe survey area. A known reference population was visited prior to conducting the field survey on April 24, 2013, and this species was observed blooming. Suitable habitat occurs on site; however, no Pismo clarkia was observed on site during the surveys.

Coast Live Oak Trees and Woodland. Coast live oak trees and coast live oak woodland are considered sensitive resources, because they are protected by the County. The County requires mitigation for impacts to or removal of native oak trees with a diameter at breast height (DBH) of five inches or greater, as measured at a height of four feet six inches above ground. Impacts include any ground disturbance within the critical root zone of one and one-half times the canopy/dripline, trunk damage, or any pruning of branches three inches in diameter or greater. Mitigation ratios to removed and impacted trees are 4:1 and 2:1, respectively. All oak trees with potential to be impacted by construction activities were surveyed, with the DBH measured and the canopy drip line surveyed and mapped on the proposed subdivision plans.

Special-Status Wildlife Species. Two sensitive wildlife species, monarch butterfly and American badger, and suitable habit for six other species was identified within the survey area.

*Sensitive Mammal Species*

**American Badger** *(Taxidea taxus),* State Status - Species of Special Concern
American badger is a non-migratory species that occurs throughout most of California. It occurs in open and arid habitats including grasslands, meadows, savannahs, open-canopy desert scrub, and open chaparral. This species requires friable soils in areas with low to moderate slopes. American badger is known to occur in nearly every region of California except for the North Coast region which includes Del Norte, Humboldt, Mendocino, Sonoma, and Marin counties. This species occurs at elevations that range from approximately 0 to 3600 m above msl. American badger typically breeds from May through September, but individuals may not breed every year.

Suitable habitat and typical climate conditions where American badger is found are present within the survey area. According to CNDDB records, this species has been documented within a five-mile radius of the proposed project area, and several active burrows were identified during field surveys.

*Sensitive Bird Species*

**California horned lark *(Eremophi/a alpestris actia),*** California Watch List
California horned lark inhabits open country, grasslands, and agricultural areas. Nests are typically in shallow depressions and made of roots, grass, and hair, and they typically breed between March and August. This species is declining from habitat loss. This species has not been previously documented within a five-mile radius of the project site (CNDDB 2012). The grassland areas on site provide suitable habitat for this species. No California horned larks were observed during the surveys. The potential for this species to nest on site is considered low.

**Merlin *(Falco columbarius),*** California Watch List
This species is only known to winter in California; it is known to migrate to and breed in Canada. Merlin prefers open country such as grasslands, seashores, sand dunes, marshlands, steppes, and deserts. They are rarely found in forested areas. This species is unlikely to occur based on habitat present and being located outside the known breeding range.

**Least Bell's vireo** (*Vireo pusillus Bellii*) Federal and State endangered
The least Bell's vireo (LBVI) is a small, migratory passerine listed by the US Fish and Wildlife Service (USVWS) and the California Department of Fish and Wildlife (CDFW) as endangered wherever found. The species historic range has been largely restricted by habitat loss to the coastal and inland portions of Southern California, with a majority of the current population documented throughout San Diego and Riverside Counties. A project vicinity search of the CNDDB revealed the most recent occurrence of LBVI in San Luis Obispo County is from 2005 approximately 34 miles north of the project site (3 miles north of Paso Robles). The 2005 observation occurred within the dense riparian corridor of the Salinas River within close vicinity of the active river. A second occurrence was documented in 1979 approximately 29 miles south of the project site in the riparian corridor of the Sisquoc River (CNDDB 2013). The above occurrences and seven other observations documented in Santa Barbara County identify LBVI as occupying a variety of riparian habitat areas in association with large river systems, associated tributaries, or other large water bodies.

As compared to typical LBVI foraging and nesting habitat areas, the project site provides only limited habitat for this species. Specifically, an area of marginally suitable habitat for LBVI occurs within a spring-fed, perennial drainage feature that borders the southwestern edge of the project site. The perennial drainage feature supports areas of willow thicket habitat which is bordered by an existing roadway and rural residential community to the west. A large portion of the channel is also dominated by a grove of mature blue gum eucalyptus. As a result, native shrub canopy and herbaceous layer within the channel is intermittent to sparse at this location and generally too low in height for successful LBVI nesting. The remaining site consists primarily of open grassland with portions of coastal sage scrub, oak woodland, and seasonal wetlands which are not suitable for LBVI nesting.

Overall, the suitability of habitat within the project site to support LBVI is considered low. Terra Verde conducted a series of field surveys as part of the biological resources assessment (BRA) for the project. As described in the BRA dated August 2013, five days of surveys were conducted: on November 12, 2012 and April 24, May 13, May 15, and May 16, 2013. A total of 33 avian species were detected either visually or aurally during this period and no LBVI were observed. Further, there have been no recent observations to provide evidence that this species will occur in the project vicinity, and combined with low-quality nesting habitat, the likelihood of LBVI occurrence within the project area is considered low. No further surveys for this species are recommended.

*Migratory Nesting Birds*

The federal MBTA and the Convention for the Protection of Migratory Birds and Animals, agreements between the United States and Canada and the United States and Mexico, respectively, afford protection for migratory birds by making it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Certain game birds have been omitted from this protection. The laws were adopted to eliminate the commercial

market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey.

Suitable nesting habitat is provided by the diverse communities on site. Migratory birds were observed during field surveys, and the likelihood of the presence of nesting birds during the typical avian breeding season is considered very high.

*Sensitive Amphibian Species*

**California red-legged frog** *(Rana draytonih)* State Status - Species of Special Concern, Federal Status – Threatened
CRLF is generally found along marshes, streams, ponds, and other permanent sources of water where dense scrubby vegetation such as willows, cattails, and bulrushes dominate and water quality is suitable. Breeding sites occur along watercourses with pools that persist long enough for breeding and larval development. Breeding time depends on winter rains but is usually between late November and late April (Jennings 1986).

CRLF are found widespread throughout drainages in the County. The survey area is located within the current and historic range of CRLF (Stebbins 2003, USFWS 2005). Population declines have been attributed to loss of habitat and an increase in predator densities. Habitat loss may stem from a variety of land use practices such as urbanization, agriculture, farming, and livestock grazing (USFWS 2005).

The likelihood of CRFL to occur on site is low based on lack of suitable habitat, lack of surrounding suitable habitat, and no nearby (within one mile) records of occurrence. The wetlands on the property support dense vegetation and no open water habitat. Thus, CRLF are unable to breed on the site and there is no known breeding location nearby whereas they may forage or disperse across the site. The only marginally suitable habitat for CRLF occurs within the perennial drainage corridor that runs along the southwest boundary of the site.

*Sensitive Reptile Species*

**Pacific pond turtle** *(Actinemys mormoratoi)* State Status - Species of Special Concern
Pacific pond turtles are commonly found in a variety of freshwater aquatic habitats including ponds, lakes, rivers, streams, and marshes. Preferentially, this species utilizes deeper pools with abundant vegetation and muddy bottoms where it can burrow in the mud to hibernate during winter months or aestivate during summer droughts. Pond turtles are omnivorous, utilizing food sources such as aquatic plants, invertebrates, frog eggs, crayfish, and occasionally fish. Historically, this turtle was distributed along the entire west coast from British Columbia to Baja California, but has become extirpated in much of its southern range as well as highly fragmented north of California (Californiaherps.com).

Pacific pond turtle has not been previously documented within one mile of the survey area (CNDDB 2012). This species was not observed during surveys and habitat suitability on site is considered marginal due to lack of deep water and basking sites.

**Silvery legless lizard** *(Anniella pulchra pulchra),* State Status - Species of Special Concern
Silvery legless lizard requires sandy or loose loamy soils within coastal dune scrub, coastal sage scrub, chaparral, woodland, riparian, or forest habitats. It requires cover such as logs, leaf litter, or rocks and will cover itself with loose soil. Relatively little is known about the specific behavior and ecology of this species, but it is thought to be a diurnal species that

breeds between the months of March and July. It gives live birth to young in the early fall. This species occurs from Antioch in Contra Costa County south through the Coast, Transverse, and Peninsular Ranges, along the western edge of the Sierra Nevada, and in parts of the San Joaquin Valley and Mojave Desert to El Consuelo in Baja. Silvery legless lizard is known to occur at elevations that range from approximately 0 to 5904 feet (1800 rn) above msl. Population declines have been attributed to agricultural development, sand mining, use of off-road recreational vehicles, and habitat loss through spread of invasive, non-native vegetation such as freeway iceplant *(Carpobrotus edulis).*

This species has not been documented within one mile of the survey area (CNDDB 2012) but is known to occur in similar habitat in the region. No silvery legless lizards were observed during field surveys, although detection of this species is difficult as they dwell in thick duff and quickly retreat underground when disturbed. There is potential for this species to occur within suitable habitat in the survey area (i.e., thick duff).

**Two-striped gartersnake** *(Thamnophis hammondii),* State Status - Species of Special Concern
This highly aquatic species forages primarily in and along stream corridors, preying on fish and amphibians, especially trout and sculpins. The preferred nocturnal retreats of this active diurnal snake include mammal burrows, crevices, and surface objects (Rathburn et al. 1993). During the day, it will often bask on streamside rocks or on densely vegetated stream banks. When disturbed it usually retreats rapidly to water. In milder climates, mammal burrows and surface objects such as rocks and rotting logs serve as winter refuges. Courtship and mating normally occur soon after spring emergence. Live birth occurs in late summer, usually in secluded locations such as under the loose bark of rotting logs, or in dense vegetation near pond or stream margins (Cunningham 1959, Rossman et al. 1996).

Two-striped gartersnake occurs from the southeastern slope of the Diablo Range and the Salinas Valley south along the South Coast and Transverse ranges to the Mexican border and on Santa Catalina Island (Jennings and Hayes 1994). Historically common, it is associated with permanent or semi-permanent bodies of water in a variety of habitats from sea level to 7872 feet (2400 m). It is now extirpated from about 40 percent of its historical range (Jennings and Hayes 1994).

This species has not previously been documented within one mile of the survey area (CNDDB 2012). This species was not observed within the survey area but suitable habitat is present in the perennial drainage and wetland areas.

*Sensitive Invertebrate Species*

**Monarch butterfly** *(Danaus plexippus),* State Status - Special Animal
This species is not formally listed as an endangered or threatened species; however, over-wintering monarch butterflies are considered a Special Animal by CDFW. Monarch butterfly wintering sites are classified as rare and of restricted range within California. Monarch butterflies begin migrating to over-wintering sites in early November and December where there are warmer climates in southern California and Mexico. They fly north for breeding as the milkweed plants come into bloom in the spring. Wintering aggregations of monarch butterflies in California can primarily be found on Monterey pines *(Pinus radiata)* and in eucalyptus groves (Sakai and Calvert, 1991). Wintering habitat components frequently include sources of moisture such as streams, ponds, or abundant morning dew. There are several documented occurrences of wintering monarch butterflies within five miles of the survey area

(CNDDB 2012).The eucalyptus grove community located along the perennial drainage channel provides suitable roosting habitat, and several monarch butterflies were observed; however, no roosting colonies were observed.

**Federally Jurisdictional Wetlands and Waters of the U.S.**

Within the survey area, three areas were identified as federally jurisdictional wetlands, and two perennial stream features were identified as non-wetland waters of the U.S. with connectivity to a blue line stream. The wetland in the northwestern corner of the site is spring fed and rains to the perennial, unnamed stream along the southwestern boundary of the site and has confluence to Meadow Creek. The southernmost federal wetland is characterized as a vernally moist meadow dominated by hydrophytic vegetation but with upland species also present. Waters from this wetland meet the perennial stream and flow into the culvert in the southernmost corner of the site, which eventually flows to Meadow Creek.

The wetland in the northeastern part of the site is also spring fed and appears to have connectivity via a series of culverts to Meadow Creek. A formal analysis (e.g., soil test pits) of these features was conducted; for details on the methodology and results refer to the Wetlands/Waters Delineation Report. The area on site under federal jurisdiction is approximately 0.91 acres.

**CDFW/County Jurisdictional Wetlands**

In addition to the federal determination, a jurisdictional analysis of wetland features based on the single criterion requirement for CDFW (state)/County wetlands was completed. Areas dominated by hydrophytic vegetation, specifically meeting the Dominance Test and Prevalence Index, but not the other criteria were classified as CDFW (state) and County wetlands. These areas in addition to federal wetlands are under CDFW and County jurisdiction.

Areas identified solely as CDFW/County wetlands include the isolated areas dominated by hydrophytic species, such as arroyo willow, spreading rush, tall flat sedge, and beardless wild rye *(Elymus triticoidesi)*. The area on site under CDFW/County jurisdiction is approximately 3.08 acres.

**Impacts.**

As proposed, the project will result in approximately 3.2 acres of site disturbance due to the subdivision road improvements. The new roadway is 32' wide with additional 38' wide (total both sides) shoulder easements for drainage and tree replanting. The proposed project has the potential to directly and indirectly impact sensitive environmental resources.

Direct impacts to plants and wildlife could result from take (e.g., injury, death) via construction-related disturbances such as trampling or crushing from equipment or construction workers. Indirect impacts to wildlife species could result from noise, harassment or other disruption during construction activities or through modifications to the species' habitat.

Impact 1: Sensitive and Special Status Plant Species.

***Santa Margarita manzanita .***

The proposed project has potential to directly and indirectly impact the two Santa Margarita manzanita, which were identified within the survey area. No impacts to Santa Margarita manzanita are expected; both individuals identified on site are in areas outside the building envelope where construction/disturbance activities are not expected to occur.

***Paniculate tarplant***

The distribution of paniculate tarplant is considered limited within California; however, on site this species is abundant within the perennial rye grass community. Due to the abundance on site and the low priority ranking of paniculate tarplant, no avoidance or mitigation measures for this plant are recommended at this time. Of the approximately 39 acres of suitable paniculate tarplant habitat on site (i.e., perennial rye grass fields), a relatively small portion is expected to be developed, and potential impacts to this species are not considered significant.

Impact 2: Coast live oak trees and woodland

The proposed project may result in impacts to coast live oak trees and coast live oak woodland. The County requires mitigation for impacts to or removal of native oak trees with a DBH of five inches or greater, as measured at a height of four feet six inches aboveground. Impacts include any ground disturbance within the critical root zone of one and one-half times the canopy/dripline diameter, trunk damage, or any pruning of branches three inches in diameter or greater. Mitigation ratios to removed and impacted trees are 4:1 and 2:1, respectively.

A partial inventory of the existing oak trees on the property as well as an assessment of the potential impacts to these trees proposed by construction activities was completed. Mitigation is provided below to address any potential impacts that may arise in during the final design process.

Impact 3: Sensitive and Special Status Wildlife Species.

The proposed project could result in direct impacts to sensitive wildlife, specifically known occurrences of American badger and wintering monarch butterflies, if present during construction activities. Likewise, elevated noise levels, increased traffic and human activity, and construction-related disturbance associated with implementation of the proposed project could result in indirect impacts to these species. Additionally, other sensitive species have low to moderate potential to occur on the site, including silvery legless lizard and California red-legged frog.

The proposed project has the potential to impact sensitive avian species and migratory nesting birds if construction activities occur during the nesting season. Activities associated with the proposed project could impact nesting birds if their nests are located within or near the work area.

Impact 4: Nesting Birds

The proposed project has the potential to impact sensitive avian species and migratory nesting birds if construction activities occur during the nesting season. Activities associated with the proposed project could impact nesting birds if their nests are located within or near the work area.

Impact 5: Wetland and Riparian Resources.

The proposed project may result in both direct and indirect, and short-term and long- term, impacts to both CDFW/County and federal wetlands and waters. Proposed site plans and associated residential lots will be developed to avoid and/or minimize potential impacts to sensitive biological resources of the project area to the extent feasible, including aquatic resources.

*Direct Impacts*

The only direct impacts to riparian resources expected as part of the overall development of the site is the proposed installation of a new permanent crossing over the perennial stream along the southwestern boundary of the site. This crossing is designed to have clear span with minimal anchoring on the creek banks (Refer to subdivision drawings, RRM Group, Dec 2014).

*Indirect Impacts*
Impacts to wetlands and waters on site will mostly be limited to indirect impacts from alteration of water flow and drainage on site. New roads and home sites are proposed as part of the long-term development of the site, and the preservation and enhancement of all wetlands and waters have been considered during the planning of the site division and development.

*Short-term Impacts*
There is potential for short-term, temporary impacts to jurisdictional waters and wetlands that may result from machinery and equipment working in and/or along the wetlands and stream channel and bank, equipment and/or materials staging, and construction personnel. Vegetation maintenance may be needed to facilitate access, staging, and other activities associated with the site development.

*Long-term Impacts*
There is potential for long-term impacts from the development of the site (e.g, residential lots, roads, etc.), including particular the possible removal of trees along Erhart Road and Old Oak Park Road to accommodate road improvements. Because the home sites will be developed individually, long- term impacts are unknown at this time. The removal of any wetland vegetation could result in long-term impacts to wetlands and waters.

**Mitigation/Conclusion.**

Project plans include a number of features intended to protect biological resources on the site. The subdivision plans include an accurately documented location of sensitive features such as wetlands and oak tree canopy/ dripline. In order to avoid disturbing these identified sensitive resources, building envelopes and no-build easements were created for each lot. Development shall be located entirely within the building envelope. In summary, potential impacts to identified biological resources are considered less than significant with incorporation of the following mitigation measures and not limited to:

- Recordation of the building envelopes and no-build easements as shown on the project plans to avoid disturbing sensitive resources identified on site;
- Construction avoidance periods and/or pre-construction surveys to protect sensitive plant and animal species;
- Implementation of measures prior and during construction to protect native trees and sensitive habitats;
- Replacement planting and maintenance for any significant oak trees removed or impacted;
- Compliance with relevant regulatory requirements of the USACE and CDFW for development impacting wetlands/jurisdictional waters;
- Best Management Practices for erosion, sedimentation and drainage control during and post construction;
- Monitoring to ensure compliance and replanting success.

Implementation of these measures will reduce the biological impacts to less than significant levels. *A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.*

## 5. CULTURAL RESOURCES

*Will the project:*

| | | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|---|---|---|---|---|
| *a)* | *Disturb archaeological resources?* | ☐ | ☐ | ☒ | ☐ |
| *b)* | *Disturb historical resources?* | ☐ | ☐ | ☐ | ☒ |
| *c)* | *Disturb paleontological resources?* | ☐ | ☐ | ☒ | ☐ |
| *d)* | *Other:* _____ | ☐ | ☐ | ☐ | ☒ |

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. .

A Phase I cultural resources assessment was conducted for the project site in May, 2013 (Central Coast Archaeological Research Consultants, 2013). The study was conducted by a qualified archaeologist consistent with County guidelines and includes a cultural resources records search, a Native American sacred lands file search, an archaeological survey of the project site, and the preparation of a technical report documenting the results.

A records search from the Central Coast Information Center (CCIC), located at the University of California, Santa Barbara indicates that three cultural resources studies have been conducted within a 0.25-mile radius of the project site. One archaeological site was recorded within a 0.25 mile radius of the project site (CA-SLO-237). However, no previously identified archaeological resources are located on the project site.

Archival research and an intensive archaeological survey of APNs 044-561-003 and 044-368-001 identified one cultural resource, the Hurley Ranch Federal Erosion Control Feature (P-40-041246), a resource comprised of New Deal-era check dams and ditches on the Hurley Ranch. Due to the age of the Hurley Ranch Federal Erosion Control Feature, an evaluation of the resources was also conducted (Central Coast Archaeological Research Consultants, 2013). Eight New Deal-era check dams, contour ditches, and a drainage ditch (P-40-041246), constructed sometime during the three-year period 1935-1937 by Civilian Conservation Corps labor as part of a federal Soil Conservation service project, are located on the Hurley Ranch property at 686 Erhart Road in rural Arroyo Grande.

The largest of these check dams, No.1, is located on APN 044-561-003 and was constructed from irregularly coursed stone masonry. The check dams, No. 2-No.8, are located on APN 004-368-001. these smaller dams ate located at irregular intervals in the deep drainage ditch that runs down the long slope on the north side of, and parallel to, Erhart Road.

The first three (most northerly) check dams are constructed of imported tabular stone that is irregularly shaped. They span approximately 8 feet long, are 4 feet high, and 2 feet wide. On the lower reaches of the ditch are five smaller board-formed concrete check dams. The first three (check dams No. 4-6) span approximately 7 feet long, are 3 feet high, and 2 feet wide. Check dams No.7 and No. 8 are broader, a result of the lower elevation and the pooling water. These measure approximately 9 feet long, are 3 feet high, and 5 feet wide.

**Impact.**

Archeological Resources. The field survey of the project site was negative for the presence of archaeological resources. No archaeological resources, as defined by the California Environmental

Quality Act, were identified within the project area. Due to the negative results of the field survey and records search, the project site is considered to have low sensitivity for the presence of subsurface archaeological resources.

Due to the lack of known archaeological sites in the project area, no further archaeological study is recommended at this time aside from standard protocols for the unanticipated discovery of cultural resources, including human remains.

Cultural/Historical Resources. The historical resources are linked to New Deal-era erosion-control, soil-conservation activities carried out either under the aegis of the US Department of the Interior's Soil Erosion Service and the US Department of Agriculture's Soil Conservation Service sometime between 1934 and 1936. Construction labor was probably provided by the Civilian Conservation Corps, although it is not clear whether the work was done by junior Company No. 281 or senior (veteran) Company No. 1916. It is less likely that the work was completed by local men employed through the county's SERA program or Works Progress Administration.

Soil conservation and erosion-control efforts carried out in the 1930s were crucial to the economic health of Arroyo Grande. Douglas Helms of the Natural Resources Conservation Service observed that Arroyo Grande benefited from some of the nation's earliest soil conservation projects. The area was selected because the Soil Erosion Service "thought it would make a good demonstration. They wanted to prove that you could conserve the land and still have it be productive".

Projects sponsored by both the Soil Erosion Service and the successor Soil Conservation Service showcased the benefits of new soil conservation techniques such as contouring the land and slowing downhill water flow. In this respect, the resources on the subject property might appear to have the potential for significance under Criterion 1 of the California Register of Historical Resources.

Significant resources, however, must also retain sufficient integrity to be able to convey their significance. The check-dams and drainage ditch present on the Hurley Ranch did not exist in isolation; rather, they were part of a much larger, integrated system designed to carry excess surface water away at a slow enough rate to avoid damage to underlying soils and to allow recharge of groundwater. These typical engineering features were augmented by extensive vegetation planting and seeding to enhance soil retention by plant roots.

The success of the New Deal projects in the Oak Park district, visible in the numerous stands of mature trees and other vegetation, has actually obscured and disrupted the layout of the engineering features that made the success possible. Land use in the project area changed dramatically in the second half of the twentieth century, with the cessation of crop planting and the infill of residential development on large-acre parcels. It is beyond the scope of the current project to assess the intactness of the New Deal engineering system in the Oak Park district as a whole.

None of the check dams or other drainage features on the Hurley Ranch (P-40-041246) meet the criteria for inclusion in the California Register of Historical resources or constitute historical resources for the purposes of the California environmental Quality Act.

**Mitigation/Conclusion**. No archaeological monitoring is recommended during grading activities unless previously undiscovered cultural materials are unearthed. Per County of San Luis Obispo Land Use Ordinance Section 22.10.040, if during any future grading and excavation, buried or isolated cultural materials are unearthed, work in the area should halt until they can be examined by a qualified archaeologist and appropriate recommendations made. No significant impacts to cultural resources are expected to occur and no additional mitigation measures above what are already required by ordinance are necessary.

## 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 California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?* | ☐ | ☐ | ☐ | ☒ |
| *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) Include structures located on expansive soils?* | ☐ | ☐ | ☒ | ☐ |
| *e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?* | ☐ | ☐ | ☒ | ☐ |
| *f) Preclude the future extraction of valuable mineral resources?* | ☐ | ☐ | ☐ | ☒ |
| *g) Other: _____* | ☐ | ☐ | ☐ | ☒ |

* **Per Division of Mines and Geology Special Publication #42**

**Setting.** The following relates to the project's geologic aspects or conditions:

Topography: Gently rolling to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Negligible

Liquefaction Potential: Moderate

Nearby potentially active faults?: Yes Distance? 1.57 miles

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low

Other notable geologic features? None

A soils engineering report was prepared for the project site (GeoSolutions, December 2012) which concluded that the project site is characterized by relatively shallow sandy soils overlying competent formational material (rock). The report states that the portion of the project site along Old Oak Park

Road (the eastern-most portion of proposed Lot 13) may be subject to the effects of liquefaction. Accordingly, the construction of structures in this area should be avoided.

**Liquefaction**

*Liquefaction.* Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking. Soils transform from a solid to a liquid state as a result of rapid loss of sheer strength and increased pore water pressure induced by earthquake vibrations. Liquefaction occurs in saturated soils, that is, soils in which the space between individual soil particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are held together. Prior to an earthquake, the water pressure is relatively low. However, earthquake shaking can cause the water pressure to increase to the point where the soil particles can readily move with respect to each other. Generally, liquefaction requires loose, unconsolidated silts or sands at or near the groundwater table. Because liquefaction only occurs in saturated soil, its effects are most commonly observed in low-lying areas near bodies of water such as rivers, lakes, bays, and oceans. The effects of liquefaction may include major sliding or slumping of soil toward the body of water, or more modest movements that produce tension cracks. Liquefaction susceptibility is primarily a function of sediment type, age, density, depth of the sediment layer, and depth to groundwater. Research and historical data indicate that saturated sediments with clay contents of less than 20% are most susceptible to liquefaction. Generally, liquefaction susceptibility decreases as depth to groundwater increases. Three basic types of ground failure are associated with liquefaction: (1) flow failures (soil materials flowing rapidly down slope in a liquefied state); (2) lateral spreading (limited displacement of surface soil layers down mild slopes); and (3) loss of bearing strength (failure of foundations due to weakening of underlying soil material.

**Impacts**. As proposed, the project will result in the disturbance of approximately 3.2 acres and 5,200 cubic yards of dirt moved for the tract improvements and construction of the subdivision access road.

The project site is not located within a Geologic Study Area but it does include the development of habitable structures. Grading activities and construction of private roadways (both subdivision access road and private driveways) would be subject to the provisions of the California Building Code and County standards for grading and road construction. No significant impacts associated with unstable earth conditions, earthquakes or ground failure are expected to occur. The project site is not located within extractive zone and no mineral resources are known to be present within the project site.

**Mitigation/Conclusion.**

There is no evidence that measures above what will already be required by ordinance or codes are needed.

| 7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:* | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|---|---|---|---|
| *a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* | ☐ | ☐ | ☒ | ☐ |
| *b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* | ☐ | ☐ | ☒ | ☐ |
| *c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?* | ☐ | ☐ | ☐ | ☒ |
| *d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?* | ☐ | ☐ | ☐ | ☒ |
| *e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?* | ☐ | ☐ | ☒ | ☐ |
| *f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?* | ☐ | ☐ | ☐ | ☒ |
| *g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?* | ☐ | ☐ | ☒ | ☐ |
| *h) Be within a 'very high' fire hazard severity zone?* | ☐ | ☐ | ☐ | ☒ |
| *i) Be within an area classified as a 'state responsibility' area as defined by CalFire?* | ☐ | ☐ | ☒ | ☐ |
| *j) Other:* _____ | ☐ | ☐ | ☐ | ☒ |

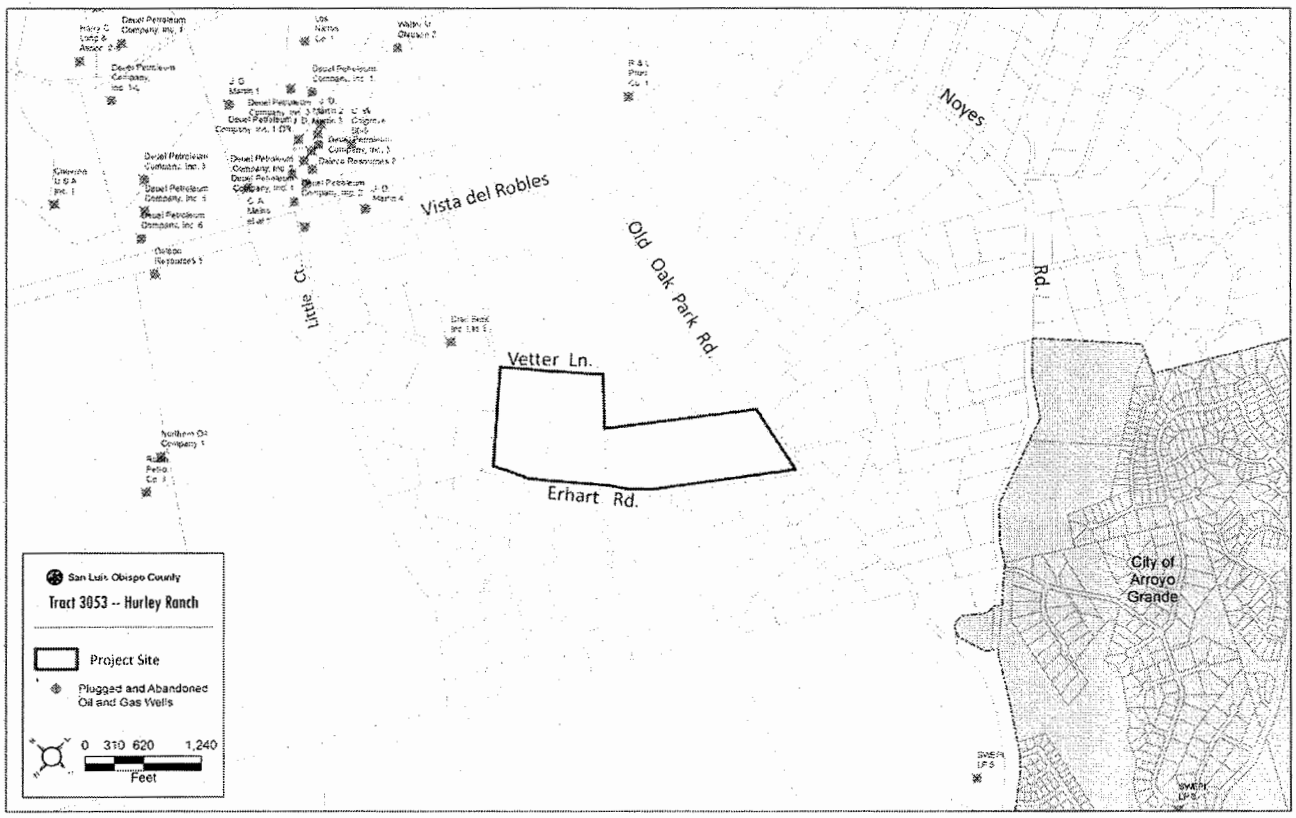
**Setting.** The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply

with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in January, 2016 revealed no active sites in the vicinity, including the project site. However, California Department of Oil, Gas and Geothermal Resources records list an exploratory oil well across Old Oak Park Road from the proposed subdivision. (Figure 5). The exploratory oil well was plugged and abandoned in July, 1974. The closing well record memorandum is dated March 1981. Some of the drilling records remain incomplete, but the well is listed as satisfactorily abandoned. Another plugged and abandoned well is located on the north side of Vetter Lane about 0 .1 miles to the northeast of the project site (Figure 5). No additional information is available about this well.

The project is not within an Airport Review area.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in a *High Fire Hazard Severity Zone*. Based on the County's fire response time map, it will take approximately 15 - 20 minutes to respond to a call regarding fire or life safety. *Refer to the Public Services section for further discussion on Fire Safety impacts.*

*Figure 5 -- Abandoned Oil and Gas Wells In the Project Vicinity*



**Impact**. Construction activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations. In addition, compliance with the requirements of a SWPPP and standard best management practices would also address this impact (refer to Section 13 Water).

The project has been reviewed by CalFIRE (Tina Rose, 2013) for code requirements relating to fire protection. As proposed, the plans submitted meet CalFire's standard and their comments will be incorporated into conditions of project approval. In addition, the project is required to comply with the California Building Code. CDF will review tract improvements prior to their completion for installation of adequate fire safety measures (e.g., adequate road width and road grade). As proposed, road grades and widths appear acceptable to meet CDF requirements. Each lot will be using an on-site well and providing individual water storage tanks as each lot is developed. Fire Safety Plans shall be required for each residence as each lot is developed that will include a number of measures to minimize fire safety impacts (e.g., adequate fire water storage, 30 foot setbacks from flammable vegetation, use of fire-resistant construction materials, good addressing, etc.).

Regarding road impacts, the project has been reviewed by County Public Works, which is discussed further in the Transportation section.

The project is not expected to conflict with any regional emergency response or evacuation plan.

**Mitigation/Conclusion**. The plans as submitted meet CalFIRE standards. No additional mitigation measures are required. Compliance with existing regulations and code requirements will ensure potential impacts associated with hazards and hazardous materials impacts will be less than significant.

| 8. NOISE<br>*Will the project:* | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|---|---|---|---|
| *a) Expose people to noise levels that exceed the County Noise Element thresholds?* | ☐ | ☐ | ☒ | ☐ |
| *b) Generate permanent increases in the ambient noise levels in the project vicinity?* | ☐ | ☐ | ☒ | ☐ |
| *c) Cause a temporary or periodic increase in ambient noise in the project vicinity?* | ☐ | ☐ | ☒ | ☐ |
| *d) Expose people to severe noise or vibration?* | ☐ | ☐ | ☒ | ☐ |
| *e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?* | ☐ | ☐ | ☐ | ☒ |
| *f) Other:* _____ | ☐ | ☐ | ☐ | ☒ |

**Setting**. The project is located in a semi-rural area where ranchettes are the prevailing land use. Consequently, noise levels on the project site and in the vicinity are low and there are no sources of loud noises beyond those associated with home ownership. Sensitive receptors in the vicinity of the project site include single family residences on lots ranging in size from 2 – 5 acres or more.

The Noise Element includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within an acceptable threshold. The project site is bounded by Old Oak Park Road, Erhart Road and Vetter Lane which are a minor source of transportation-related noise due to the low traffic volumes on each roadway. The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences) of 60 decibels[a] along transportation noise sources and provides an estimate of the distance from certain roadways where noise levels will exceed those levels. For Old Oak Park Road, Erhart Road and Vetter Lane, these distances have not been modeled.

**Impact**.

Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. The nearest ranch houses are within 100 feet of the project boundaries along Erhart Road, Vetter Lane and Old Oak Park Road. Therefore, construction activities could result in temporary adverse noise

[a] The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in Aweighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation which human annoyance and health effects.

impacts to surrounding residences. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. With regard to transportation-related noise sources, a future dwelling constructed on Lot 13 could be located within about 2,000 feet north of Old Oak Park Road which carries a low volume of traffic. All other roads serving the project site are expected to continue to carry low traffic volumes. Lots 1 through 12 are located sufficiently distant from Old Oak Park Road to ensure potential impacts of noise exposure from transportation sources is less than significant.

Following construction, noise generated by the project would be comparable to the background noise generated by surrounding rural residences.

**Mitigation/Conclusion**. No significant noise impacts are anticipated. Compliance with County standards for the management of construction noise will ensure impacts to surrounding residences will be less than significant. No additional mitigation measures are recommended.

## 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 (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?* | ☐ | ☐ | ☒ | ☐ |
| *b) Displace existing housing or people, requiring construction of replacement housing elsewhere?* | ☐ | ☐ | ☐ | ☒ |
| *c) Create the need for substantial new housing in the area?* | ☐ | ☐ | ☒ | ☐ |
| *d) Oher: _____* | ☐ | ☐ | ☐ | ☒ |

**Setting** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires the provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

**Impact**. Based on the project description (a residential subdivision), the project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects). No additional mitigation measures beyond the ordinance requirements are necessary.

## 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 project area is served by the following public services/facilities:

Police: County Sheriff Location: Oceano (Approximately 4 miles to the south)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 10-15 minutes

Location: Approximately 6.0 miles to the south

School District: Paso Robles Joint Unified School District.

Water and wastewater services will be provided by on-site wells and septic systems. Police protection is provided by the County Sheriff which has a sub-station at 1681 Front Street in Oceano. The nearest County fire stations are located at 4671 Broad Street, about five miles to the north, and at 2391 Willow Road on the Nipomo Mesa, about five miles to the south. Emergency response times to the project site are 10 – 15 minutes. The project is located within the Lucia Mar School District.

**Impact**. To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq.. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees. *As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to local roadways are discussed in Section 12, Transportation/Circulation.*

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels. No mitigation measures beyond what is

required by ordinance and code is required.

## 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* _____ | ☐ | ☐ | ☐ | ☒ |

**Setting.** Regional county parks serving the project site include Biddle Park and Lopez Lake Recreational Area.

The County has adopted a Trails Plan for the purpose of establishing a trail system serving the unincorporated areas of the County. The Trails Plan does not show any trails affecting the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

**Impact**. As discussed in Section 9, Population and Housing, no additional population is expected to be attracted to the county as a result of the project. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

**Mitigation/Conclusion**. The "Quimby" fee will adequately mitigate the project's cumulative impact on recreational facilities. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

| 12. TRANSPORTATION/CIRCULATION<br>*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 "Level 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) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?* | ☐ | ☐ | ☒ | ☐ |
| *f) Conflict with an applicable congestion management program?* | ☐ | ☐ | ☒ | ☐ |
| *g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?* | ☐ | ☐ | ☒ | ☐ |
| *h) Result in a change in air traffic patterns that may result in substantial safety risks?* | ☐ | ☐ | ☐ | ☒ |
| *i) Other: _____* | ☐ | ☐ | ☐ | ☒ |

**Setting**. The project is bounded by Old Oak Park Road on the east, a rural collector, Vetter Lane to the north and Erhart Road to the south. Vetter Lane and Erhart Road are currently narrow, two lane roadways designated for improvement as collector streets by the Circulation Element. Traffic counts taken in 2012 indicate Old Oak Park Road experiences an afternoon peak hour traffic volume of 1,200 vehicle trips and is operating at an acceptable level of service.

Project plans show a proposed private roadway (Hurley Ranch Road) to serve the new lots that extends from Vetter Lane on the north to Erhart Road on the south. Because of traffic safety concerns along Old Oak Park Road, access to the proposed Lot 13 will be provided by way an easement through Lot 12 from Erhart Road.

A referral was sent to Public Works to assess the proposed project's impacts to the roads. The Public Works Department recommends that Vetter Lane, Erhart Road and Old Oak Park Road be improved to County standards along the project frontages, and that adequate sight distance be provided at the Erhart Road/Old Oak Park Road intersection (Public Works, Sept 16, 2013).

**Impacts**.

Construction Impacts. Construction related traffic will increase during the morning and afternoon peak hours on Old Oak Park Road. Based on the project information, it is expected that as many as 10 workers may be arriving and leaving the project site on a typical construction work day. Assuming 1,200 trips on Old Oak Park Road during the afternoon weekday peak hour, traffic will increase by less than 1% per day for a construction timeframe of three to four months. The temporary increase in traffic on Old Oak Park Road will not reduce the currently-acceptable level of service.

Operational Impacts.
The Institute of Traffic Engineer's manual estimates an average of 10 daily trips per residential unit. As proposed, the project may result in a maximum of 13 residential units (worst case scenario of 1 primary dwelling per lot, as allowed for Residential Rural land use category). Therefore, the project is estimated to generate 130 trips per day (or estimated 13 trips during the peak hour). Assuming 1,200 trips on Old Oak Park Road during the afternoon weekday peak hour, traffic will increase by approximately 1% per day. This amount of additional traffic is not expected to result in a significant change to the existing road service levels.

The project does not conflict with adopted policies, plans and programs on transportation.

**Mitigation/Conclusion**.

Given the lower density, the proposed new road (Hurley Ranch Road) does not meet the criteria for acceptance into the County maintained road system per Board Resolution 2007-344. Therefore, the project will need to establish a road maintenance mechanism for this new road.

No significant traffic impacts are expected and no mitigation measures are required.

## 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, day-lighting)?* | ☐ | ☐ | ☒ | ☐ |
| *c) Adversely affect community wastewater service provider?* | ☐ | ☐ | ☐ | ☒ |
| *d) Other: _____* | ☐ | ☐ | ☐ | ☒ |

**Setting.** Soil type(s) for the project site are provided in Section 2., Agricultural Resource, based on the Natural Resource Conservation Service (NRCS) Soil Survey map. Table 2 provides the main limitation(s) of these soils for wastewater treatment by septic leach fields.

**Table 2 -- Soil Suitability for Septic Leach Fields**

| Soil | Rating | Reasons for Rating | Acreage of Project Site |
|---|---|---|---|
| Pismo loamy sand, 9 to 30 percent slopes | Very Limited | Depth to bedrock<br>Seepage, bottom layer<br>Slope | 49.7 |
| Corralitos sand, 2 to 15 percent slopes | Very Limited | Seepage, bottom layer<br>Filtering capacity | 8.1 |
| Arnold loamy sand, 15 to 50 percent slopes | Very Limited | Slope<br>Seepage, bottom layer<br>Depth to bedrock | 5.6 |

Source: NRCS Web Soil Survey, 2015

*"Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.*

Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances);
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

**Impacts.**

Soils in the project area consist primarily of Pismo loamy sand which has a very limited capacity for septic systems due to shallow bedrock, seepage and slope.

**Shallow Depth to Bedrock** – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface.

**Steep Slopes** – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. In this case, the proposed leach lines are on or located within close proximity of steep slopes where some potential of effluent daylighting exists. A registered civil engineer familiar with wastewater systems, shall prepare an analysis that shows the location and depth of the leach lines will have no potential for daylighting of effluent.

**Seepage, Bottom Layer -** Saturated hydraulic conductivity (Ksat) governs the leaching and seepage potential of the soil. When this rate is high, transmission of fluids through the soil and underlying materials is unimpeded and leaching and seepage may become environmental, health, and performance concern.

A soil percolation report was submitted as part of the project application (GeoSolutions, April 2014) which concludes that the site is generally suitable for the use of conventional septic fields. The study

also provides general information regarding the suitability of different areas of the site for the use of septic leach fields. Two different sized septic fields are recommended based on the associated percolation rates. One based on an application rate of 0.25 gallons per day per square foot of leach field, and one based on an application rate of 0.1 gallons per day per square foot of leach field. However, at the time individual houses are constructed, a qualified professional knowledgeable in septic leach field design should determine the appropriate design.

The proposed project is a 13-lot subdivision in the Residential Rural land use category. There is the potential for maximum 2 primary residences and 2 secondary or guesthouses on each lot. Each primary residence and its secondary/ guesthouse shall have one on-site septic system, with a minimum 100 feet buffer distance to another septic system and water well.

**Mitigation Measures/Conclusions**

This project was referred to Environmental Health Department for review. Recommendations are included as conditions of approval to ensure all septic systems leach fields (and expansion areas) meet County and State installation requirements (Aug 5, 2013). These include and not limited to:

1. All septic system leach fields (and expansion areas) shall be located within each of the proposed building envelopes;
2. All septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoirs, and shall be located in areas free from bedrock;
3. All septic system leach fields (and expansion areas) shall not be placed on natural slopes exceeding 30%. Should septic system be installed in area greater than 20% slope, it must be designed and the installation certified by a registered civil engineer.
4. Prior to map recordation, the applicant shall submit to the County Environmental Health Department, additional information on the existing septic system located on proposed Lot 1 (existing residence) and documentation of any maintenance or problems that have occurred.

Due to limited availability of information relating to the shallow depth to bedrock characteristic, the following additional information will be needed prior to issuance of a building permit for individual dwellings: soil borings at leach line location(s) showing that there is adequate distance to bedrock. If adequate distance cannot be shown, a County-approved plan for an engineered wastewater system showing how the Basin Plan criteria can be met will be required.

Based on the above discussion and information provided, the site appears to be able to design an on-site system that will meet CPC/Basin Plan requirements. Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

## 14. WATER & HYDROLOGY

*Will the project:*

| | Potentially Significant | Impact can & will be mitigated | Insignificant Impact | Not Applicable |
|---|---|---|---|---|
| ***QUALITY*** | | | | |
| ***a) Violate any water quality standards?*** | ☐ | ☐ | ☒ | ☐ |
| ***b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?*** | ☐ | ☐ | ☒ | ☐ |
| ***c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*** | ☐ | ☐ | ☒ | ☐ |
| ***d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?*** | ☐ | ☒ | ☐ | ☐ |
| ***e) Change rates of soil absorption, or amount or direction of surface runoff?*** | ☐ | ☒ | ☐ | ☐ |
| ***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?*** | ☐ | ☐ | ☒ | ☒ |
| ***QUANTITY*** | | | | |
| ***h) Change the quantity or movement of available surface or ground water?*** | ☐ | ☐ | ☒ | ☐ |
| ***i) Adversely affect community water service provider?*** | ☐ | ☐ | ☐ | ☒ |
| ***j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?*** | ☐ | ☐ | ☒ | ☐ |
| ***k) Other:*** _____ | ☐ | ☐ | ☐ | ☒ |

**Setting.**

**DRAINAGE** – The following relates to the project's drainage aspects:

The topography of the project site is gently rolling to moderately sloping.

Within the 100-year Flood Hazard designation? A portion of southeasterly area along Old Oak Park Road

Closest creek? Two Unnamed Creeks Distance? On site

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance Sec. 22.52.110 includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The subject property soil types and descriptions are listed in the following Table 1 and illustrated on Figure 6. As described in the NRCS soil survey, soils on the site have a low to moderate potential for erodibility.

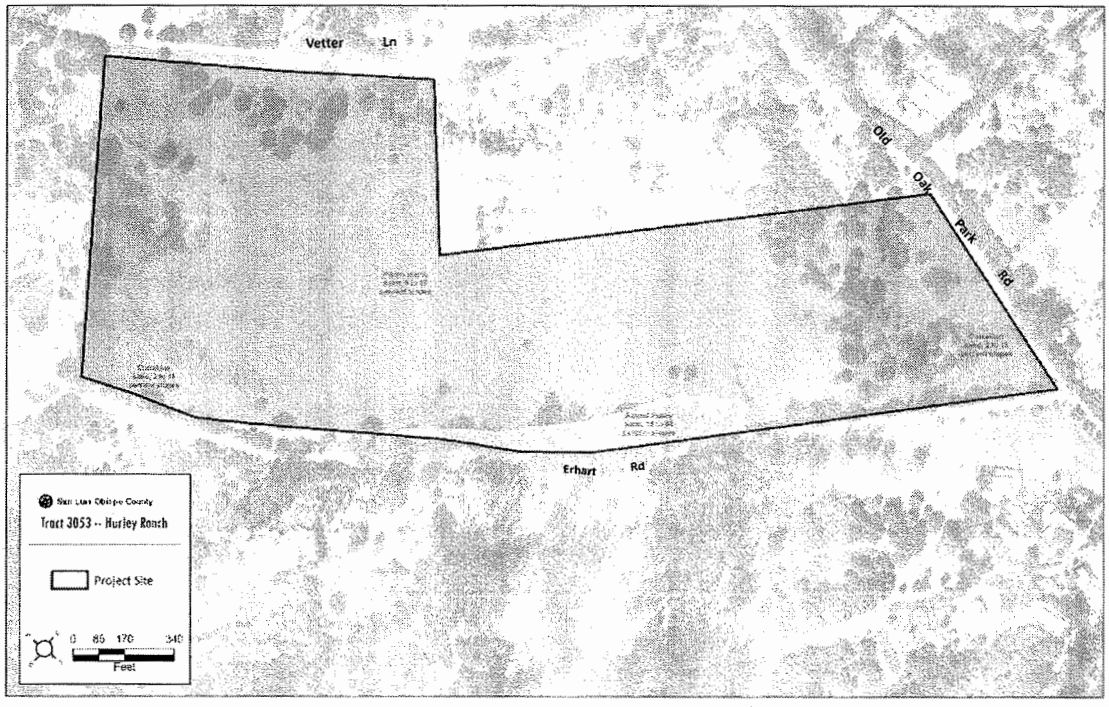
A sedimentation and erosion control plan is required for all construction and grading projects per LUO Sec. 22.52.120 to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Table 1 -- Soils of the Project Site and Their Susceptibility to Erosion**

| Soil | Susceptibility to Erosion | Drainage | Acreage of Project Site |
|---|---|---|---|
| Pismo loamy sand, 9 to 30 percent slopes | Moderate | Very High | 49.7 (green on map) |
| Corralitos sand, 2 to 15 percent slopes | Low | Very Low | 8.1 (orange on map) |
| Arnold loamy sand, 15 to 50 percent slopes | Moderate | Low | 5.6 (blue on map) |

*Source: NRCS Web Soil Survey, 2015*

*Figure 6 -- Soils of the Project Site*



**WATER** -- The proposed project consists of thirteen (13) 5-acre rural residential lots (12 new lots plus an existing lot/dwelling), with a dedicated domestic water supply well on each lot. There is one active well ("Hurley No. 1") serving the existing residence (Lot 1) and two inactive wells (a second well on Lot 1 and "Hurley No. 2" near Old Oak Park Road). This project and initial evidence of water availability was referred to the Environmental Health Department and was approved for subdivision map processing (Environmental Health, Aug 5, 2013).

An initial Groundwater Assessment for the subdivision was submitted to the County (CHG, November 9, 2012). According to this report, the project site is not located within a defined groundwater basin. However, groundwater is stored within water-bearing sand beds of the Pismo Formation which underlies the entire site. The water bearing sand beds include perched aquifers comprising distinct upper and lower aquifer zones. The upper aquifer is relatively shallow and ranges from 200-300 feet below the project site. The lower aquifer is a confined aquifer ranges in depth from 300 – 420 feet below ground, depending on location and surface topography (CHG, 2012).

As part of the subdivision review process, the applicant drilled four new wells between May 2014 and September 2015 to provide adequate information to 1.) *assess the project water demand*, 2.) *evaluate the reliability of water supply*, 3.) *conduct an impact analysis of the interference drawdown from the project wells on nearby private residential water wells*, and 4.) *evaluate water quality of the target aquifer.* The results of testing of these wells, along with the analyses conducted by Cleath-Harris Geologist, Inc (CHG) related to water demand, water supply reliability, water quality and interference calculations were peer reviewed by Fugro Consultants. A summary of reports submitted to the County are as follows:

1. Cleath-Harris Geologists, Inc., 2012, *Groundwater Assessment and Development Plan, Proposed Subdivision, 686 Erhart Lane, Oak Park Area, San Luis Obispo County, California*, report prepared for Fletcher Burton, Anderson Burton Construction, Inc., dated November 9, 2012.

2. Cleath-Harris Geologists, Inc., 2014, *Additional Information on Water for Proposed Hurley Ranch Subdivision, Erhart Lane, Arroyo Grande, California*, report prepared for Fletcher Burton, Anderson Burton Construction, Inc., dated December 24, 2014.

3. Cleath-Harris Geologists, Inc., 2015a, *Addendum to Groundwater Assessment, Proposed Subdivision, 686 Erhart Lane, Oak Park Area, San Luis Obispo County, California*, report prepared for Fletcher Burton, Anderson Burton Construction, Inc., dated June 2, 2015.

4. Cleath-Harris Geologists, Inc., 2015b, *Second Addendum to Groundwater Assessment, Proposed Subdivision, 686 Erhart Lane, Oak Park Area, San Luis Obispo County, California*, report prepared for Anderson Burton Construction, Inc., dated September 30, 2015.

5. Cleath-Harris Geologists, Inc., 2015c, *Second Addendum to Groundwater Assessment, Proposed Subdivision, 686 Erhart Lane, Oak Park Area, San Luis Obispo County, California*, report prepared for Anderson Burton Construction, Inc., dated November 23, 2015.

6. Richetti Complete Water Solutions, 2015, Water Treatment Plan, quote prepared for Joni Anderson, dated November 23, 2015.

7. Fugro Consultants, Inc., 2015, Technical Memorandum Follow-up to Second Addendum prepared by Cleath-Harris Geologists, Inc. Second Addendum to Groundwater Assessment (dated September 30, 2015) for SUB2013-00009 Hurley Ranch Tract, dated November 12, 2015.

8. Fugro Consultants, Inc., 2015, Peer Review of Cleath-Harris Geologists, Inc. reports for SUB2013-00009 Hurley Ranch Tract, dated December 4, 2015.

Additional reports (not prepared by CHG) were also referred for water information during the water review.

9. Fugro West, 2003, Peer Review of Cleath and Associates report, *Los Robles Del Mar Project, Pismo Beach California*, unpublished consultant report prepared for Rincon Consultants.

10. Fugro West, 2007, *Water Resources Assessment for the Los Robles Del Mar Supplemental Environmental Impact Report for Douglas Wood & Associates, Inc.*, unpublished consultant report prepared for Douglas Wood & Associates, May 2007.

11. Cleath and Associates, 2003, *Groundwater Source Assessment, LRDM Project, Pismo Beach, California*, unpublished consultant report prepared for Pacific Harbor Homes, August 2003.

**Report Summaries:**

1. 2012 Hurley Ranch Groundwater Assessment

An assessment of groundwater resources underlying the project site was prepared in 2012 (Cleath-Harris Geologists, Inc., November 2012). That report found the following:

*Existing Wells*

There is one active well that provides water to the residences on the property and two inactive wells-one formerly used for domestic water supply. The active domestic well (Hurley #1) is at an elevation of 370', adjacent to Vetter Lane and is 440' deep. The inactive domestic well is southeast from the house, near the corral-this well is much shallower (225 feet. total depth) than the active well and has lost production possibly due to sanding and/or iron bacteria clogging the perforations. An old well, Hurley #2, is a short distance off of the valley floor along Old Oak Park Road. This well is reported to be 110 feet deep.

*Water Bearing Formations*

Groundwater is stored within water-bearing sand beds underlying the entire property. These sand beds are a part of the Pismo Formation sedimentary beds which is present throughout the Oak Park area, from Price Canyon to Corbett Canyon and from James Way to Ormonde Road. The water-bearing sand beds within the Pismo formation include perched aquifers, an upper aquifer zone and a lower aquifer zone, as shown on Figures 7, 8 and 9 and described below:

- The perched aquifers are sand beds that rest on low permeability cemented sand or clay beds. There appear to be four perched aquifers based on springs on the property. These are within the "thin hard sandstone and sandy clay layers". The groundwater available from these perched sand layers is limited as reflected in the low flow that issues from the springs.

- Wells tapping the upper aquifers generally can produce sufficient water for a residence. The old house well had produced 40 gallons per minute (gpm) when it was initially drilled but declined in production over time (reportedly due to iron bacteria plugging the perforations).

- The coarse- to fine-grained sand beds identified as the lower aquifer zone is about 300 feet thick. The upper portion of this aquifer zone is coarser grained than the deeper portion. The top of the lower aquifer ranges in depth below the property from 310 feet below ground at Old Oak Park Road (-150 feet elevation) to 420 feet below ground surface along the northwest side of the property (20 feet elevation). Wells tapping the lower aquifer underlying the property have the potential for producing 100 gallons per minute.

*Figure 7 -- Location of Cross Sections*

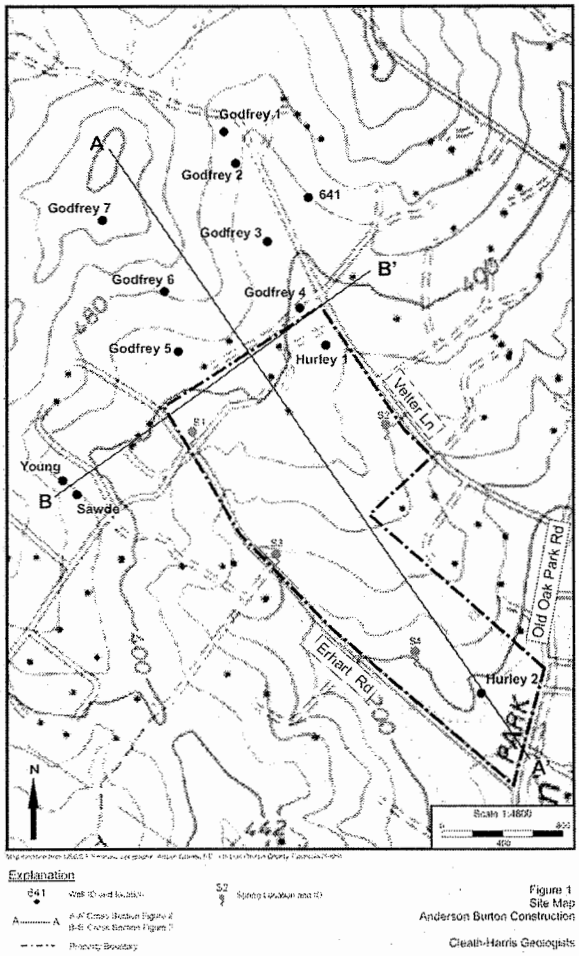


*Figure 8 -- Section A-A'*

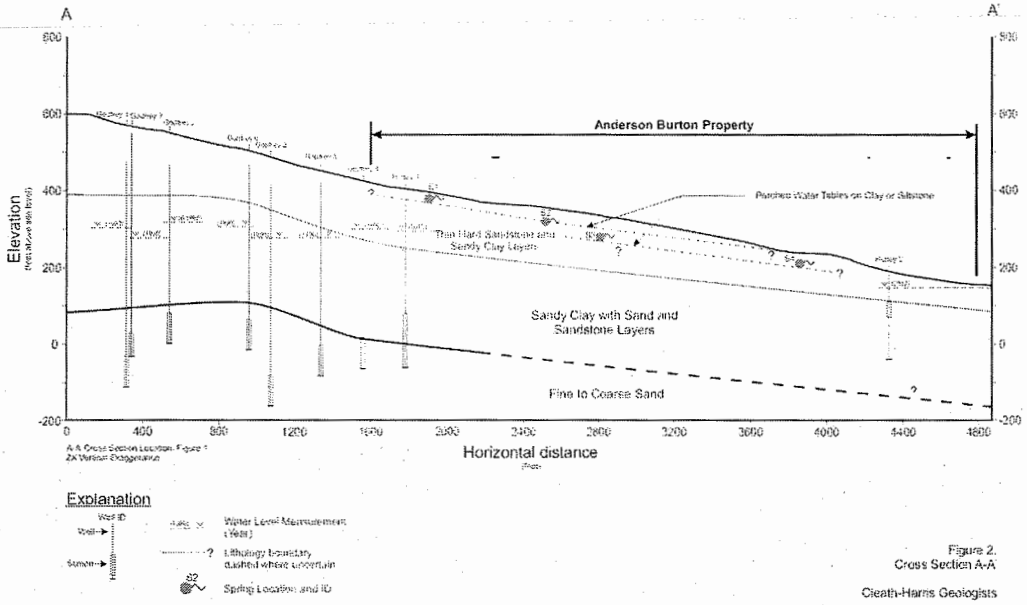
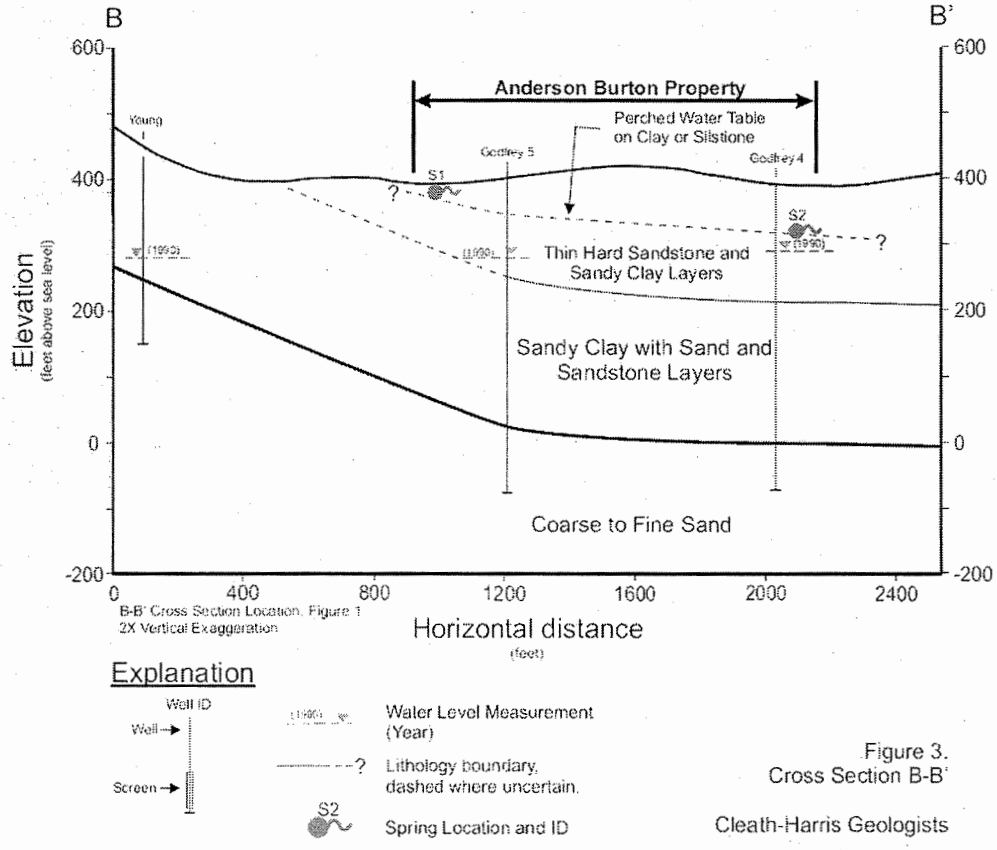



*Figure 9 -- Section B-B'*



*Water Quality*

The mineral character of groundwater within the perched, upper and lower aquifers is similar but there are some differences.

Perched Aquifer Springs. Two spring waters were sampled and tested were from the Erhart Spring and the Vetter Spring. The Erhart Spring water was slightly higher in salinity than the Vetter Spring water, but both waters are significantly lower than the Maximum Contaminant Level for total dissolved solids. Erhart Spring water has a high concentration of iron, similar to the water from the domestic well. The Erhart Spring water has a low concentration of nitrate that probably comes from nearby wastewater disposal sources. Aluminum results most likely reflect the sediment in the water sample. Both waters are corrosive.

Upper Aquifers. No water samples were collected from the two wells on the property for mineral analysis, but Tom Ralph from Arroyo Grande Water Well Supply provided his observations about the quality of water produced from these wells. The groundwater produced from the upper aquifer at the old inactive domestic well reportedly had iron bacteria that plugged the perforations of the well, causing a reduction in well yield. The water quality of water produced from the upper aquifer at the Hurley well 2 was reportedly not good- (the well driller said that the grass died where the shallow well water was applied). The poor quality was attributed to contamination from an improperly abandoned exploratory oil well across Old Oak Park Road.

Lower Aquifer Zone

A water sample was collected in October 2012 from the active domestic well that produces water from the lower aquifer zone. The mineral constituents within groundwater produced from the lower aquifer zone are within California maximum contaminant levels (MCL) for inorganic constituents with the exception of iron and manganese. The produced water has a low salinity, no nitrates, is corrosive, and has a low hardness. Iron concentration was significantly above the MeL and probably will precipitate out in storage, in the pipelines and where it comes out of the tap. Iron and manganese can stain concrete and plumbing fixtures and impart a metallic taste to the water. The arsenic concentration (7 micrograms/litre) is less than the MCL (10 micrograms\litre). It is possible that the arsenic concentration will vary depending on the location of the well and the intervals tapped, and could exceed the MeL in other wells. Water treatment can remove these undesirable constituents.

*Conclusions and Recommendations*

The study concluded that wells capable of producing sufficient water for a residence can be successfully constructed on any portion of the proposed lots. The producing lower aquifer zone will be encountered at a deeper elevation on the north-northeastern side of the properties, which is desirable for maximizing reliability. The study recommended the following groundwater development plan:

- Within the lots, constraints to siting wells include slope, proximity to surface water and on-site wastewater systems. The drilling pad will require less earth-work where the slopes are flat. A setback of 100 feet from surface water or wastewater systems is required by County Health for protection of the well from surface contamination.
- Wells should be sited such that they do not interfere with location of a building pad for the residence. Access to power and proximity to place of use can be worked out as part of the improvement of the parcels.
- The typical design for a water well at the property will be similar to that of the existing well drilled by Central Coast Drilling: the well should have a 6-inch PVC water well casing placed in a 12-inch nominal borehole, with 0.032-inch slot perforated well screen opposite the main aquifer zone. The gravel/sand pack shall be Lapis #3 or an equivalent with similar gradation.
- The wells will vary in depth depending on where the main aquifer zone is encountered. Generally speaking, the well should screen 100 feet or more of depth opposite the upper

portion of the lower aquifer zone where the formation tends to be coarser. The well depth can be expected to vary from 500 feet on the up-hill most parcels to 400 feet on the lower parcels.

- A 50-foot annular seal shall be placed, in accordance with County well construction standards.
- The wells should be air-lift developed and test pumped for the duration required to prove at least the minimum production rate for a primary and secondary residence as specified in County Code (2.5 gpm per residence).
- Inorganic and microbial constituents in the water from each well should be sampled and analyzed by a State licensed water laboratory. The water quality results should be interpreted for determining the level of treatment required for the water to be suitable for domestic use. There may be some benefit to a more aquifer specific investigation of water quality variations in order to select the aquifer zones to be tapped for domestic use that would produce the best quality water with the least amount of treatment.

Following review of that study, the County raised the following concerns:

- Water Usage. The lots are located within the Arroyo Grande Fringe Area which prohibits secondary dwelling in a RR zone. The report did not specify assessment has incorporated any water use factor used for projecting demand by the new 12 lots.

- Reliability of Supply. New wells are recommended to be 400-500 feet deep and constraints to siting wells include slope, proximity to surface water and on-site wastewater systems. The County was concerned that the report was unclear in ascertaining the reliability of water supply for the 12 new lots. It was also unclear where future wells can be best located to obtain adequate water supply.

- Impact of Draw. Staff was also concerned with the impact of draw from 12 new wells on the surrounding residences dependent on wells. The applicant was asked to submit additional in–depth water studies, particularly to evaluate the impact of draw from the new wells on surrounding parcels.

- Water Quality. Water samples from the upper aquifer were observed to be poor quality and attributed to contamination from exploratory oil well across Old Oak Park road. The applicant was asked to provide more information on the extent and severity of contamination. Additional information establishing the risk of cross contamination from the upper aquifer water to the lower aquifer should was also asked to be verified by a certified hydrogeologist and submitted for review.

2. 2014 Hurley Ranch Groundwater Assessment

To address concerns raised by the County, an addendum to the 2012 study was prepared in 2014 (Cleath-Harris Geologists, Inc., December 2014). The addendum addressed the County's concerns as follows:

*Water Usage*

The addendum provides a detailed calculation of projected water demand based on 12 new dwellings and one secondary dwelling on each lot. The 2012 County Master Water Report identifies annual water usage for future rural residential demand at 0.6 acre-feet per dwelling unit, which is consistent with future water demand estimates for low-density residential water use in the 2012 City of Arroyo Grande Water Master Plan (555 gallons per day per dwelling unit; 0.62 acre-feet per year per dwelling unit). Indoor water use was estimated at 50 percent of the total water use, based on wastewater flow projections for the 2012 City of Arroyo Grande Wastewater Master Plan (45 percent of total use as wastewater return flow plus a nominal 10 percent indoor consumptive use). The resulting indoor use for the proposed subdivision would be estimated at 280 gallons per day (0.31 acre-feet per year) per

dwelling unit.

Consistent with County zoning for the project, each of the twelve parcels is allowed a primary dwelling, which may include a guest or 'granny' quarter (considered part of the main dwelling) and a secondary dwelling. Therefore, total indoor use for the proposed subdivision was determined to be up to 560 gallons per day (0.62 acre-feet per year) per lot. The proposed subdivision outdoor water was estimated at 1.2 acre-feet per year per lot, which would be comparable to increasing the outdoor component of City low-density lots to represent a 5-acre parcel.

Combining indoor and outdoor water use results in a projected water demand of up to 1.8 acre-feet per year per lot (21.6 acre-feet per year for twelve lots). The average day demand was estimated at 1,630 gallons per lot, with maximum day water demand approximately 3,240 gallons per lot.

*Water Supply*

Three new test wells were drilled (Figure 10); the new wells, along with the currently active on-site well, were considered representative of groundwater supply wells on all of the individual lots that will be used for the project domestic water supply. All of the tests at the new subdivision wells were performed during the 2014 exceptional drought conditions. According to the addendum, the lowest capacity well (Lot 12) produced 5 gallons per minute over 4 four hours, which is double the minimum capacity of a residential domestic well (assuming 1,000 gallons on-site water storage) per Title 19 of the San Luis Obispo County code (Building and Construction Ordinance), Chapter 19.07 (Plumbing), Section 19.07.040 (Minimum Water Supply for Single-family Dwellings). A summary of the currently developed water sources on the property is provided below:

- Hurley Ranch Domestic Well (2002). This well was constructed in 2002 near the northern property corner (Figure 10). The well taps Pismo Formation sands between 300 and 440 feet depth and is cased with 6-inch diameter PVC. A 4-hour pumping test is available from November 2011, and water quality results available from September 2012. The pumping test was performed at a constant discharge rate of 55 gallons per minute (gpm), with water levels stabilizing at 138 feet depth (35 feet of drawdown from a static water level of 103 feet depth). The water level recovered to the original static level 15 minutes following pump shut down. A static water level of 104.04 feet depth was recorded at the well in September 2012 during water quality sampling. Water quality results indicated the produced water is suitable for domestic use with treatment for iron and manganese removal. There is approximately 200 feet of available drawdown above the producing aquifer at this well. A four-foot decline from the original static water level, measured during drought conditions, indicates the proposed subdivision's water supply aquifer is not in locally stressed, and water is available for development.

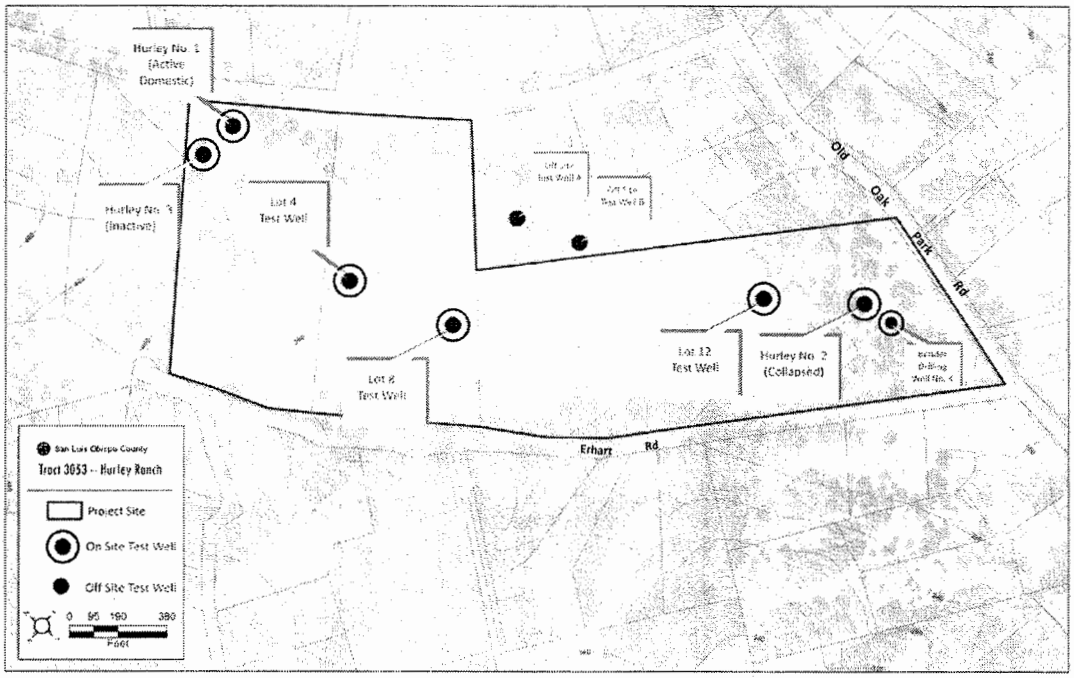
- M&B Well 2014-1. The first new well was constructed for proposed Lot 8 in the central portion of the property (Figure 10). The well taps Pismo Formation sands between 200 and 500 feet depth and is cased with 6-inch diameter PVC. The static water level measured 63 feet deep prior to the pumping test. A 72-hour test was conducted at 25 gpm between July 7 and 10, 2014, with water quality sampling. Pumping water levels were stabilizing at 100 feet depth with less than one foot of drawdown over the last day of pumping. Water level recovered to within a foot of original static less than one day following pump shut down. Water quality results indicate the produced water is suitable for domestic use with treatment for iron, manganese, and arsenic removal.

- M&B Well 2014-2. The second new well was constructed for proposed Lot 12 in the southern portion of the property (Figure 10). The well taps Pismo Formation clayey sands between 180 and 460 feet depth and is cased with 6-inch diameter PVC. The static water level measured 60 feet deep prior to the pumping test. A 4-hour test was conducted at 5 gpm on July 22, 2014, with water quality sampling. The pumping water level had reached 230 feet depth (170 feet

drawdown) after four hours pumping with 19 feet of drawdown over the last hour. Water level recovered to within two feet of original static (98 percent recovery) within 15 hours following pump shut down. Water quality results indicate the produced water is suitable for domestic use with treatment for manganese removal.

- M&B Well 2014-3. The third new well was constructed for proposed Lot 4 in the northern portion of the property (Figure 10). The well taps Pismo Formation sands between 200 and 500 feet depth and is cased with 6-inch diameter PVC. The static water level measured 106 feet deep prior to the pumping test. A 72-hour test was conducted at 31 gpm between October 14 and 17, 2014. Pumping water levels were stabilizing at 147 feet depth (41 feet of drawdown) with less than one foot of drawdown over the last two days of pumping. Water level recovered to within six feet of original static (86 percent recovery) less than two hours following pump shut down. Water quality results indicate the produced water is suitable for domestic use with treatment for iron and manganese removal. Flow and water quality at springs on the property were previously discussed in the November 2012 Groundwater Assessment and Development Plan.

*Figure 10 -- Existing Wells and Test Well Locations*




Information from these onsite wells indicated that water-bearing zones providing an adequate water supply for residential domestic use underlie the property.

*Impact of Draw*

The potential impacts from increased domestic well production on neighboring wells was evaluated based on well interference estimates. Well interference involves water level drawdown caused by a pumping well on an adjacent well, and was measured at M&B Well 2014-1 during the pumping test at M&B Well 2014-3.

The resulting aquifer parameter estimates were used to project annual well interference from each proposed subdivision well on the two closest neighboring wells (Figure 10). Wells located further from the subdivision will have less interference. Well interference calculations, along with a figure showing

preliminary subdivision well locations, are provided in an appendix.

The total well interference estimated at the closest off-site wells due to project water use was estimated at less than 3.5 feet of water level drawdown over the course of a year. This level of interference would not be expected to significantly impact the production of an off-site well. Wells that tap the same aquifers as the proposed subdivision wells (subject to the maximum interference) would be a few hundred feet deep or more. Well interference at any shallow offsite wells, which tap unconfined aquifer zones, was determined to be negligible.

*Water Quality*

The addendum provided additional information regarding the water quality of the Hurley Ranch Well No. 2 and the potential contamination from an abandoned oil well. According to well driller Tom Ralph from Arroyo Grande Water Well Supply, groundwater produced from upper aquifer Hurley Ranch Well 2 was contaminated by an improperly abandoned oil well across Old Oak Park Road and caused grass to die when watered. CHG reviewed California Department of Oil, Gas and Geothermal Resources records on the exploratory oil well across Old Oak Park Road from the proposed subdivision. The exploratory well, "Ormonde" 1, was located approximately 3,500 feet northeast of Hurley Ranch and drilled to 6,000 feet depth by R & L Production Company in 1968. The well was not plugged prior to releasing the rig, and in 1972 the former Department of Oil and Gas issued an order to plug and abandon the well. The exploratory oil well was plugged and abandoned per the order in July 1974. The closing well record memorandum is dated March 1981. Some of the drilling records remain incomplete, but the well is listed as satisfactorily abandoned.

CHG inspected the Hurley Ranch Well 2 on December 10, 2014. The static water level measured 36.3 feet depth, and the bottom of the well was sounded at 62 feet depth. This well was originally completed to 110 feet depth, with perforations from 70-110 feet depth, so the well has evidently collapsed. A sample of the water standing in the casing was obtained from the well using a bailer. The electrical conductivity measured 830 micromhos per centimeter. This measurement is twice as high as the other wells on the Hurley property, but is approximately half the drinking water standard of 1,600 micromhos per centimeter.

3. 2015 Hurley Ranch Groundwater Assessment Addendums (2015a,b,c)

The 2012 groundwater assessment and the 2014 addendum were subject to peer review (Fugro Consultants, Inc. 2015) which confirmed the results discussed above, but also raised concerns regarding the adequacy of water supplies and water quality in the southeast portion of the property to serve proposed parcel 13.

Planning staff met with the applicant and their consultants on July 2, 2015 to discuss these concerns. Following this meeting, Planning Department staff provided a summary of options available for the Hurley Ranch Tract in light of the low yield/high drawdown at the Bender Drilling Well #2. To provide additional data to inform a choice among the suggested options, a fourth well was drilled and the information was provided (Cleath-Harris Geologists, Inc., November 2015).

The new well (Bender Drilling Well #4, Figure 11) was drilled and cased with perforations opposite sand aquifers between 55 and 155 feet depth. An annular sanitary seal was placed to a depth of 50 feet. Pumping development and testing followed the construction of the well. During well development, the test pump was run at 60 gallons per minute (gpm) for 6 hours, followed by a 4-hour pumping test at 30 gpm. Both of these pumping durations ended with stabilized water level (less than one foot decline) over the last hour. CHG determined that a 72-hour test at 15 gpm would be the best test of sustainability at a rate that was three times more than the standard pumping test required for a residence and a duration that was consistent with longer term test requirements in the County

ordinance.

The drawdown in the pumped well declined at a rate of 0.6 feet per log cycle over the first day and there was a quick drop (possibly due to a pumping rate adjustment) of a half foot at about one day into the test and a change in drawdown rate at about two days of pumping to a 2.5 feet per log cycle time decline. At this latter rate of decline, the well could be pumped continuously at 15 gpm for more than a year and not drop the water level below the top of the well screen. The recovery of the water level after the pumping test was at a rate that would reach the original static water level at about the same time duration after pumping as the well was pumped. Total drawdown during the pumping test was about 8 feet. The pumping test results show that there was no measurable drawdown in Bender Drilling Well #2 during the test at a distance of 425 feet from the pumped well. This is likely because it taps a different aquifer zone (with perforations from 160 to 440 feet depth).

*Impact On Neighboring Wells*

The maximum day water use has been estimated to be 2800 gallons for the parcels within this project (December 16, 2014 Additional Information report). At 15 gpm, the well pump would run about three hours to provide the daily maximum demand. The drawdown observed during the 15 gpm pumping test after three hours was 1.7 feet at the pumping well and 0.5 feet at the old well. At 250 feet distance from the pumped well (the closest possible well site on an adjacent parcel), less than one inch of drawdown is projected to occur at this pumped rate and duration. This drawdown interference would not result in a significant impact to production from an adjacent well.

*Reliability*

The Bender Drilling Well #4 taps the "upper aquifer" of the Pismo Formation. The June 2, 2015 Addendum for the Hurley project addressed the available yield from groundwater for this project. This available yield discussion, "Groundwater Yield-Pismo Formation aquifers", included the "upper aquifer" that is tapped by Bender #4 and concluded that "The total existing pumpage (of groundwater in the Oak Park area) with the proposed project pumpage (21.6 afy) would be 269.6 afy, which is about half the estimated safe groundwater yield from the Pismo Formation aquifers in the Oak Park area." Therefore, there is sufficient groundwater available from the upper aquifer to meet the demand for this parcel.

*Water Quality*

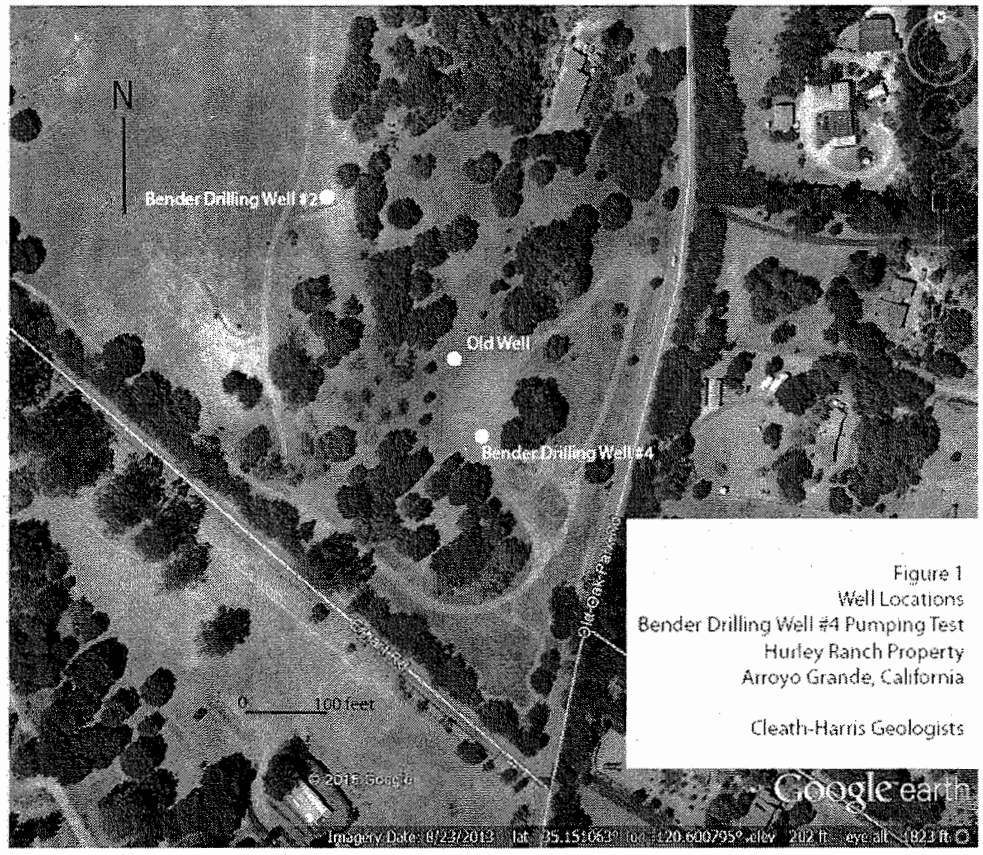
As expected based on previous studies for the project, groundwater from the upper aquifer tapped by the Bender Drilling Well #4 has a higher mineral content than the lower aquifer groundwater. The water quality analytic results are attached to this addendum. Some of the constituents exceed maximum contaminant level standards. The produced groundwater will require treatment prior to use as a domestic water supply.

*Conclusions of Subsequent Analysis*

- A new well was drilled and pumping tested to provide the additional information, as required by the County Planning Department and recommended by the peer reviewer. The pumping test was performed with the purpose of documenting rates of flow and groundwater levels that would be useful in addressing the expressed project water related concerns. The total groundwater level drawdown was eight feet at a flow rate of 15 gpm after 72 hours of pumping. The adjacent monitored "Old Well" showed a water level decline of 1.5 feet. No water level influence was observed in the Bender Drilling Well #2 during the 72 hour pumping test at Bender Drilling Well #4.

- The drawdown from pumping Bender Drilling Well #4 will not result in a significant impact to production or water levels at a well on an adjacent property.
- The upper aquifer will reliably provide water to this well for use on this parcel.
- Water quality results indicate that the produced groundwater will require treatment prior to use as a domestic water supply.

*Figure 11 -- Bender Well No. 4*




4. 2015 Fugro Final Peer Review Report

Peer review was performed on the additional information provided by the applicant's groundwater consultant, which confirmed that the analysis addressed the four main concerns as follows:

- **Concern No. 1 -- Project Water Demand**. In response to the County Planning and Building letter (August 20, 2013), CHG (2014) calculated the anticipated water demand (water usage) for each of the 12 new proposed 5-acre rural residential lots. Consideration was given for the allowance of a primary dwelling and a guest or "granny" unit on each lot.

  Using data from the 2012 County Master Water Report, the 2012 City of Arroyo Grande Water Master Plan, the 2012 City of Arroyo Grande Wastewater Master Plan, and estimates for outside landscaping and outdoor irrigation use, CHG estimates that the combined indoor and outdoor water demand is approximately 1.8 acre-feet per year (AFY) for each of the 12 new lots, resulting in an annual net groundwater demand for the proposed new lots of 21.6 AFY. The methodology used to calculate the proposed new water demand and the calculations

appear reasonable.

- **Concern No. 2 – Water Supply Reliability**. The upper and lower aquifer zones, combined, have an estimated yield of 540 AFY (Cleath & Associates, 2003; Fugro, 2007; CHG 2015a). These same analyses and reports estimate that approximately one-half of the yield (270 AFY) is available from each of the two aquifer zones.

  CHG (2015a, 2015c) evaluated the existing production from the combined aquifer zones and concluded that total existing production is approximately 248 AFY, including private well pumping, City of Arroyo Grande municipal production, the Coastal Christian School, and small agricultural irrigation on several of the rural residential lots.

  Based on the data collected in the previous analyses, plus CHG's estimates of development since the Cleath & Associates (2003) and Fugro (2007) work, CHG concludes that total existing pumping with the proposed project pumpage (21.6 AFY) would be 269.6 AFY, which is about one-half of the estimated yield of the aquifer.

  CHG (2015a) also reviewed projects identified by the County of San Luis Obispo Planning Department that are in the planning process for consideration of cumulative impacts. CHG concluded that potential projects in the pipeline, plus the proposed Los Robles del Mar project, would require an additional groundwater demand of 33.4 to 43.4 AFY. Thus, the total demand on the aquifer, including existing and potential projects, would be 303 to 313 AFY, or about 58% of the estimated yield of the aquifer.

  As part of peer review, the reviewer estimated the demands on each of the two (upper and lower) aquifer zones. For the lower Pismo aquifer, we assumed a 90 AFY demand as of 2007 (Fugro 2007), 50 AFY for the City of Arroyo Grande municipal pumping, 28 AFY for Coastal Christian School, and 10 AFY of new private pumping, for a total existing demand of 178 AFY. Assuming a potential groundwater demand of 20 AFY for LRDM and 23 AFY of proposed cumulative projects, the total existing and potential demand on the lower aquifer is 221 AFY, which results in a surplus in the lower aquifer of approximately 49 AFY.

  Assuming a demand on the lower aquifer from the Hurley Ranch project of 18 AFY (from 10 lots), the total demand on the lower aquifer would be 239 AFY, which is approximately 31 AFY less than the estimated yield of the aquifer.

  For the upper Pismo Formation aquifer, we assumed a 150 AFY existing demand as of 2007 (Fugro 2007), plus approximately 10 AFY of new private pumping. Assuming a demand on the upper aquifer from the Hurley Ranch project of 5.4 AFY (from 3 lots), the total demand on the upper aquifer would be 165.4 AFY, which is approximately 104.6 AFY less than the estimated yield of the aquifer.

  By either methodology of analysis, it appears that the aquifer reliability is sufficient to meet the proposed demands of the proposed project.

- **Concern No. 3 – Well Interference Analysis.** In response to the County's required analysis of the potential impacts from increased pumping on neighboring wells, CHG (2014) performed a well interference analysis, which estimated the anticipated water level drawdown in nearby private domestic wells caused by the new or additional pumping of the project wells. Based on the aquifer parameters developed during pumping tests of the onsite wells, CHG (2014) performed a well interference analysis that assumed an instantaneous pumping requirement based on a maximum daily project demand.

  CHG then calculated the anticipated drawdown from each proposed project well site to the nearest private, off-site water well. Using superposition, CHG (2014) then added the calculated drawdown estimates to reach a cumulative impact, if all proposed project wells were pumping simultaneously. The results of the analysis estimated that the total well

interference (drawdown) at the nearest off-site private well due to project water use is less than 3.5 feet over the course of a year, assuming no recharge. These estimates assume that all production is from the lower aquifer; because an anticipated three of the project wells will pump from the upper aquifer, the calculated well interference impact will likely be even less than calculated.

For the project wells that pump from the upper aquifer (lots 11, 12, and 13), the interference drawdown impact on neighboring wells is expected to be negligible. Based on the results of the pumping tests conducted on the Bender Well #4, CHG (2015c) calculates that less than one inch of drawdown is expected to occur on the nearest private well.

As part of peer review, the reviewer examined CHG's methodology and calculations, and agreed with the assessment. The estimated amount of well interference drawdown is not considered significant and will not deleteriously affect neighboring private domestic wells.

- **Concern No. 4 – Water Quality**. Water quality samples were obtained during the pumping tests of each of the new wells drilled on the site. The water quality of the groundwater from the lower aquifer (from Hurley 1 and the new wells on Lots 4 and 8) all showed groundwater quality suitable for domestic use with treatment for iron, manganese, and arsenic. In general, the groundwater quality is good, with very low concentrations of total dissolved solids (TDS), chlorides, nitrates, sodium, and other more common problem constituents.

  The water quality of the upper aquifer, from which the wells for lots 11, 12, and 13 are expected to pump, is of poorer quality. The groundwater quality has very high concentrations of TDS, chloride, iron, and manganese that will require well head treatment prior to being acceptable for domestic consumption (see CHG 2015c). As submitted separately by the project applicant, a water treatment plan has been prepared for groundwater pumped from the upper aquifer (Richetti Complete Water Solutions, 2015).

**Impact – Project Water Demand**

As discussed above, information provided by the applicant's groundwater consultant, and confirmed by peer review, indicates that the anticipated increased water demand (water usage) for each of the 12 new proposed 5-acre rural residential lots, including allowance of a primary dwelling and a guest or "granny" unit on each lot, is approximately 1.8 acre-feet per year (AFY) for each of the 12 new lots, resulting in an annual net groundwater demand for the project of 21.6 AFY.

**Impact – Water Supply Reliability**

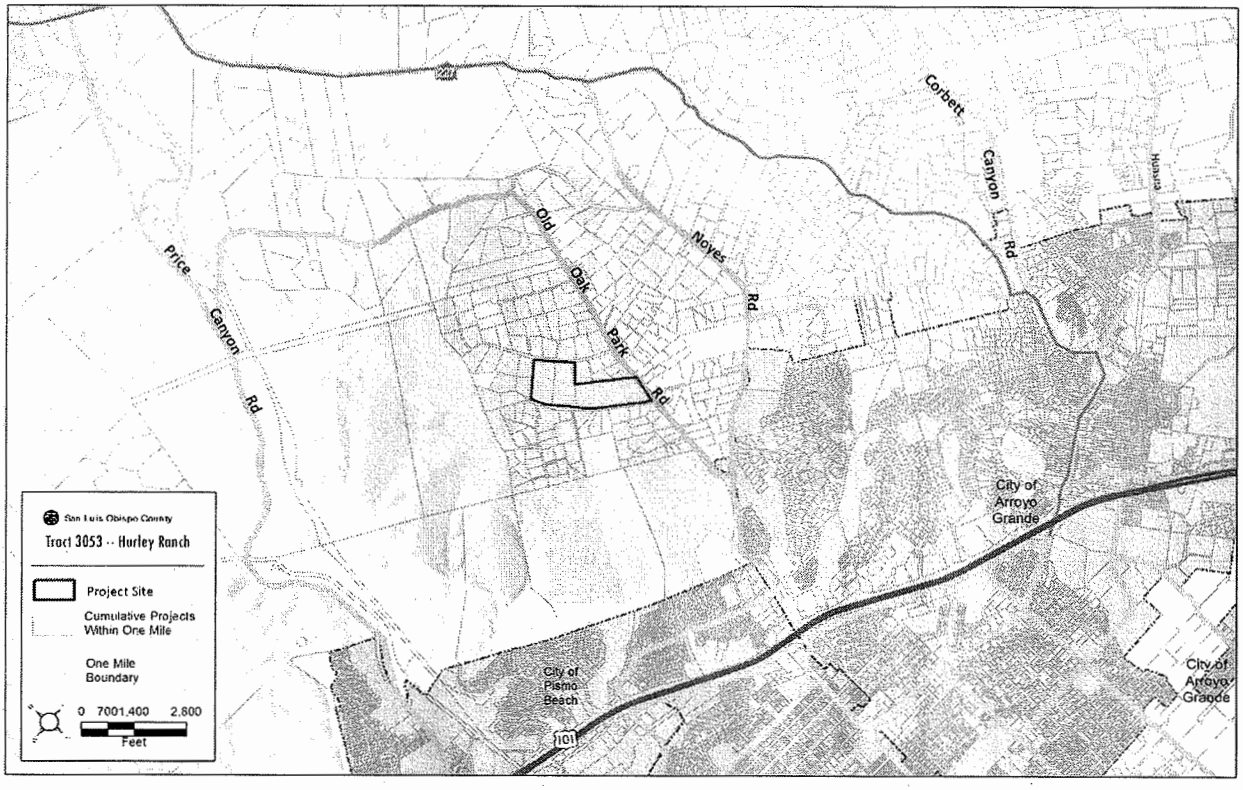
At the project site, the source(s) of groundwater supply comes from two aquifer zones, including a relatively shallow upper aquifer zone and a lower aquifer zone. The lower aquifer zone is a confined aquifer under artesian pressure and is generally thought to be separated (hydraulically distinct) from the upper aquifer by a low permeability dense clay zone (aquitard). Based on inspection of the geologic and hydrogeologic setting of the area, well logs of water supply wells drilled during the application process, and pumping test results from the wells, adequate water supplies can be developed for the project in the form of individual water supply wells on each proposed parcel. It appears that wells penetrating the lower aquifer zone can be developed on lots 1 through 10 (and potentially Lot 11); wells tapping the lower aquifer currently exist on Lot 3 (Hurley 1), Lot 4 (Well 3), and Lot 8 (Well 1).

Wells extracting groundwater from the upper aquifer zone can be drilled on Lots 11, 12, and 13. Although the upper aquifer zone is not as productive and the water quality is poorer, an adequate water supply can be developed in the upper aquifer to serve the proposed project water demands for these three lots.

On the basis of a review of existing and projected water demands from private pumping, municipal

pumping by the City of Arroyo Grande, pumping by the Coastal Christian School, and proposed projects in the planning pipeline (Figure 12), the total aquifer demand is less than the estimated aquifer yield, therefore it appears that the aquifer reliability is sufficient to meet the demands of the proposed Hurley Ranch project.

Figure 12 -- Cumulative Projects Within One Mile of the Project Site




## Impact – Interference With Wells On Surrounding Properties

A well interference analysis, which estimated the anticipated water level drawdown in nearby private domestic wells caused by the new or additional pumping of the project wells, was performed. Information provided by the applicant's consultant, summarized in the Setting, above, and confirmed by peer review, concludes that the estimated amount of well interference drawdown is not considered significant and will not deleteriously affect neighboring private domestic wells.

## Impact – Water Quality

Based on well water testing provided by the applicant's consultant, and confirmed by peer review, water quality of the groundwater from the lower aquifer is generally good, although treatment will likely be required to reduce iron, manganese, and (possibly) arsenic for domestic use. Water quality from the upper aquifer is much poorer and will require well head treatment before it is acceptable for domestic use. The applicant has submitted a water treatment plan that will reduce the unacceptable concentration limits to suitable levels.

## Impact -- Drainage

With regards to project impacts on stormwater drainage the following conditions apply:

- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project will be disturbing over one acre and will be required to prepare a SWPPP, which will be implemented during construction;
- A small easterly portion of the site along Old Oak Park Road is within the 100-year floodplain. However, this area is not within any building envelope where development can occur.

Development of the project site will involve the construction of impervious surfaces which will increase the volume and velocity of surface runoff generated by the site. Impervious surfaces will include residences, driveways and a private road.

According to the Public Works Department, drainage facilities downstream of the project site do not have adequate capacity to accept additional runoff. Therefore, project runoff must be collected in a public retention or detention basin, and any discharge leaving the site must not be greater than pre-development discharge. In addition, erosion in the Meadow Creek watershed and subsequent sedimentation into the lower reaches of the watershed and adjacent Arroyo Grande Creek Watershed is a significant problem causing reduced flood capacity. The erosion and sedimentation issue was identified and quantified in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006) which recommends Best Management Practices (BMP) aimed at reducing long-term, chronic input of sediment from future point sources. These BMPs will be incorporated as conditions of project approval.

A drainage report submitted as part of the project application (Joshua Roberts, PE, January 2014) provides an assessment of pre-project and post-project drainage. According to the drainage report, the proposed private roadway will include minimal grading, generally following the existing landform. Associated drainage improvements, including vegetated swales, culverts, detention basins and outlets are proposed to mimic existing runoff and to limit peak post-development flows to 2 year predevelopment levels. The roadway and shoulder will be graded into the existing cross slope and tilted toward a broad shallow vegetated swale. All runoff from the roadway will flow into the swale and into detention basins before being released from the project site. The development of individual lots will occur over time and each will be required to mitigate post-development flows.

**Impact -- Erosion & Sedimentation**

With regards to project impacts relating to erosion and sedimentation the following conditions apply:

- Approximately 3.2 acres of site disturbance is proposed and the movement of approximately 5,200 cubic yards of cut material and the placement of 3,800 C.Y. of fill material;
- The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- The project will be disturbing over one acre and will be required to prepare a SWPPP, which will be implemented during construction;
- All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Construction of the subdivision access road may result in erosion and down-gradient sedimentation. The construction of future residences and accessory structures will also increase the amount of

impervious surfaces which in turn, will increase the volume and velocity of runoff generated by the site compared with existing conditions.

Based on NRCS soil survey, soils covering the project site exhibit a low to moderate susceptibility for erosion. The topography of the project site will necessitate grading to create the private roadway and the creek crossing. According to the preliminary grading plan for the project, the finish grades will result in manufactured slopes that would be subject to erosion. Compliance with relevant provisions of the Building Code and Land Use Ordinance (described in the Setting, above) will address potential impacts to erosion. In addition, because the project involves disturbance of over 1 acre, the applicant is required to prepare a SWPPP which will identify specific measures to protect surface and groundwater quality. Compliance with existing regulations will ensure potential impacts associated with erosion and sedimentation will be mitigated to a less than significant level.

**Mitigation/Conclusion.**

**Water Supply and Reliability**

No significant impacts associated with water supply, reliability or impacts to surrounding wells are anticipated. The recommendations of the groundwater analyses provided above will be incorporated as conditions of project approval.

**Interference With Wells On Surrounding Properties**

Based on the analysis of the effects of drawdown, no significant impacts are expected on surrounding wells.

**Water Quality**

Based on well water testing provided by the applicant's consultant, and confirmed by peer review, water quality of the groundwater from the lower aquifer is generally good, although treatment will likely be required to reduce iron, manganese, and (possibly) arsenic for domestic use. Water quality from the upper aquifer is much poorer and will require well head treatment before it is acceptable for domestic use. The applicant has submitted a water treatment plan that will reduce the unacceptable concentration limits to suitable levels. Compliance with the water treatment plan provided by the applicant will be made a condition of project approval.

**Drainage, Erosion and Sedimentation**

As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Implementation of the Best Management Practices (BMP) recommended in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006) will be incorporated as conditions of project approval.

Pursuant to County Ordinances, the applicant will be required to prepare, prior to issuance of construction permits, an Erosion and Sedimentation Control Plan and Drainage Plan. All Erosion and Sedimentation Control Plans shall be accompanied with a complete Stormwater Quality Plan and Best Management Practices compliant with the Low Impact Development Handbook.

Implementation of ordinance requirements, recommendations outlined in the Engineering Geology Investigation report, and also Best Management Practices associated with drainage, erosion and sedimentation control measures will reduce impacts to surface water quality and hydrology to less than significant levels.

## 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?* | ☐ | ☐ | ☒ | ☐ |
| *e) Other: _____* | ☐ | ☐ | ☐ | ☒ |

**Setting/Impact.** Surrounding uses are identified on Page 2 of this Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, General Plan, etc.). Referrals were sent to external agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used) with the exception of the land use strategy section of the Clean Air Plan (refer to Air Quality section). While somewhat inconsistent with the land use strategy section of the Clean Air Plan, it is not considered significant because: it is a small number of lots, the development is within the density analyzed by the Clean Air Plan at a countywide level; it is relatively close to an urban area (about 1 mile from the City of Arroyo Grande), and future air quality modeling of vehicles shows a high mix of cleaner vehicle emissions and cleaner air when compared to the present.

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent with the surrounding uses (being residential uses on 5+ acre parcels) as summarized on page 2 of the Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required were 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 pre-history?*** ☐ ☒ ☐ ☐

***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 projects, 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.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

## Exhibit A - Initial Study References and Agency Contacts

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

| Contacted | Agency | Response |
|---|---|---|
| ☒ | County Public Works Department | **Attached** |
| ☒ | County Environmental Health Services | **Attached** |
| ☒ | County Agricultural Commissioner's Office | **None** |
| ☒ | County Assessors Department | **None** |
| ☐ | Airport Land Use Commission | **Not Applicable** |
| ☒ | Air Pollution Control District | **Attached** |
| ☒ | County Sheriff's Department | **None** |
| ☒ | Regional Water Quality Control Board | **None** |
| ☐ | CA Coastal Commission | **Not Applicable** |
| ☒ | CA Department of Fish and Wildlife | **None** |
| ☒ | CA Department of Forestry (Cal Fire) | **Attached** |
| ☒ | CA Department of Transportation | **None** |
| ☐ | Community Services District | **Not Applicable** |
| ☒ | Other HealSLO Healthy Communities WorkGroup | **Attached** |
| ☒ | Other County Parks & Recreation Department | **Attached** |

*** "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

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☒ Real Property Division Ordinance
- ☐ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ South County Area Plan/San Luis Bay Sub Area
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

- ☒ Clean Air Plan/APCD Handbook
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Special Biological Importance Map
- ☒ CA Natural Species Diversity Database
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☒ Other: Arroyo Grande Fringe Area Plan Standards

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

Biological Resources Assessment, Terra Verde Environmental Consulting, LLC, August 2013

An Analysis of the Geographic Extent of Regulated Waters and Wetlands at Hurley Ranch, Terra Verde Environmental Consulting, LLC, August 2013

Archaeological Resources Evaluation – Hurley Ranch New Deal Check Dams, Central Coast Archaeological Research Consultants, May 2013

Cultural Resource Survey of the Hurley Ranch Property, Central Coast Archaeological Research Consultants, May 2013

Percolation Testing Report Hurley Ranch, Geosolutions, Inc, April 2014

Soils Engineering Report 686 Erhart Road, Geosolutions, 2012

Drainage Report Hurley Ranch, RRM Design Group, January 2014

Groundwater Assessment Hurley Ranch, Cleath-Harris Geologists, Inc., November 2012

Additional Information to Groundwater Assessment Hurley Ranch, Cleath-Harris Geologists, Inc., December 2014

First Addendum to Groundwater Assessment Hurley Ranch, Cleath-Harris Geologists, Inc., June 2015

Second Addendum to Groundwater Assessment Hurley Ranch, Cleath-Harris Geologists, Inc., September 2015, November 2015

Peer Review of Hurley Ranch Groundwater Assessment, Fugro Inc., December 2014, November, 2015

Natural Resource Conservation Service Web Soil Survey

San Luis Obispo Air Pollution Control District 2012 CEQA Air Quality Handbook

# Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

## AESTHETICS

**AES-1 No-Build Easement. Prior to approval of subdivision improvements and prior to recordation**, the applicant shall show the no-build/landscape easement (as shown on the additional map sheet on all applicable construction plans, which is intended to 1) retain existing large shrubs and trees and 2) provide for additional landscaping, as needed, and protect sensitive plant and animal habitat. All smaller trees within this easement shall be retained. No trimming of any tree shall be allowed unless it is clearly shown to the County that trimming will eliminate an eminent health hazard. If necessary, screening landscaping for individual lots shall consist of fast growing, drought-tolerant, and properly sized to be in scale with the proposed structure and surrounding native vegetation. The landscape plan shall be approved by the County. This shall be part of a second sheet of the tract map and included as a part of any individual construction permit application, and included in any CC&Rs developed for the tract.

**AES-2 Screening with Existing Trees. Upon submittal of construction permits for each lot**, plans shall show existing trees that are outside, but within 50 feet, of the building envelopes. Residences shall be located far enough away from these trees to avoid the need of trimming or removing any of these potential screening trees.

**AES-3 Color & Material Palette. Prior to issuance of construction permits on each lot**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County). Proposed residence shall have hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.

**AES-4 Exterior Lighting. Prior to issuance of construction permits on each lot**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties.

**AES-5 Visibility from Public Roads. Prior to issuance of construction permits for Lot 5, 6, 12 and 13**, the following shall be submitted to the County for review and approval;

a. Building elevations along with a through-the-site cross section from the most visible points the closest public road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.)
b. If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. The design of two story structures shall avoid any large massing or large vertical or horizontal uninterrupted surfaces.
c. Construction plans with information of materials, colors, location, and landscaping of the proposed residences showing the building(s) receding into the natural environment and screened from public road views.
d. If screening landscaping is required, a five-year monitoring program shall be required to verify establishment of landscaping installed.

**AES-6 Building Envelope. At the time of application for construction permits for each lot**, the applicant shall clearly delineate the building site(s) and/or building control line(s) on the project plans, as shown on the approved tract map/site plan. With the exception of Lot 12 and 13, all new development (e.g. residences, detached garages, guest houses, sheds, septic tanks and leach lines) shall be completely located within the building envelope(s) and/or within the building control line(s). Lot 12 and 13 leach lines may be located outside the building envelopes, open space easement areas and driplines of existing/replanted coast live oak trees or other sensitive vegetation, as identified in the botanical report, to the minimal area necessary for such system to function effectively.

**AES-7 Cut & Fill Slope. At the time of application for construction permits for each lot**, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. No cut or fill area that will be visible from public roads shall exceed six feet in vertical height above or below the existing ground surface. For any visible cuts from key viewing areas previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.

**AES-8 Water Tanks. At the time of application for construction permits for each lot**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Old Oak Park Road, Vetter Lane and Erhart Road. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

**AES-9 Landscape Plan. At the time of application for construction permits for each lot**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.16.040 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, access roads, outbuildings, water tanks, etc., into the surrounding environment when viewed from Old Oak Park Road, Vetter Lane and Erhart Road.

Retaining walls, sound walls, and understories that exceed six feet in height shall be constructed in colors and tones compatible with the surrounding environment, and shall use textured materials and/or construction methods which create a textured effect, when viewed from Old Oak Park Road, Vetter Lane and Erhart Road. Landscaping that will either screen from in front or grow over from above the wall shall be established **prior to final inspection or issuance of a certificate of occupancy, whichever occurs first**.

## AIR QUALITY

**AQ-1 Dust Mitigation. During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

a. Reduce the amount of disturbed area where possible,
b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
d. All trucks 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 load and top of trailer) in accordance with CVC Section 23114.
e. 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.
f. All dirt stock-pile areas should be sprayed daily as needed.

**AQ-2 Wood Burning.** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

## BIOLOGICAL RESOURCES

**BR-1 Open Space Easement (No Build Zone). Prior to recordation of the final map**, the applicant shall enter into an agreement with the County, in a form acceptable to County Counsel, to create an open space easement over approximately fifteen acres of the project as shown on the additional map sheet. The terms of the open space easement will allow only

activities that help the long term protection of native plant species. No off-road vehicle use, crop production, equestrian uses, or other animal raising or keeping activities is allowed in the open space easement area with the exception of leach lines which may be located within the easement area outside of the driplines of existing coast live oak trees. These provisions for limited open space use shall be added to any CC&Rs developed for the project.

**BR-2 Development Limitation. As a part of an additional map sheet of the tract map and included as a part of any individual construction permit application, and included in any CC&Rs developed for the tract,** the following shall apply to the areas within the open space easement and remainder areas outside of the building envelopes:

a. No oak trees, or other visually significant vegetation, shall be impacted or removed. For Lot 2, 12, and 13, removal of trees shall be minimal to feasibly allow areas for leach fields;
b. No activities (including grazing or the keeping of animals) shall be allowed that could adversely impact the sensitive vegetation, as defined in the Botanical Assessment (Appendix C, Terra Verde Environmental Consulting, 2013);
c. Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment - Exhibit "A" (open space areas and building envelopes).
d. All applicable plans submitted to the County for approval shall show open space areas and building envelopes, and all trees outside of the building envelopes shall be protected during all construction activities. Plans shall show how these trees will be protected from any disturbance/ compaction at 1-1/2 times the distance between the trunk and dripline edges (e.g., install sturdy fencing, install retaining walls, etc.). This protection shall be installed prior to construction work beginning and remain in effect during the entire construction phase.

**BR-3 Manzanita – Protection. Prior to any grading work beginning of subdivision improvements and new residential development on Lot 6 and 11,** the two manzanita shall be flagged and avoided for protection. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and/or construction and or/ improvement phase(s). If it is determined at a later date that these two manzanitas will be impacted or removed, prior approval from the County shall be received. The County shall require replacement of each manzanita removed at 2:1 ratio on site within a location that will be protected in perpetuity. Documentation of survival of the replacement manzanitas after five years shall be provided to the County.

**BR-4 American Badger – Preconstruction Survey & Avoidance. No more than 30 days prior to ground disturbing activities associated with subdivision improvements/ development on individual lots**, a County-qualified biologist shall conduct a pre-construction survey within all potentially impacted areas of suitable badger habitat. If dens are discovered, they will be inspected to determine if they are currently occupied. If dens are determined to be inactive by the qualified biologist, they will be excavated by hand to prevent re-occupation prior to construction. If the qualified biologist determines that potential dens may be active during the *non-breeding season (May to December)*, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days to discourage the use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater degree over the three to five day period. After the qualified biologist determines that badgers have stopped using active dens

within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. If badgers are found during their *breeding and rearing season (May to December),* dens shall be avoided by a 200-foot buffer to protect them from construction activities. If these dens cannot be avoided after the breeding season has concluded, the above measures will be followed.

**Prior to map recordation or final inspection of individual lot construction permits**, a written report documenting all badger related activities (e.g. den flagging, monitoring, badger removal, etc.) shall be provided to the County. A copy of the report will also be provided to the CDFW.

**BR-5 Monarch Butterfly – Preconstruction Survey & Avoidance. Prior to ground disturbing activities associated with subdivision improvements or development on individual lots,** the site shall be surveyed by a qualified biologist for the presence of wintering Monarch butterflies if construction occurs during the Monarch butterfly overwintering period (November to February). The eucalyptus grove located along the southwestern edge of Lot 4,7,8,10 and 12 shall be avoided. If eucalyptus trees are proposed to be removed in the future, a County - qualified biologist shall determine if Monarch butterflies are utilizing the site for overwintering between November and February. If they are discovered to be overwintering, the Applicant or lot owner shall contact the County to address avoidance and mitigation measures.

**BR-6 California Red-legged Frog, Silvery Legless Lizard, and General Wildlife - No more than 15 days prior to ground disturbing activities related to subdivision improvements/ development on individual lots**, a County-qualified biologist shall conduct a pre-construction wildlife survey on the site in all potentially suitable habitats for additional special-status wildlife species. Due to the marginally suitable habitat present on site and distance to nearest documented occurrences, no protocol-level surveys are recommended. If previously undocumented sensitive species are discovered, the Applicant or lot owner shall consult with the County and/or the appropriate resource agencies prior to any work occurring on the site.

A qualified biological monitor shall be present during all clearing, grubbing, and earthwork (up to one foot in depth) in or adjacent (within 50 feet) to suitable habitat (e.g., duff, seeps, creek, wetlands). Any wildlife observed will be relocated to suitable adjacent habitat well away from areas that will be disturbed.

**BR-7 Nesting Birds – Pre-Construction Survey & Protection. Prior to any vegetation clearing and grading associated with subdivision improvements or development on individual lots,** the Applicant shall avoid such construction activities during the typical avian nesting season (February 15 to August 15) to protect sensitive avian species and those species protected by the MBTA, If avoiding construction during this season is not feasible, a qualified biologist shall survey the area *within one week* prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until the Applicant's biologist has determined that the young have fledged. If special- status avian species are identified, no work will begin until an appropriate buffer is determined by consultation with the County's Environmental Coordinator, local CDFW biologist, and/or the USFWS.

**BR-8 Riparian – Wildlife Protection. Prior to the initiation of the construction of the subdivision road crossing and development on Lot 2, 4 and 13 (including access road),** a pre-activity wildlife survey shall be conducted by a County-approved, qualified biologist. The focus of this survey includes all special status wildlife species including the potentially-

occurring reptiles (Silvery Legless Lizard) and amphibians (California Red-legged Frog) mentioned in the Biological Assessment for Hurley Tract (Terra Verde, Aug 2013).

BR-9 **Riparian - Other Agency Permits. Prior to the initiation of the construction of the subdivision road crossing and access road to Lot 13,** should the proposed development need to span the riparian corridor, or disturb any riparian habitat and/or wetland habitat, the Applicant and lot owner understand that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Wildlife, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers. When such permits are required, any applicable requirement shall be shown on applicable construction drawings and adhered to during construction. Copies of such Agency-approved permits shall be provided to the County prior to **issuance of construction permit and/or approval of subdivision improvement plan.**

BR-10 **Riparian Vegetation – Protection.** To minimize impacts to the riparian habitat, the applicant agrees to show on applicable drawings the following to be implemented **for the life of the project:**

a. All riparian vegetation shall be protected with a no-build easements shown on recorded maps. These no-build easements shall be shown on all applicable grading /construction or improvement plans.
b. All development on site will have minimum setback requirements of at least 50 feet from all CDFW/County wetlands and at least 100 feet from federal wetlands and waters.
c. No livestock shall be allowed within the riparian habitat area.
d. All allowed uses within the riparian habitat area shall be "passive", where the use will have either no or minimal impact on the habitat.

Any CC&R's created shall include the above provisions to minimize impacts to the riparian habitat.

BR-11 **Riparian – Setbacks & No-Build Easements.** All structures shall be set back 50 feet from the riparian corridor, as measured from edge of existing riparian vegetation. **Prior to approval of subdivision improvement plan**, an engineered survey shall be completed to establish the riparian edge. The 50 feet setback shall be shown on all applicable construction drawings submitted for County approval. These setback areas shall be recorded on separate tract map as a no-build easement and shall be maintained in perpetuity.

BR-12 **Erosion Control – Avoid Rainy Season.** Limit construction work in and around wetlands and waters as much as feasible. Construction activities shall occur only when conditions are dry. If this is not feasible or work will occur within perennial waterbodies, a dewatering plan or some other similar method shall be developed and the appropriate agencies shall be consulted to acquire appropriate permits **prior to the permit issuance for development on individual lots.**

BR-13 **Bioswale Planting.** Any proposed bioswale and/ or drainage feature(s) for both subdivision road and future development on individual lots shall be planted with native, hydrophytic plant species similar to species found on site.

BR-14 **Surface Water Protection. Prior to approval of subdivision improvement plan and/or construction permits for individual lots**, an erosion and sedimentation control plan shall be developed outlining BMPs, which shall be implemented to prevent erosion and sedimentation

into the stream or wetland features during construction. Acceptable stabilization methods include the use of weed-free, natural fiber [i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project. For long-term site stabilization, native vegetation appropriate to the site will be planted to minimize erosion and sedimentation, as needed. The following general measures to minimize impacts to sensitive resources are recommended:

a. The use of heavy equipment and vehicles shall be limited to the proposed project limits, driveway/road, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.
b. All equipment and materials shall be stored at least 100 feet away from the stream and wetland features at the end of each working day. Secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream and/or wetlands when equipment must be staged, fueled, or repaired within 100 feet of the resource.
c. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 100 feet from the stream channel and wetland features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering water bodies. In addition, all equipment and materials shall be stored/stockpiled away from the stream and wetlands. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
d. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (e.g., CDFW) should be obtained (as necessary). All additional mitigation measures required by these agencies would be implemented as necessary throughout the duration of the project.

**BR-15 Sensitive Habitat Protection.** To minimize impacts to the sensitive habitat identified and mapped on the subdivision plan, the Applicant agrees to the following:

a. The sensitive vegetation areas will be shown on the additional map sheet as shown on the Hurley Ranch Biological Assessment, Terra Verde August 2013 – Exhibit X and Tract 3053 Site Plan with Building Envelopes, RRM Group – Feb 27, 2015) shall be protected during construction with highly visible and sturdy fencing.
b. Vegetation removal of native habitat shall be minimized and limited to what is shown on the County-approved grading/ construction /improvement plans.
c. Vegetation clearance or modification for fire safety purposes shall be limited to the minimum setbacks required by CAL FIRE. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/ trim only enough vegetation to create non-contiguous islands of native vegetation).
d. No livestock shall be allowed within the native habitat area.
e. All allowed uses within the native habitat area shall be "passive", where the use will have either no or minimal impact on the habitat.
f. Any CC&R's created shall include the above provisions to minimize impacts to the native habitat.

**BR-16 Compliance/Monitoring. Prior to construction permit issuance and/or approval of improvement plans**, all 1) native vegetation removal, and 2) sensitive habitat protection measures to be implemented during construction, shall be shown on all applicable grading/ construction or improvement plans and reviewed/ approved by the County (Planning and Building Dept.) **before any work or vegetation removal begins**. **During construction/ improvements** and for the **life of the project** all of the above measures shall be adhered to. **Prior to map recordation or final inspection/ occupancy of individual lot construction permits**, the applicant shall provide verification to the satisfaction of the County that the applicable measures above have been adhered to. **Prior to map recordation**, an Additional Map Sheet shall be provided for County review and approval to show protection measures to be followed for post recordation development.

**BR-17 Oak Tree Removal/Protection. At the time of application for subdivision improvement plan and construction permits for development on individual lots,** improvement plans shall clearly delineate all trees within 50 feet of the proposed improvements, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. A map clearly showing the locations of the impacted/ removed oak tree(s) larger than 6 inches at 4 feet height. For Lot 12 and 13, the following oak impacts are expected:

- Lot 12 Building Envelope: Development of Lot 12 has the potential to result in the impact and/or removal of oak trees #128 and 129.
- Lot 13 Access: The access driveway to Lot 13 would result in the removal of oak trees #168, 169, 173 and 174 and potential impacts to #161 and 175.
- Lot 13 Building Envelope: Development of Lot 13 has the potential to result in the impact and/or removal of oak trees #152 to 155.

**Prior to any ground disturbing activities**, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.

**BR-18 Tree Replacement. At the time of application for subdivision improvement plan and construction permits for development on individual lots including lots 12 and 13,** if oak trees are to be impacted or removed, a replacement plan shall be included which shows all trees (6" diameter or greater at 4 feet from ground) identified to be removed and impacted. Removed trees shall be replaced at a 4:1 ratio and impacted trees at a 2:1 ratio. Average tree planting density shall be no greater than 20 feet on center. The tree replacement plan shall also indicated the method for irrigation, mulching, caging and what amendments will be used until the plants are successfully established.

These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

**At the time of final inspection of subdivision improvements or construction permits**, the applicant shall submit a letter from the qualified botanist stating that all of the required replacement/ landscaping vegetation was planted and any other related specified measures are in place (e.g., irrigation, mulching, etc.).

**BR-19 Tree Cost Estimate. Prior to recordation of final map or approval of subdivision improvement plans or final inspection for development on individual lots**, a cost estimate for a planting plan, installation of new trees, and maintenance of new trees for a period of five years shall be prepared by a qualified individual (e.g., landscape contractor) and shall be reviewed and approved by the County Department of Planning and Building. Prior to initiation of subdivision improvements or site grading, a performance bond, equal to the cost estimate, shall be posted by the applicant.

**BR-20 Tree Monitoring. Prior to recordation of the final map or final inspection for development on individual lots**, to guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., certified arborist, landscape architect/ contractor, certified nurseryman), hired by the Environmental Coordinator's office, to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than five years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially required vegetation is successfully established. Additional monitoring will be necessary if initially required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator. The cost for the five year monitoring period shall be the responsibility of the applicant.

**BR-21 Drainage Modifications. At the time of application for subdivision improvement plans, grading permits and construction permits for individual lots**, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the County for review. The County will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

**BR-22 Oak Trimming.** The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks:

a. Minimize removal of larger lower branches
b. Avoid making tree top heavy and more susceptible to "blow-overs"
c. Reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation
d. Retain the wildlife that is found only in the lower branches
e. Retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers)
f. Retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential

life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance.

g. If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

**BR-23 Understory Protection.** To minimize impacts to the sensitive oak woodland understory habitat, the applicant agrees to the following during construction/ tract improvements and for the life of the project:

a. All native vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.

b. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation). Additional removal of non-native vegetation could be approved with a landscape plan.

c. Any CC&R's created shall include the above provisions to protect the native habitat.

## CULTURAL RESOURCES

**CR-1 During any ground disturbing activities associated with the subdivision improvement or development on individual lots,** per Section 22.10.040 of the County's Land Use Ordinance In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

a. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

## FIRE SAFETY

**FS-1 Fire Safety – Compliance. Prior to recordation of the final map, and issuance of construction permits for individual lots**, the applicant agrees to abide by the recommendations made by the CAL FIRE, in the letter dated September 25, 2013 and the Fire Safety Standards LUO Sec. 22.05.086.

## WASTEWATER

**WW-1 Prior to final map recordation**, the applicant shall be required to submit sufficient soil percolation and soil boring information to show how the future septic systems will comply with the Central Coast Basin Plan for potential constraints identified for the project site. Final map recordation will not be approved by the Environmental Health Department if Basin Plan criteria cannot be met.

**WW-2 Prior to final map recordation**, the applicant shall be required to submit information on the existing septic system on proposed Lot 1 (existing residence) and documentation of maintenance to the Environmental Health Department for review.

## WATER & HYDROLOGY

*Erosion, Sedimentation and Drainage Control*

**ER-1** **Drainage Plan Required. Prior to recordation of the final map and issuance of construction permits on all lots**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

**ER-2** **Erosion & Sedimentation Control Plan. Prior to recordation of the final map and issuance of construction permits on all lots**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09) and incorporate measures 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, final erosion control measures and best management practices (BMPS) to reduce long-term, chronic input of sediment from future point sources.

a. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.

b. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.

c. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.

d. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

e. Best Management Practices aimed to reduce long-term, chronic input of sediment from future point sources as recommended in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006).

**ER-3** **Stormwater Pollution Prevention Plan. At the time of application for subdivision improvement plans and construction permits for all lots ,** the Applicant shall provide the County evidence that a stormwater pollution prevention plan has been prepared meeting RWQCB standards. This Plan shall be retained on site **during construction**.

## Condition Compliance/Environmental Monitoring

**EM-1** At the time of application for construction permit, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

**EM-2** **Environmental Monitor**. Prior to recordation of the final map and/or issuance of a grading permit for construction on individual lots, the applicant shall retain a qualified individual,

approved by the County Environmental Coordinator, to monitor the mitigation measures and to provide satisfactory evidence to the County Environmental Coordinator that the above measure(s) has been completed, including the date of its completion.

**EM-3** **Environmental Monitor - Reporting**. To guarantee the success of the mitigation measures, the applicant's monitor will verify that these measure has been successfully established/ maintained, and prepare monitoring reports, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial completion date and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the measure has been successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain compliance with all mitigation measures.

February 19, 2016

# DEVELOPER'S STATEMENT FOR HURLEY RANCH LLC
# VESTING TENTATIVE TRACT MAP
# SUB2013-0009/TRACT 3053

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

## AESTHETICS

**AES-1 No-Build Easement. Prior to approval of subdivision improvements and prior to recordation**, the applicant shall show the no-build/landscape easement (as shown on the additional map sheet on all applicable construction plans, which is intended to 1) retain existing large shrubs and trees and 2) provide for additional landscaping, as needed, and protect sensitive plant and animal habitat. All smaller trees within this easement shall be retained. No trimming of any tree shall be allowed unless it is clearly shown to the County that trimming will eliminate an eminent health hazard. If necessary, screening landscaping for individual lots shall consist of fast growing, drought-tolerant, and properly sized to be in scale with the proposed structure and surrounding native vegetation. The landscape plan shall be approved by the County. This shall be part of a second sheet of the tract map and included as a part of any individual construction permit application, and included in any CC&Rs developed for the tract.

**AES-2 Screening with Existing Trees. Upon submittal of construction permits for each lot**, plans shall show existing trees that are outside, but within 50 feet, of the building envelopes. Residences shall be located far enough away from these trees to avoid the need of trimming or removing any of these potential screening trees.

**AES-3 Color & Material Palette. Prior to issuance of construction permits on each lot**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County). Proposed residence shall

have hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.

**AES-4 Exterior Lighting. Prior to issuance of construction permits on each lot**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties.

**AES-5 Visibility from Public Roads. Prior to issuance of construction permits for Lot 5, 6, 12 and 13**, the following shall be submitted to the County for review and approval;

a. Building elevations along with a through-the-site cross section from the most visible points the closest public road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.)
b. If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. The design of two story structures shall avoid any large massing or large vertical or horizontal uninterrupted surfaces.
c. Construction plans with information of materials, colors, location, and landscaping of the proposed residences showing the building(s) receding into the natural environment and screened from public road views.
d. If screening landscaping is required, a five-year monitoring program shall be required to verify establishment of landscaping installed.

**AES-6 Building Envelope. At the time of application for construction permits for each lot**, the applicant shall clearly delineate the building site(s) and/or building control line(s) on the project plans, as shown on the approved tract map/site plan. With the exception of Lot 12 and 13, all new development (e.g. residences, detached garages, guest houses, sheds, septic tanks and leach lines) shall be completely located within the building envelope(s) and/or within the building control line(s). Lot 12 and 13 leach lines may be located outside the building envelopes, open space easement areas and driplines of existing/replanted coast live oak trees or other sensitive vegetation, as identified in the botanical report, to the minimal area necessary for such system to function effectively.

**AES-7 Cut & Fill Slope. At the time of application for construction permits for each lot**, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. No cut or fill area that will be visible from public roads shall exceed six feet in vertical height above or below the existing ground surface. For any visible cuts from key viewing areas previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.

**AES-8 Water Tanks. At the time of application for construction permits for each lot**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Old Oak Park Road, Vetter Lane and Erhart Road. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

**AES-9 Landscape Plan. At the time of application for construction permits for each lot**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.16.040 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, access roads, outbuildings, water tanks, etc., into the surrounding environment when viewed from Old Oak Park Road, Vetter Lane and Erhart Road.

Retaining walls, sound walls, and understories that exceed six feet in height shall be constructed in colors and tones compatible with the surrounding environment, and shall use textured materials and/or construction methods which create a textured effect, when viewed from Old Oak Park Road, Vetter Lane and Erhart Road. Landscaping that will either screen from in front or grow over from above the wall shall be established **prior to final inspection or issuance of a certificate of occupancy, whichever occurs first**.

**Monitoring:** Required prior to recordation of the final map and at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

## AIR QUALITY

**AQ-1 Dust Mitigation. During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

a. Reduce the amount of disturbed area where possible,

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
d. All trucks 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 load and top of trailer) in accordance with CVC Section 23114.
e. 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.
f. All dirt stock-pile areas should be sprayed daily as needed.

**AQ-2 Wood Burning.** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

**Monitoring:** Required at the time of application for construction permits. Compliance will be verified by the Air Pollution Control District and County Department of Planning and Building.

## BIOLOGICAL RESOURCES

**BR-1 Open Space Easement (No Build Zone). Prior to recordation of the final map**, the applicant shall enter into an agreement with the County, in a form acceptable to County Counsel, to create an open space easement over approximately fifteen acres of the project as shown on the additional map sheet. The terms of the open space easement will allow only activities that help the long term protection of native plant species. No off-road vehicle use, crop production, equestrian uses, or other animal raising or keeping activities is allowed in the open space easement area with the exception of leach lines which may be located within the easement area outside of the driplines of existing coast live oak trees. These provisions for limited open space use shall be added to any CC&Rs developed for the project.

**BR-2 Development Limitation. As a part of an additional map sheet of the tract map and included as a part of any individual construction permit application, and included in any CC&Rs developed for the tract,** the following shall apply to the areas within the open space easement and remainder areas outside of the building envelopes:
a. No oak trees, or other visually significant vegetation, shall be impacted or removed. For Lot 2, 12, and 13, removal of trees shall be minimal to feasibly allow areas for leach fields;
b. No activities (including grazing or the keeping of animals) shall be allowed that could adversely impact the sensitive vegetation, as defined in the Botanical Assessment (Appendix C, Terra Verde Environmental Consulting, 2013);
c. Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment - Exhibit "A" (open space areas and building envelopes).

d. All applicable plans submitted to the County for approval shall show open space areas and building envelopes, and all trees outside of the building envelopes shall be protected during all construction activities. Plans shall show how these trees will be protected from any disturbance/ compaction at 1-1/2 times the distance between the trunk and dripline edges (e.g., install sturdy fencing, install retaining walls, etc.). This protection shall be installed prior to construction work beginning and remain in effect during the entire construction phase.

**BR-3** **Manzanita – Protection. Prior to any grading work beginning of subdivision improvements and new residential development on Lot 6 and 11,** the two manzanita shall be flagged and avoided for protection. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and/or construction and or/ improvement phase(s). If it is determined at a later date that these two manzanitas will be impacted or removed, prior approval from the County shall be received. The County shall require replacement of each manzanita removed at 2:1 ratio on site within a location that will be protected in perpetuity. Documentation of survival of the replacement manzanitas after five years shall be provided to the County.

**BR-4** **American Badger – Preconstruction Survey & Avoidance. No more than 30 days prior to ground disturbing activities associated with subdivision improvements/ development on individual lots**, a County-qualified biologist shall conduct a pre-construction survey within all potentially impacted areas of suitable badger habitat. If dens are discovered, they will be inspected to determine if they are currently occupied. If dens are determined to be inactive by the qualified biologist, they will be excavated by hand to prevent re-occupation prior to construction. If the qualified biologist determines that potential dens may be active during the *non-breeding season (May to December)*, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days to discourage the use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater degree over the three to five day period. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. If badgers are found during their *breeding and rearing season (May to December),* dens shall be avoided by a 200-foot buffer to protect them from construction activities. If these dens cannot be avoided after the breeding season has concluded, the above measures will be followed.

**Prior to map recordation or final inspection of individual lot construction permits**, a written report documenting all badger related activities (e.g. den flagging, monitoring, badger removal, etc.) shall be provided to the County. A copy of the report will also be provided to the CDFW.

**BR-5** **Monarch Butterfly – Preconstruction Survey & Avoidance. Prior to ground disturbing activities associated with subdivision improvements or development on individual lots,** the site shall be surveyed by a qualified biologist for the presence of wintering Monarch butterflies if construction occurs during the Monarch butterfly overwintering period (November to February). The eucalyptus grove located along the southwestern edge of Lot 4,7,8,10 and 12 shall be avoided. If eucalyptus trees are proposed to be removed in the future, a County -qualified biologist shall determine if Monarch butterflies are utilizing the site for overwintering between November and

February. If they are discovered to be overwintering, the Applicant or lot owner shall contact the County to address avoidance and mitigation measures.

**BR-6** **California Red-legged Frog, Silvery Legless Lizard, and General Wildlife - No more than 15 days prior to ground disturbing activities related to subdivision improvements/ development on individual lots**, a County-qualified biologist shall conduct a pre-construction wildlife survey on the site in all potentially suitable habitats for additional special-status wildlife species. Due to the marginally suitable habitat present on site and distance to nearest documented occurrences, no protocol-level surveys are recommended. If previously undocumented sensitive species are discovered, the Applicant or lot owner shall consult with the County and/or the appropriate resource agencies prior to any work occurring on the site.

A qualified biological monitor shall be present during all clearing, grubbing, and earthwork (up to one foot in depth) in or adjacent (within 50 feet) to suitable habitat (e.g., duff, seeps, creek, wetlands). Any wildlife observed will be relocated to suitable adjacent habitat well away from areas that will be disturbed.

**BR-7** **Nesting Birds – Pre-Construction Survey & Protection. Prior to any vegetation clearing and grading associated with subdivision improvements or development on individual lots,** the Applicant shall avoid such construction activities during the typical avian nesting season (February 15 to August 15) to protect sensitive avian species and those species protected by the MBTA, If avoiding construction during this season is not feasible, a qualified biologist shall survey the area *within one week* prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until the Applicant's biologist has determined that the young have fledged. If special-status avian species are identified, no work will begin until an appropriate buffer is determined by consultation with the County's Environmental Coordinator, local CDFW biologist, and/or the USFWS.

**BR-8** **Riparian – Wildlife Protection. Prior to the initiation of the construction of the subdivision road crossing and development on Lot 2, 4 and 13 (including access road),** a pre-activity wildlife survey shall be conducted by a County-approved, qualified biologist. The focus of this survey includes all special status wildlife species including the potentially-occurring reptiles (Silvery Legless Lizard) and amphibians (California Red-legged Frog) mentioned in the Biological Assessment for Hurley Tract (Terra Verde, Aug 2013).

**BR-9** **Riparian - Other Agency Permits. Prior to the initiation of the construction of the subdivision road crossing and access road to Lot 13,** should the proposed development need to span the riparian corridor, or disturb any riparian habitat and/or wetland habitat, the Applicant and lot owner understand that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Wildlife, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers. When such permits are required, any applicable requirement shall be shown on applicable construction drawings and adhered to during construction. Copies of such Agency-approved permits shall be provided to the County prior to **issuance of construction permit and/or approval of subdivision improvement plan.**

**BR-10 Riparian Vegetation – Protection.** To minimize impacts to the riparian habitat, the applicant agrees to show on applicable drawings the following to be implemented **for the life of the project:**

a. All riparian vegetation shall be protected with a no-build easements shown on recorded maps. These no-build easements shall be shown on all applicable grading /construction or improvement plans.

b. All development on site will have minimum setback requirements of at least 50 feet from all CDFW/County wetlands and at least 100 feet from federal wetlands and waters.

c. No livestock shall be allowed within the riparian habitat area.

d. All allowed uses within the riparian habitat area shall be "passive", where the use will have either no or minimal impact on the habitat.

Any CC&R's created shall include the above provisions to minimize impacts to the riparian habitat.

**BR-11 Riparian – Setbacks & No-Build Easements.** All structures shall be set back 50 feet from the riparian corridor, as measured from edge of existing riparian vegetation. **Prior to approval of subdivision improvement plan**, an engineered survey shall be completed to establish the riparian edge. The 50 feet setback shall be shown on all applicable construction drawings submitted for County approval. These setback areas shall be recorded on separate tract map as a no-build easement and shall be maintained in perpetuity.

**BR-12 Erosion Control – Avoid Rainy Season.** Limit construction work in and around wetlands and waters as much as feasible. Construction activities shall occur only when conditions are dry. If this is not feasible or work will occur within perennial waterbodies, a dewatering plan or some other similar method shall be developed and the appropriate agencies shall be consulted to acquire appropriate permits **prior to the permit issuance for development on individual lots.**

**BR-13 Bioswale Planting.** Any proposed bioswale and/ or drainage feature(s) for both subdivision road and future development on individual lots shall be planted with native, hydrophytic plant species similar to species found on site.

**BR-14 Surface Water Protection**. **Prior to approval of subdivision improvement plan and/or construction permits for individual lots**, an erosion and sedimentation control plan shall be developed outlining BMPs, which shall be implemented to prevent erosion and sedimentation into the stream or wetland features during construction. Acceptable stabilization methods include the use of weed-free, natural fiber [i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project. For long-term site stabilization, native vegetation appropriate to the site will be planted to minimize erosion and sedimentation, as needed. The following general measures to minimize impacts to sensitive resources are recommended:

a. The use of heavy equipment and vehicles shall be limited to the proposed project limits, driveway/road, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.

b. All equipment and materials shall be stored at least 100 feet away from the stream and wetland features at the end of each working day. Secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream and/or wetlands when equipment must be staged, fueled, or repaired within 100 feet of the resource.
c. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 100 feet from the stream channel and wetland features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering water bodies. In addition, all equipment and materials shall be stored/stockpiled away from the stream and wetlands. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
d. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (e.g., CDFW) should be obtained (as necessary). All additional mitigation measures required by these agencies would be implemented as necessary throughout the duration of the project.

**BR-15 Sensitive Habitat Protection.** To minimize impacts to the sensitive habitat identified and mapped on the subdivision plan, the Applicant agrees to the following:

a. The sensitive vegetation areas will be shown on the additional map sheet as shown on the Hurley Ranch Biological Assessment, Terra Verde August 2013 – Exhibit X and Tract 3053 Site Plan with Building Envelopes, RRM Group – Feb 27, 2015) shall be protected during construction with highly visible and sturdy fencing.
b. Vegetation removal of native habitat shall be minimized and limited to what is shown on the County-approved grading/ construction /improvement plans.
c. Vegetation clearance or modification for fire safety purposes shall be limited to the minimum setbacks required by CAL FIRE. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/ trim only enough vegetation to create non-contiguous islands of native vegetation).
d. No livestock shall be allowed within the native habitat area.
e. All allowed uses within the native habitat area shall be "passive", where the use will have either no or minimal impact on the habitat.
f. Any CC&R's created shall include the above provisions to minimize impacts to the native habitat.

**BR-16 Compliance/Monitoring. Prior to construction permit issuance and/or approval of improvement plans**, all 1) native vegetation removal, and 2) sensitive habitat protection measures to be implemented during construction, shall be shown on all applicable grading/ construction or improvement plans and reviewed/ approved by the County (Planning and Building Dept.) **before any work or vegetation removal begins**. **During construction/ improvements** and for the **life of the project** all of the above measures shall be adhered to. **Prior to map recordation or final inspection/ occupancy of individual lot construction permits**, the applicant shall provide verification to the

satisfaction of the County that the applicable measures above have been adhered to. **Prior to map recordation**, an Additional Map Sheet shall be provided for County review and approval to show protection measures to be followed for post recordation development.

**BR-17 Oak Tree Removal/Protection. At the time of application for subdivision improvement plan and construction permits for development on individual lots,** improvement plans shall clearly delineate all trees within 50 feet of the proposed improvements, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. A map clearly showing the locations of the impacted/ removed oak tree(s) larger than 6 inches at 4 feet height. For Lot 12 and 13, the following oak impacts are expected:

- Lot 12 Building Envelope: Development of Lot 12 has the potential to result in the impact and/or removal of oak trees #128 and 129.
- Lot 13 Access: The access driveway to Lot 13 would result in the removal of oak trees #168, 169, 173 and 174 and potential impacts to #161 and 175.
- Lot 13 Building Envelope: Development of Lot 13 has the potential to result in the impact and/or removal of oak trees #152 to 155.

**Prior to any ground disturbing activities**, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.

**BR-18 Tree Replacement. At the time of application for subdivision improvement plan and construction permits for development on individual lots including lots 12 and 13,** if oak trees are to be impacted or removed, a replacement plan shall be included which shows all trees (6" diameter or greater at 4 feet from ground) identified to be removed and impacted. Removed trees shall be replaced at a 4:1 ratio and impacted trees at a 2:1 ratio. Average tree planting density shall be no greater than 20 feet on center. The tree replacement plan shall also indicated the method for irrigation, mulching, caging and what amendments will be used until the plants are successfully established.

These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

**At the time of final inspection of subdivision improvements or construction permits**, the applicant shall submit a letter from the qualified botanist stating that all of the required replacement/ landscaping vegetation was planted and any other related specified measures are in place (e.g., irrigation, mulching, etc.).

**BR-19 Tree Cost Estimate. Prior to recordation of final map or approval of subdivision improvement plans or final inspection for development on individual lots**, a cost

estimate for a planting plan, installation of new trees, and maintenance of new trees for a period of five years shall be prepared by a qualified individual (e.g., landscape contractor) and shall be reviewed and approved by the County Department of Planning and Building. Prior to initiation of subdivision improvements or site grading, a performance bond, equal to the cost estimate, shall be posted by the applicant.

**BR-20 Tree Monitoring. Prior to recordation of the final map or final inspection for development on individual lots**, to guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., certified arborist, landscape architect/ contractor, certified nurseryman), hired by the Environmental Coordinator's office, to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than five years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially required vegetation is successfully established. Additional monitoring will be necessary if initially required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator. The cost for the five year monitoring period shall be the responsibility of the applicant.

**BR-21 Drainage Modifications. At the time of application for subdivision improvement plans, grading permits and construction permits for individual lots**, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the County for review. The County will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

**BR-22 Oak Trimming.** The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks:

a. Minimize removal of larger lower branches
b. Avoid making tree top heavy and more susceptible to "blow-overs"
c. Reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation
d. Retain the wildlife that is found only in the lower branches
e. Retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers)
f. Retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the

potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance.

g. If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

**BR-23 Understory Protection.** To minimize impacts to the sensitive oak woodland understory habitat, the applicant agrees to the following during construction/ tract improvements and for the life of the project:

a. All native vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.

b. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation). Additional removal of non-native vegetation could be approved with a landscape plan.

c. Any CC&R's created shall include the above provisions to protect the native habitat.

**Monitoring:** Required at time of recordation of the final map, during grading and at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building and mitigation monitors.

## CULTURAL RESOURCES

**CR-1 During any ground disturbing activities associated with the subdivision improvement or development on individual lots,** per Section 22.10.040 of the County's Land Use Ordinance In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

a. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

**Monitoring:** Required during grading and construction activities. Compliance will be verified by the County Department of Planning and Building.

## FIRE SAFETY

**FS-1 Fire Safety – Compliance. Prior to recordation of the final map, and issuance of construction permits for individual lots**, the applicant agrees to abide by the recommendations made by the CAL FIRE, in the letter dated September 25, 2013 and the Fire Safety Standards LUO Sec. 22.05.086.

**Monitoring:** Required at recordation of the final map, and issuance of grading and construction permits. Compliance will be verified by the County Department of Planning and Building and Cal Fire.

## WASTEWATER

**WW-1 Prior to final map recordation**, the applicant shall be required to submit sufficient soil percolation and soil boring information to show how the future septic systems will comply with the Central Coast Basin Plan for potential constraints identified for the project site. Final map recordation will not be approved by the Environmental Health Department if Basin Plan criteria cannot be met.

**WW-2 Prior to final map recordation**, the applicant shall be required to submit information on the existing septic system on proposed Lot 1 (existing residence) and documentation of maintenance to the Environmental Health Department for review.

**Monitoring:** Required at recordation of the final map. Compliance will be verified by the County Department of Planning and the Regional Water Quality Control Board.

## WATER & HYDROLOGY

***Erosion, Sedimentation and Drainage Control***

**ER-1 Drainage Plan Required. Prior to recordation of the final map and issuance of construction permits on all lots**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

**ER-2 Erosion & Sedimentation Control Plan. Prior to recordation of the final map and issuance of construction permits on all lots**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09) and incorporate measures 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, final erosion control measures and best management practices (BMPS) to reduce long-term, chronic input of sediment from future point sources.

a. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.

b. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.

c. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.

d. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

e. Best Management Practices aimed to reduce long-term, chronic input of sediment from future point sources as recommended in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006).

**ER-3 Stormwater Pollution Prevention Plan. At the time of application for subdivision improvement plans and construction permits for all lots ,** the Applicant shall provide the County evidence that a stormwater pollution prevention plan has been prepared meeting RWQCB standards. This Plan shall be retained on site **during construction**.

**Monitoring:** Required at recordation of the final map and at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

**Condition Compliance/Environmental Monitoring**

**EM-1** At the time of application for construction permit, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

**EM-2 Environmental Monitor**. Prior to recordation of the final map and/or issuance of a grading permit for construction on individual lots, the applicant shall retain a qualified individual, approved by the County Environmental Coordinator, to monitor the mitigation measures and to provide satisfactory evidence to the County Environmental Coordinator that the above measure(s) has been completed, including the date of its completion.

**EM-3 Environmental Monitor - Reporting**. To guarantee the success of the mitigation measures, the applicant's monitor will verify that these measure has been successfully established/ maintained, and prepare monitoring reports, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial completion date and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the measure has been successfully established. The applicant, and successors-in-interest, agrees to

complete any necessary remedial measures identified in the report(s) to maintain compliance with all mitigation measures.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

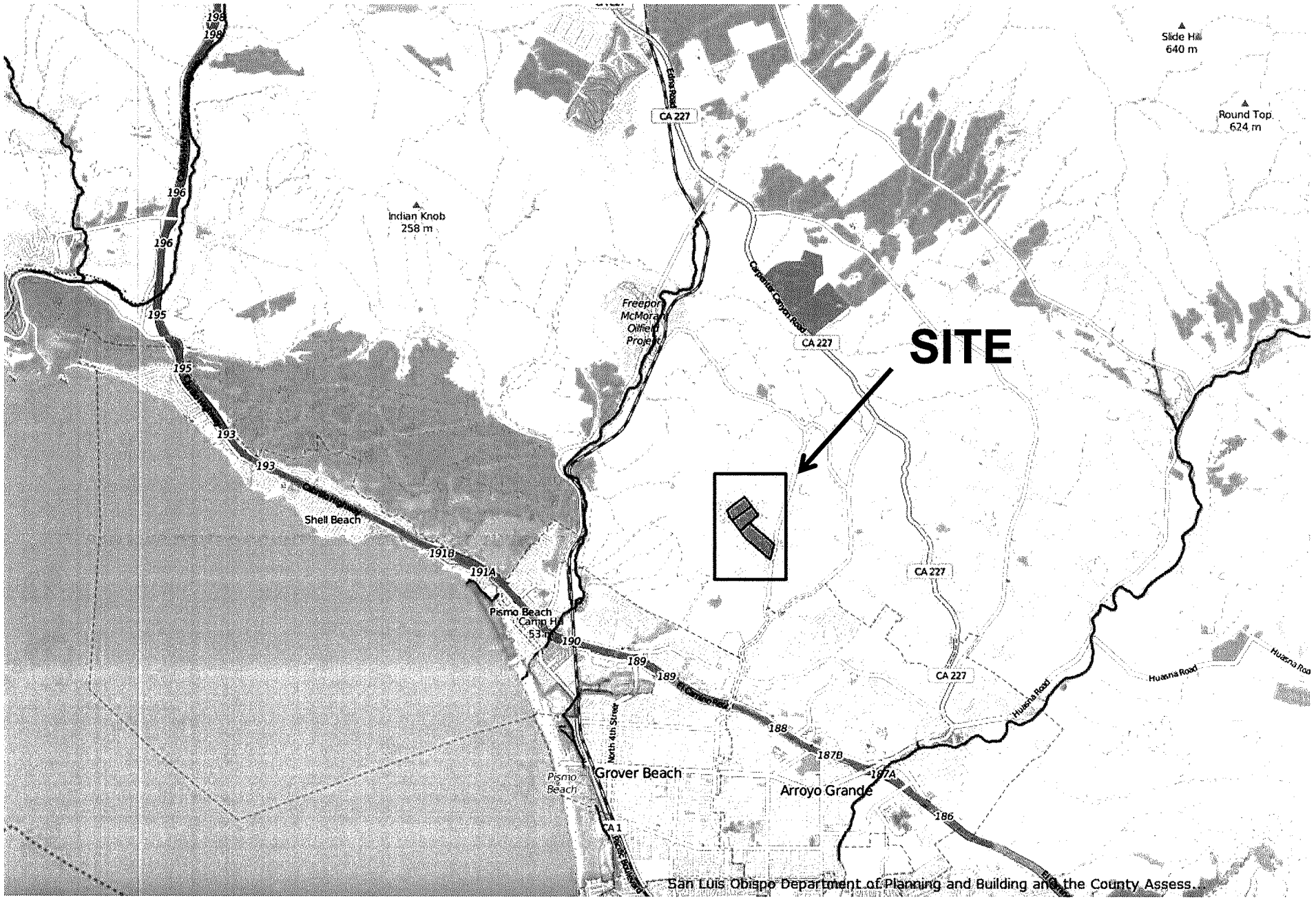
Signature of Owner(s) _____ Date 2/23/16

Name (Print) Craig Anderson

Signature of Owner(s) _____ Date 2/23/16

Name (Print) Toni Anderson

**SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING**



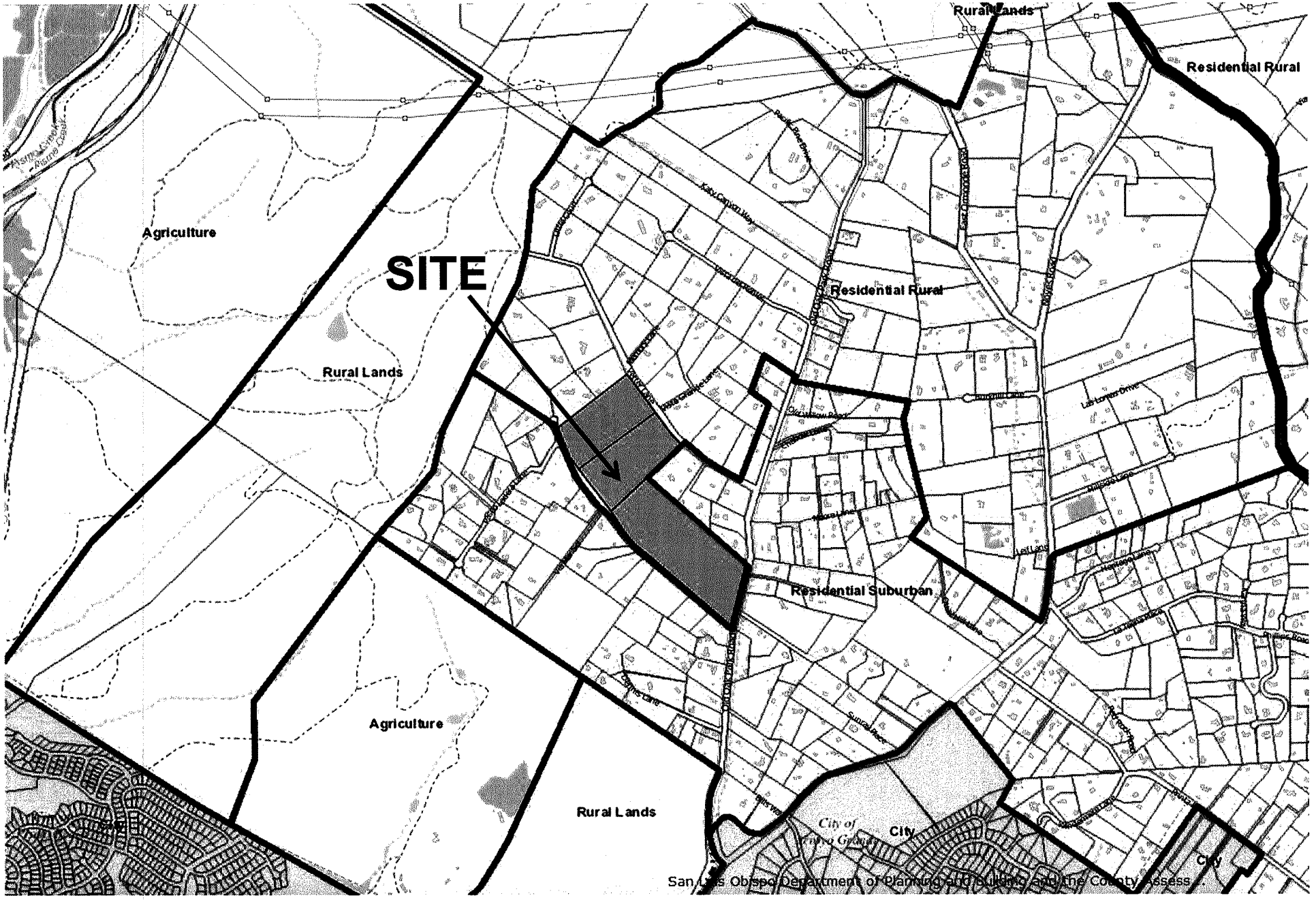

**PROJECT**

Hurley Ranch
Tract Map – 13 Lot Subdivision / SUB2013-00009

**EXHIBIT**

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING




**PROJECT**

Hurley Ranch
Tract Map – 13 Lot Subdivision / SUB2013-00009

**EXHIBIT**

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



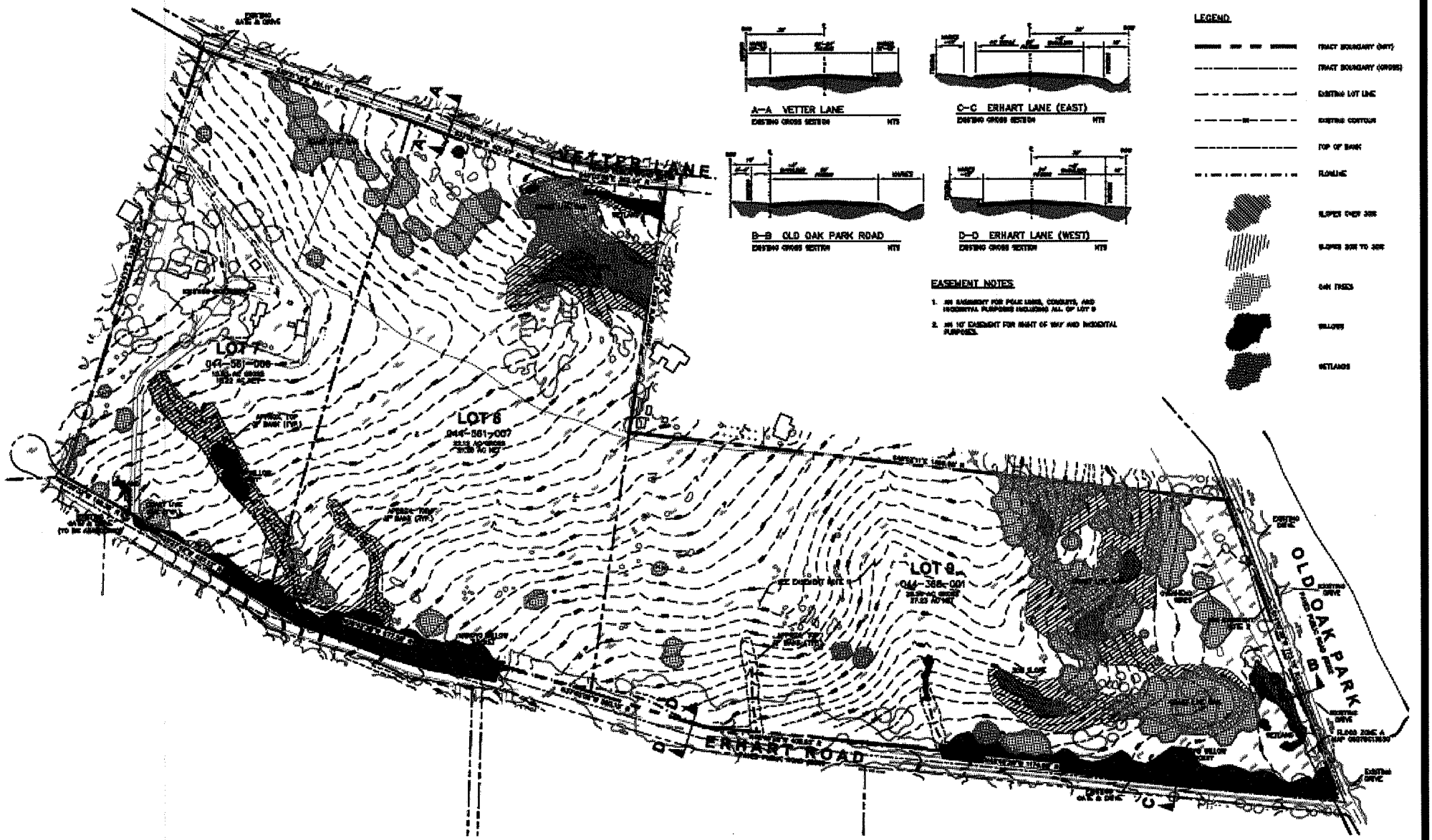

**PROJECT**

Hurley Ranch
Tract Map – 13 Lot Subdivision / SUB2013-00009

**EXHIBIT**

Aerial Photograph

**SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING**



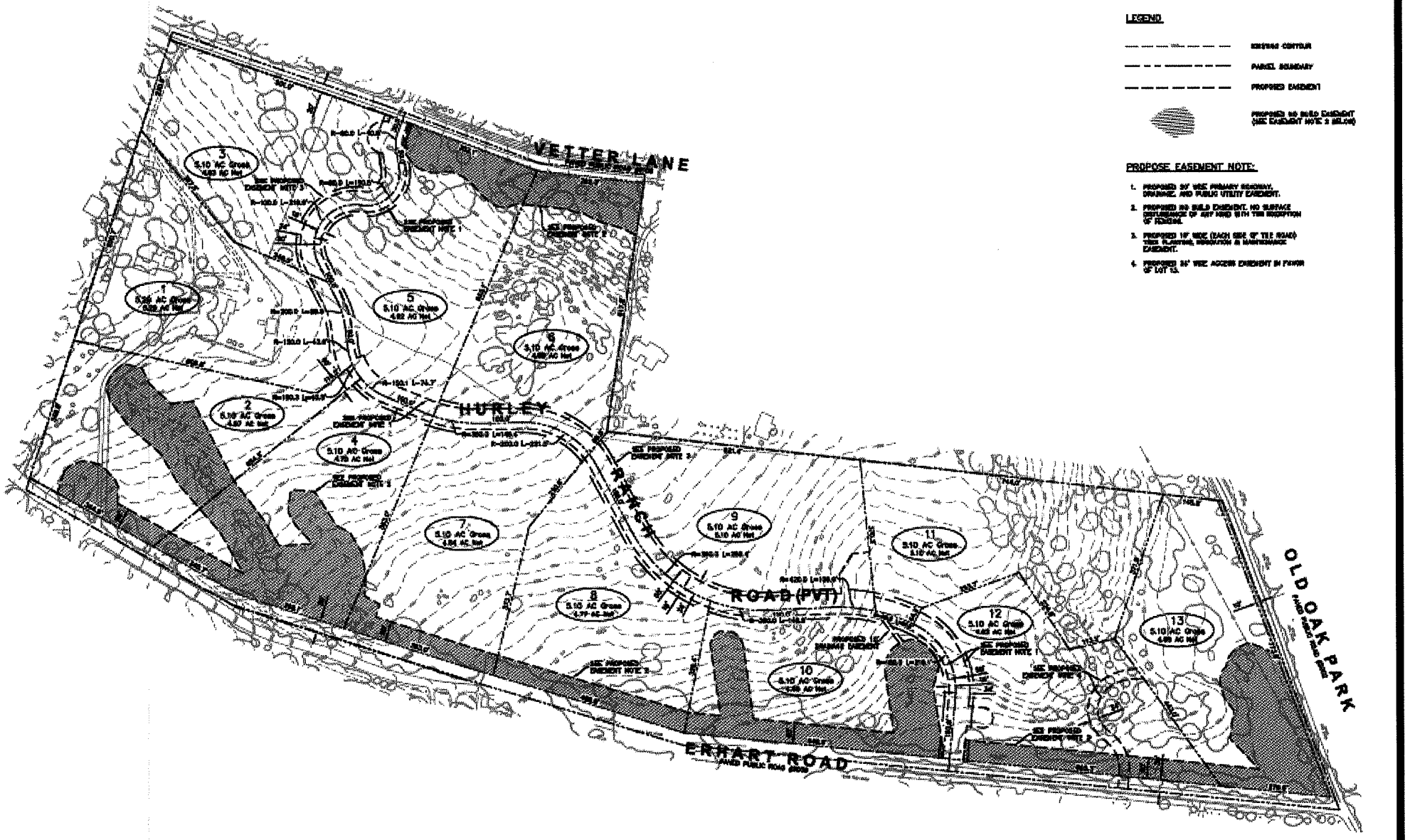

**PROJECT**

Hurley Ranch
Tract Map – 13 Lot Subdivision / SUB2013-00009

**EXHIBIT**

Existing Conditions (Constraints Map)

**SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING**



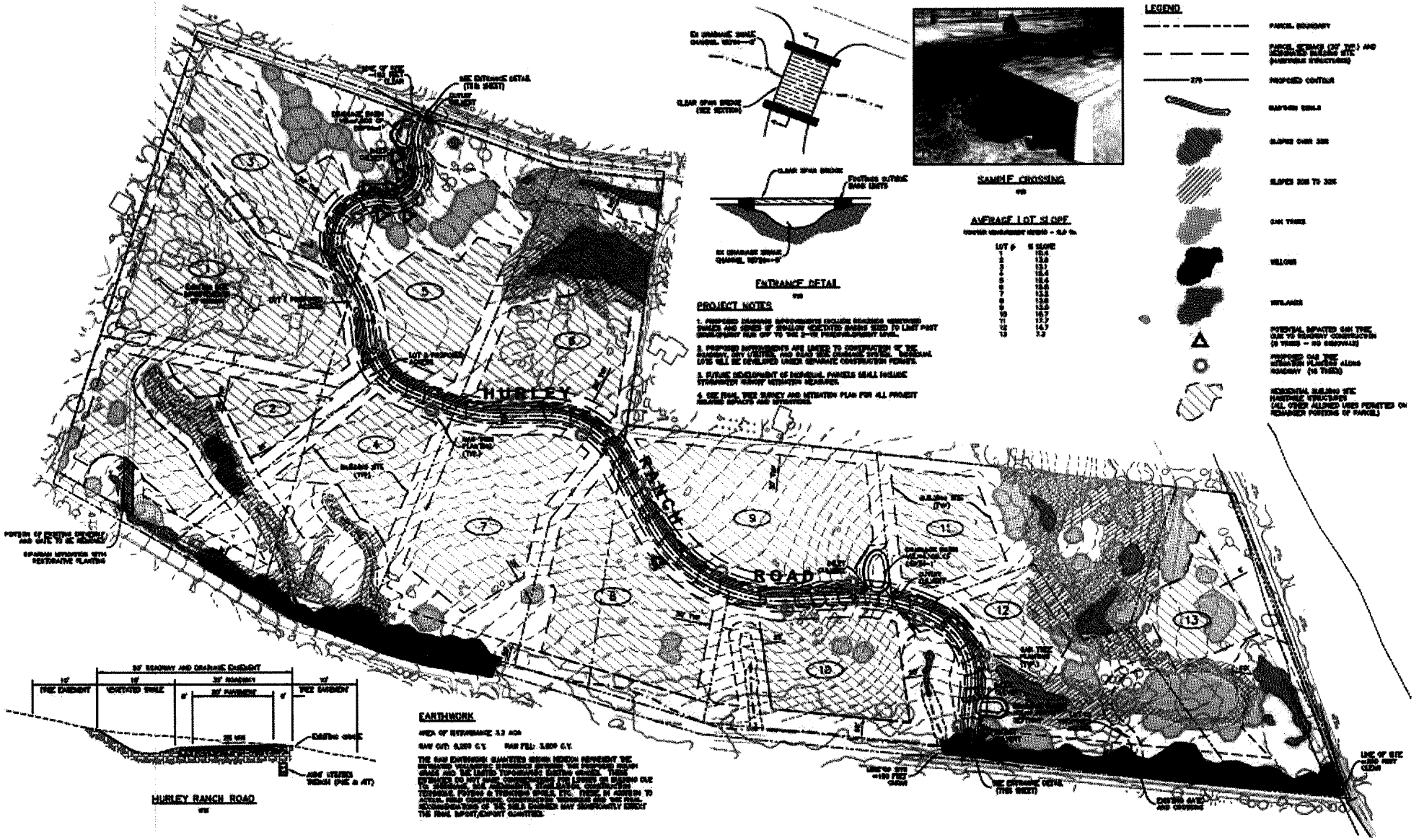

**PROJECT**

Hurley Ranch
Tract Map – 13 Lot Subdivision / SUB2013-00009

**EXHIBIT**

Vesting Tentative Map

**SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING**




**PROJECT**

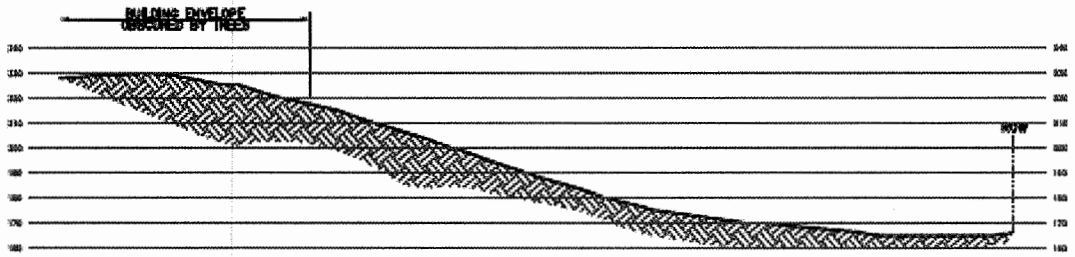
Hurley Ranch

Tract Map – 13 Lot Subdivision / SUB2013-00009

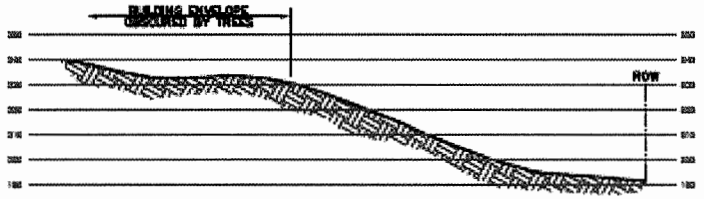
**EXHIBIT**

Proposed Site Plan

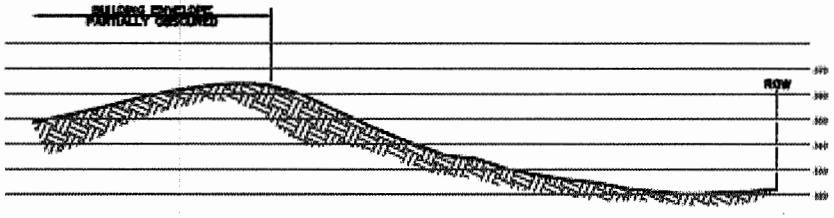
**SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING**



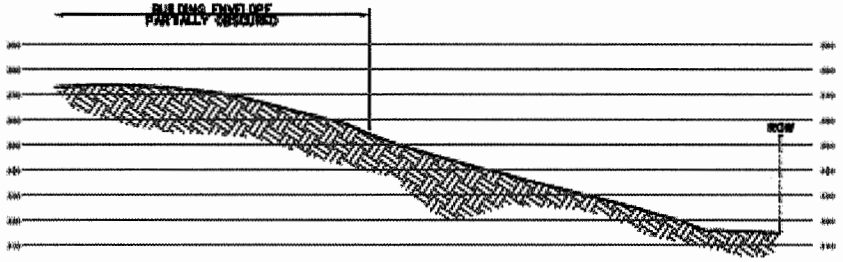

SECTION 3 – Lot 12



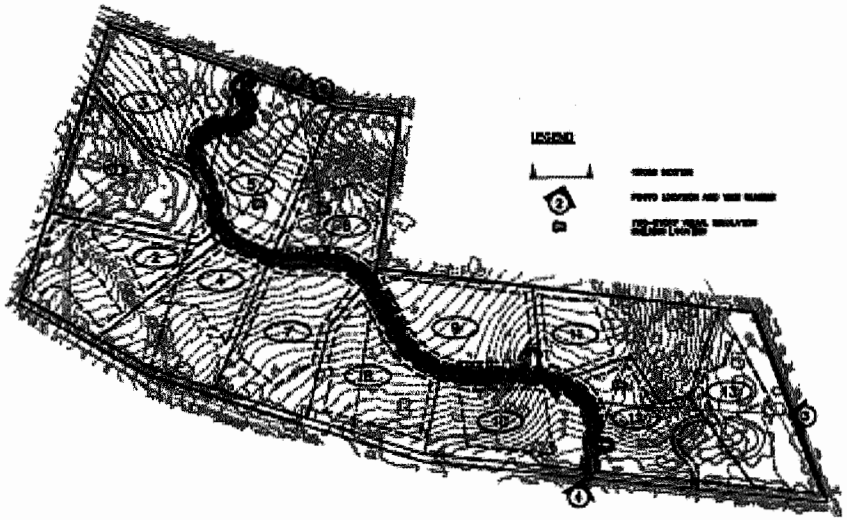

SECTION 4 – Lot 12




SECTION 1 – Lot 6




SECTION 2 – Lot 5



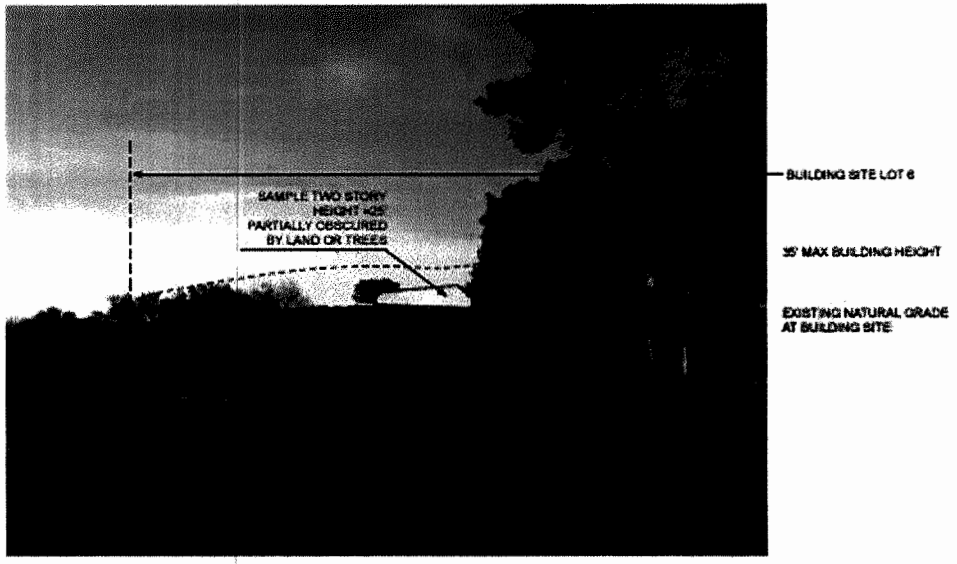

**PROJECT**

Hurley Ranch
Tract Map – 13 Lot Subdivision / SUB2013-00009

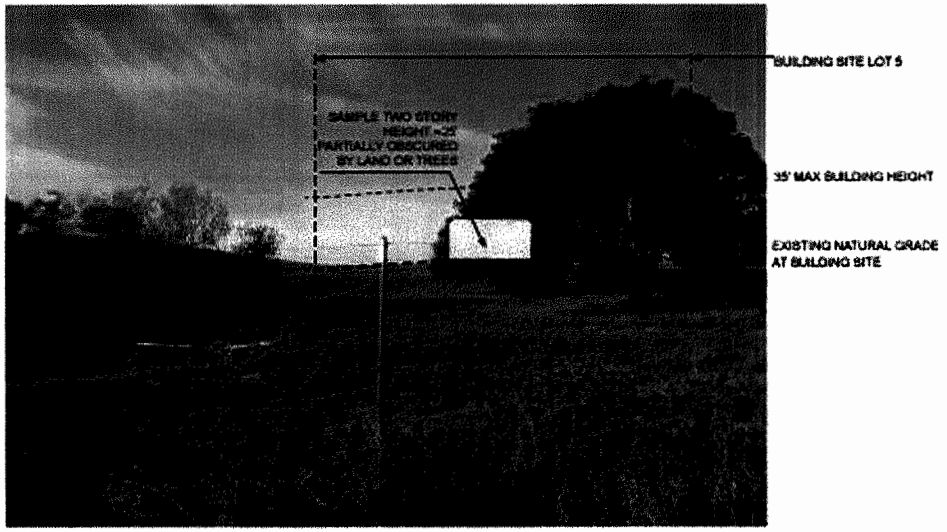
**EXHIBIT**

Cross Sections

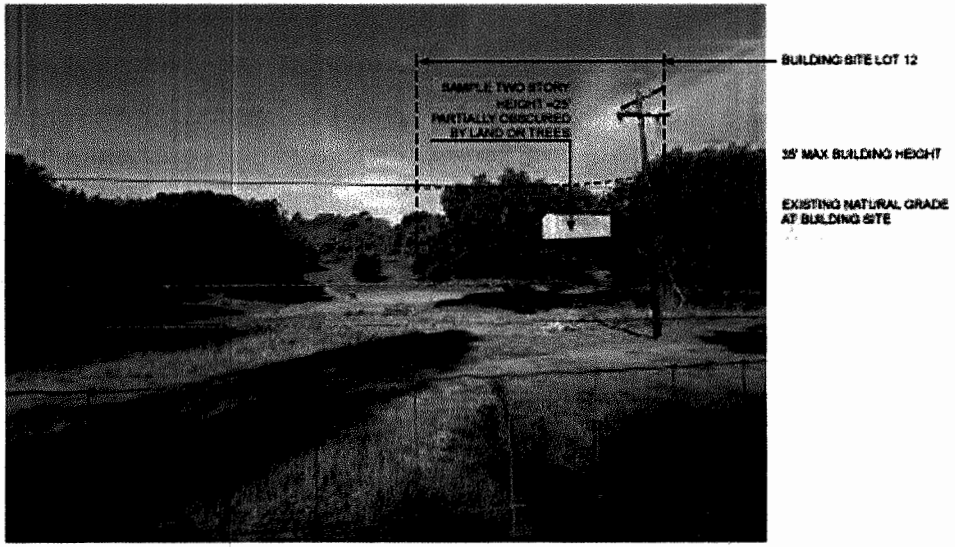
**SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING**




VIEW 1




VIEW 2




VIEW 3




VIEW 4

**PROJECT**

Hurley Ranch
Tract Map – 13 Lot Subdivision / SUB2013-00009

**EXHIBIT**

Visual Simulations
(Building Envelope Restrictions)

100% Post Consumer Recycled Paper

SLO COUNTY apcd | Air Pollution Control District
San Luis Obispo County

September 3, 2013

Schani Siong
Inland Team/Development Review
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

SUBJECT: APCD Comments Regarding proposed 13 lot subdivision SUB2013-TR3053 HURLEY RANCH in Arroyo Grande

Dear Ms. Siong,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed 13 lot subdivision SUB2013-TR3053 HURLEY RANCH in Arroyo Grande located on a 66.5 acre project site off of Erhart Road (APN: 004-368-001, 044-561-006 and 007).

*The following are APCD comments that are pertinent to this project.*

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each.

Inconsistent with the Clean Air Plan

The estimated emissions for this project fall below APCD emissions significance thresholds and is, therefore, unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, the APCD is very concerned with the cumulative effects resulting from the ongoing fracturing of rural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan (CAP), which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. **The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development; therefore, the APCD does not support this project or this type of**

**development.** Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate.

**Please address the action items contained in this letter, with special attention to items that are highlighted by bold and underlined text.**

**CONSTRUCTION PHASE IMPACTS-Below Threshold**

The APCD evaluated the construction impacts of this by comparing it against Table 1-1 in the APCD's 2012 CEQA Handbook. The construction phase impacts will likely be less than the APCD's significance thresholds. **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Asbestos / Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at http://www.slocleanair.org/business/asbestos.php.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Demolition of Asbestos Containing Materials

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos

Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. **Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402):**

a. Reduce the amount of the disturbed area where possible;
b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would 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 should 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 than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
g. 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;
h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i. All trucks 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 CVC Section 23114;
j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
k. 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 $PM_{10}$ mitigation measures required should be shown on grading and building plans; and,

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 20% opacity. 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 APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Construction Phase Idling Limitations

This project has the potential to impact nearby sensitive receptors (residences). Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall

implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions:

**To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:**

a. California Diesel Idling Regulations
   a. ***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:
      1. 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,
      2. 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 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

   b. ***Off-road diesel equipment*** shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation.

   c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.

   d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf.

b. Diesel Idling Restrictions Near Sensitive Receptors *(Residential dwellings)*
   In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:
   a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
   b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
   c. Use of alternative fueled equipment is recommended; and
   d. Signs that specify the no idling areas must be posted and enforced at the site.

Truck Routing
Proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk needs to be evaluated.

**OPERATIONAL PHASE IMPACTS-Below Threshold**

The APCD staff considered the operational impact of this development by comparing it against Table 1-1 in the APCD's 2012 CEQA Handbook which indicates that operational phase impacts will likely be less than the APCD's CEQA significance thresholds as identified in Table 3-2 in the CEQA Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project**.

Residential Wood Combustion
Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

**If you have any questions about approved wood burning devices, please contact the APCD Enforcement Division at 781-5912.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,

Gary Arcemont
Air Quality Specialist

GJA/arr

cc: Hurley Ranch LLC, Fletcher Burton, 1131 El Camino Real, AG, CA 93420
fletcher@anderson-burton.com
Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD

H:\PLAN\CEQA\Project_Review\3000\3700\3782-1\3782-1.docx

**CAL FIRE**
**San Luis Obispo**
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

*Robert Lewin, Fire Chief*

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # **SUB2013-00009 TR3053 Hurley Ranch**

Dear Schani Siong, South County Team,

I have reviewed the referral for the tract map for a proposed 13 lot subdivision project, subdividing 66.5 acres that is located between Erhart Road and Vetter Lane in Arroyo Grande, California. This project is located approximately 10-15 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires within a "High" fire hazard severity zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

**Access Road**
The proposed new "Hurley Ranch Road" that will connect Erhart Road and Vetter Lane must meet all of the following conditions:

- The road must be 20 feet in width and an all weather surface.
- The road must have two feet of shoulder on each side.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20-ton fire engine.
- Road must be named and addressed including existing buildings.
- Vertical clearance of 13'6" is required.

**Driveway**
A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.
Driveway standards required:

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

**Water Supply**
The checked water supply is required:

☐ This project will require a community water system which meets the minimum requirements of Appendix B & C of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

**Building Set Back**
All parcels over 1 acre in size requires a 30 foot set back.

**Fuel Modification**

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of "defensible space." This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

☒ The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

**Final Inspection**
This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire Department to ensure conditions are met. When the conditions have been met contact fire prevention at **543-4244 ext. 3429** and ask for a final inspection.

Respectfully,

Tina Rose
Fire Inspector

C: Hurley Ranch LLC – Fletcher Burton
RRM Design Group – Joshua Roberts

5

SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 8/8/2013

**TO:** Env. Health

SR 12902

**FROM:** Schani Siong- South County Team/ Development Review

**PROJECT DESCRIPTION:** SUB2013-00009 TR3053 HURLEY RANCH- Tract map for a proposed 13 lot subdivision. 66.5 acre project site located off Erhart Road in Arroyo Grande. APN: 044-368-001, 044-561-006 and 007.

---

*Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.*

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached. Stocks individual wells & septic.

8/29/13 — Date

[signature] — Name

x5551 — Phone

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

# Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer

Public Health

August 5. 2013

rrm***design***group
3765 S. Higuera St. Ste 102
San Luis Obispo, CA 93401

**ATTN: JOSHUA ROBERTS, PE**
**RE: TENTATIVE MAP TRACT 3053, HURLEY RANCH**
**APNs 044-561-006, 044-561-007, 044-368-001**

Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water in the form of a Groundwater Assessment and Development Plan dated November 9, 2012 performed by Cleath-Harris Geologists, Inc. Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include, the well completion report, current well capacity (pump test) and current water quality testing ("current" is information not more than 5 years old). Please contact this office for details regarding required testing before initiating work. Any proposal to share a domestic water well would require consultation with Division staff prior to hearing.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal. provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer. The exhibit provided for preliminary approval reveals that proposed parcel 1 has existing development. Please provide information on any septic system(s) located on this parcel and documentation of any maintenance or problems that have occurred prior to hearing.

**Tract 3053** is approved for Environmental Health subdivision map processing.

LESLIE A. TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: South County Team, County Planning

heal slo
HEALTHY EATING ACTIVE LIVING
San Luis Obispo County

August 27, 2013

COALITION PARTNERS:

*Arroyo Grande Community Hospital*
*Boys and Girls Club – South County*
*Cal Poly University*
*Art and Design Department*
*Center for Sustainability*
*Food Science & Nutrition Department*
*Kinesiology Department*
*Landscape Architecture Department*
*STRIDE*
*CenCal Health*
*Central Coast Ag Network*
*City of San Luis Obispo*
*Parks and Recreation Department*
*Community Action Partnership of SLO County, Inc.*
*Dairy Council of California*
*Diringer Associates*
*Equilibrium Fitness*
*First 5 Commission of SLO*
*French Hospital Medical Center*
*Juiciful Creative Consulting*
*Kennedy Club Fitness*
*Lillian Larsen Elementary School*
*Living the Run*
*Lucia Mar Unified School District*
*Network for a Healthy California – Gold Coast Region*
*North County Farmers Market Assoc.*
*Oceano Community Center*
*Paso Robles Library & Recreation Services*
*Rideshare – Safe Routes to School*
*San Luis Sports Therapy*
*San Miguel Joint Unified School District*
*San Miguel Resource Connection*
*SLO Bicycle Coalition*
*SLO Council of Governments*
*SLO County Board of Supervisors*
*SLO County Community Foundation*
*SLO County Health Commission*
*SLO County Office of Education*
*SLO County Parks*
*SLO County Planning and Building*
*SLO County Public Health*
*SLO Food Bank Coalition*
*UC Cooperative Extension*
*YMCA of SLO County*

TO: San Luis.Obispo County Planning Commission

FROM: HEAL-SLO - Healthy Communities Work Group

RE: SUB2013-00009 Hurley Ranch Subdivision

The Healthy Communities work group has reviewed the proposal for the development of 12 residential lots off Erhart Road at APNs 044-368-001, 004-561-006 and 007, near Arroyo Grande.

Though the application form asks how the proposal will address Quimby ordinance requirements, the applicant has indicated that this is yet to be determined. The Healthy Communities Work Group would like to encourage consideration of opportunities for physical activity for future homeowners, and if possible provide recreation area as appropriate on site. According to the American Journal of Public Health, at least 60% of adult Americans do not meet the surgeon general's minimum targets for physical activity, defined as 30 minutes of moderate-to-vigorous activity most days of the week. And regardless of body mass index, low cardiorespiratory fitness places people at greater risk of disease and death. Trail development could be an appropriate use of open space in this development, and could help combat inactivity.

Principle 2 of the Land Use Element is to "strengthen and direct development toward existing and strategically planned communities." This development, instead, is an expansion of residential development outside the urban core. Research has suggested that the land use and transportation patterns that characterize urban sprawl have health implications. Heavy use of motor vehicles contributes to air pollution, which increases respiratory and cardiovascular disease as well as overall mortality. Declining physical activity, related to decreased walking, contributes to obesity, diabetes, and associated ailments. Increased time spent in traffic raises the risk of traffic crashes, and roads built for cars but not pedestrians pose a risk of pedestrian injuries and fatalities. The Healthy Communities Work Group would like to express concern with this subdivision, which will serve to intensify suburban uses in rural areas, rather than concentrate development near established urban areas.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

*HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.*

5

SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

AUG 27 2013

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

**THIS IS A NEW PROJECT REFERRAL**

**DATE:** 8/8/2013

**TO:** PW

**FROM:** Schani Siong- South County Team/ Development Review

**PROJECT DESCRIPTION:** SUB2013-00009 TR3053 HURLEY RANCH- Tract map for a proposed 13 lot subdivision. 66.5 acre project site located off Erhart Road in Arroyo Grande. APN: 044-368-001, 044-561-006 and 007.

---

*Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.*

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

9/16/13 — Date

Frank Honeycutt — Name

Phone

## SLO County Public Works Dept.

## 21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. TR 3053

| Status | Item |
|---|---|
| ✓ | (1) Record Data. The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth. |
| ✓ | (2) Property Description. A description of the property as well as the assessor's parcel number(s) for the property. |
| ✓ | (3) Legend and Owner Information. A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider. |
| ✓ | (4) Vicinity Map. A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads |
| ✓ | (5) Existing Structures. All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department. |
| ✓ | (6) Contour Lines. Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft ✓ |
| | (7) Drainage. The approximate location of all watercourses, drainage channels and existing drainage structures. |
| | (8) Landforms. The approximate location of other topographic or manmade features, such as bluff tops and ponds. |
| N/A | (9) Lakes and Ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean. |
| N/A | (10) Flood Hazard The location of all areas subject to inundation or stormwater overflow. |
| ✓ | (11) Proposed Parcel Lines. The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number. |
| ? | (12) Designated Building Sites. Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map. |
| O | (13) Streets. The locations, names, county road numbers and widths of all adjoining and contiguous highways, streets and ways. |
| O | (14) Easements. The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities. |
| N/A | (15) Coastal Zone. For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site |
| ✓ | **21.02.048 (a)(2)**<br><br>Preliminary Title Report. Preliminary title report concerning the property which is not more than six months old showing current property owners. |

**X** = *Not Applicable* **O** = *Requires Compliance* ✓ = *Complied*

Trans Mtg

TR 3053 SUB2013-00009 Hurley Ranch

Doug Rion To: Schani Siong 08/29/2013 11:54 AM

Hello Schani,

I have reviewed the tentative map and preliminary title reports received for this referral. The title reports are more than 6 months old and thus do not comply with 21.02.048(a)(2). Two easements affecting Lot 9 listed on the title report are not shown on the tentative map, and the tentative map is also lacking County Road numbers, and dimensions of existing ROW widths for adjoining roads (Vetter, Erhart and Old Park) as required per 21.02.046(a).

Doug Rion
County Surveyor
San Luis Obispo County Public Works Dept.
805-781-5265
drion@co.slo.ca.us

SAN LUIS OBISPO COUNTY
**DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

# MEMORANDUM

Date: September 16, 2013

To: Schani Siong, South County Team Planner

From: Frank Honeycutt, Development Services Engineer

**Subject: Public Works Project Referral for SUB2013-00009 TR3053 Hurley Ranch – Tract Map for proposed 13 lots. Erhart Road in Arroyo Grande APN 044-368-001, 044-561-006 and 007**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:**

1. Prior to referral and project review the applicant must submit a cash deposit and executed Checking and Inspection agreement to cover the actual cost for Public Works review, plan checking and inspection.

**Public Works Comments:**

A. At the time the project referral was received by Public Works on August 27, 2013 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.

B. Recommended road improvements along Erhart Road and Vetter Road may impact water courses or require removal of existing trees. The Planner should address this issue in the environmental determination.

C. Given the lower density, the proposed new road (Hurley Ranch Road) does not meet the criteria for acceptance into the County maintained road system per Board Resolution 2007-344. Therefore, the project will need to establish a road maintenance mechanism for this new road.

D. The drainage facilities downstream of this project may not be adequate to accept additional runoff. Therefore the project engineer will need to demonstrate that the facilities are either adequate or that the project will not increase runoff to these facilities. Therefore, onsite detention may be needed.

E. The submitted title report are more than 6 months old and therefore do not comply with Title 21.

F. Please see additional comments on the attached Tentative Map Checklist.

**Recommended Public Works Conditions of Approval**

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
    a. Erhart Road shall be widened to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
    b. Vetter Road shall be widened to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
    c. A new road identified as Hurley Ranch Road on the tentative map shall be shall be constructed to an A-1 rural road within a minimum 50-fooot dedicated right-of-way easement with additional easement width as necessary to contain all elements of the roadway prism.
    d. The intersection of the Erhart Road and Old Oak Park Road shall be improved to ensure adequate sight distance is achieved per County standard A-5a and A-5b.
    e. All roadway grading shall be done in accordance with Appendix Chapter 33 of the 1997 Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Offers, Easements and Restrictions:

2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
    a. Road right-of-way along Hurley Ranch Road of sufficient width to contain all elements of the roadway prism.
    b. For road widening purposes a variable road right-of-way along Erhart Road and Vetter Road of sufficient width to contain all elements of the roadway prism.
    c. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.

Improvement Maintenance:

3. Roads and/or streets shall be maintained as follows:
    a. Erhart Road and Vetter Road shall be accepted for County maintenance following completion and certification of the improvements. No maintenance financing service charge shall be required, as these streets/roads are already in the County-maintained system.
    b. Hurley Ranch Road shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.

Grading:

4. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
    a. Road plan and profile for the required onsite shared access road improvements.
    b. Drainage ditches, culverts, and other structures (if drainage calculations require).
    c. Erosion and Sedimentation control plan for road related improvements.
    d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

Improvement Plans:

5. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works for approval. The plan is to include, as applicable:
    a. Road plan and profile.
    b. Drainage ditches, culverts, and other structures (if drainage calculations require).
    c. Sedimentation and erosion control plan for subdivision related improvement locations.
    d. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
    e. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.

6. The watercourse and drainage facilities immediately downstream of this project may not be capable of carrying additional runoff. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin(s) on the property [21.03.010(e)(2)]. The design of the basin shall be prepared by a registered civil engineer and shall be approved by the Department of Public Works, in accordance with county standards.

7. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.

8. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

9. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

10. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Additional Map Sheet:

11. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final tract map. The additional map sheet shall include the following:
    a. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
    b. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
    c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
    d. If a drainage basin(s) are needed, that the lot owner(s) are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall also be indicated as a building restriction.
    e. The limits of inundation from a 100 year storm over lot 13 shall be shown on the additional map sheet. Building sites shall be located out of areas subject to flooding and all future building permit submittals shall show compliance with County Code 22.14.060, Flood Hazard.

Covenants, Conditions and Restrictions:

12. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:
    a. Maintenance of all subdivision streets or roads until accepted by a public agency.
    b. Maintenance of all private access roads in perpetuity.
    c. Maintenance of all common areas within the subdivision in perpetuity.
    d. Operation and maintenance of public road frontage landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
    e. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous:

13. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final tract map. The date and person who prepared the report are to be noted on the map.

14. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

15. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

16. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

V:_DEVSERV Referrals_Stock COA\Stock COA for Subdivisions.doc

# MEMORANDUM

San Luis Obispo County Department of Public Works • Utilities Division
County Government Center, Room 207 • San Luis Obispo, California 93408
ph: (805) 781-5252 • fax: (805) 781-1229

Date: October 2, 2013
To: Schani Siong, South County Team, Planning Department
Cc: Frank Honeycutt, Development Services, Public Works
From: Nola Engelskirger, Utilities Division
**SUBJECT: Tract 3053, Hurley Ranch (SUB2013-00009)**

Public Works has already provided some general comments in regard to drainage for the subject development project which is located in the upper portion of Meadow Creek Watershed, a subshed of Arroyo Grande Creek Watershed with downstream terminus flowing through Oceano Lagoon just prior to its confluence with Arroyo Grande Creek and ultimate discharge to the Pacific Ocean. Due to existing deficiencies in the downstream drainage facilities and known historical flooding problems along Meadow Creek and around Oceano Lagoon, we would like to further comment to ensure that the project is designed and constructed in a manner to prevent additional downstream impacts.

Please supplement the previously submitted comments with the following:

1. The facilities downstream of this project do not have adequate capacity to accept additional runoff. Therefore, project runoff must be collected in a public retention or detention basin, and any discharge leaving the site shall not be greater than pre-development discharge.

2. Erosion in the Meadow Creek watershed and subsequent sedimentation into the lower reaches of the watershed and adjacent Arroyo Grande Creek Watershed is a significant problem causing reduced flood capacity. The erosion and sedimentation issue was identified and quantified in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006). The Study recommends Best Management Practices (BMP) aimed at reducing long-term, chronic input of sediment from future point sources. These BMP's are summarized in Table 4.10 of the Swanson Study and have been attached for reference. It is desired that these BMP's be incorporated, where applicable and as feasible, into the grading and drainage plan for the Project.

Thank you for the opportunity to review and comment on the subject development project. If you have any questions, please contact me at 788-2100 or nengelskirger@co.slo.ca.us.

Attachments: 9/16/2013 Memo from Frank Honeycutt (pgs. 1 & 3)
Swanson Study, Table 4.10

SAN LUIS OBISPO COUNTY
**DEPARTMENT OF PUBLIC WORKS**

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

# MEMORANDUM

Date: September 16, 2013

To: Schani Siong, South County Team Planner

From: Frank Honeycutt, Development Services Engineer

**Subject: Public Works Project Referral for SUB2013-00009 TR3053 Hurley Ranch – Tract Map for proposed 13 lots. Erhart Road in Arroyo Grande APN 044-368-001, 044-561-006 and 007**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:**

1. Prior to referral and project review the applicant must submit a cash deposit and executed Checking and Inspection agreement to cover the actual cost for Public Works review, plan checking and inspection.

**Public Works Comments:**

A. At the time the project referral was received by Public Works on August 27, 2013 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.

B. Recommended road improvements along Erhart Road and Vetter Road may impact water courses or require removal of existing trees. The Planner should address this issue in the environmental determination.

C. Given the lower density, the proposed new road (Hurley Ranch Road) does not meet the criteria for acceptance into the County maintained road system per Board Resolution 2007-344. Therefore, the project will need to establish a road maintenance mechanism for this new road.

D. The drainage facilities downstream of this project may not be adequate to accept additional runoff. Therefore the project engineer will need to demonstrate that the facilities are either adequate or that the project will not increase runoff to these facilities. Therefore, onsite detention may be needed.

4. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
    a. Road plan and profile for the required onsite shared access road improvements.
    b. Drainage ditches, culverts, and other structures (if drainage calculations require).
    c. Erosion and Sedimentation control plan for road related improvements.
    d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

Improvement Plans:

5. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works for approval. The plan is to include, as applicable:
    a. Road plan and profile.
    b. Drainage ditches, culverts, and other structures (if drainage calculations require).
    c. Sedimentation and erosion control plan for subdivision related improvement locations.
    d. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
    e. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.

6. The watercourse and drainage facilities immediately downstream of this project may not be capable of carrying additional runoff. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin(s) on the property [21.03.010(e)(2)]. The design of the basin shall be prepared by a registered civil engineer and shall be approved by the Department of Public Works, in accordance with county standards.

7. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.

8. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

9. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

10. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Additional Map Sheet:

| SITE LAND USE | TREATMENT STRATEGY | TREATMENT MEASURE | NOTES |
|---|---|---|---|
| Rural Residential and Dirt Roads | *Drainage Control* | | |
| | *Disperse/Slow Runoff* | Grass-lined Swales | Application may be limited due to steep slopes |
| | | Infiltration Trenches | May be limited due to saturated conditions |
| | | Rolling Dips + Water Bars | Works well on unpaved roads and small paved roads in many terrains; must be installed correctly and maintained |
| | | Outslope roads | Can be effective but reduces roads safety; should be applied to seasonal roads only. |
| | | Pave roads with compacted gravel/decomposed Granite | Requires periodic replacement, re-compaction and Maintenance |
| | *Control Concentrated Runoff* | Place flow in culverts | Must be sized appropriately for runoff volume. |
| | | Extend culvert outlets, fit with energy dissipaters | |
| | | Use curbs to direct runoff on paved roads | |
| | *Sediment/Erosion Control* | | |
| | *Soil Stabilization* | Pave road surfaces with asphalt | Must install drainage control systems to handle increases in concentrates runoff volume and peak flow |
| | | Pave roads with compacted gravel/decomposed Granite | Requires periodic re-compaction/ Maintenance |
| | | Rock line open drainage ditches | |
| | | Install retaining/slough walls to stabilize road cuts and trap sediments. | Slough walls require periodic cleaning. |
| | | Stabilize roadcuts and sidecast with vegetation | Should choose appropriate plant species and avoid exotic invasive plants. |
| | *Sediment Retention* | Install staged catch basins | Can handle only small volumes of sediment and runoff |
| | | Install vegetated filter strips | May have limited application due to plant growth conditions |
| | | Install organic debris filters. | May be difficult to hold in place; decays over time |
| | | Install sediment retention basins | May have limited application due to steep terrain |

SWANSON HYDROLOGY + GEOMORPHOLOGY
500 Seabright Ave, Suite 202 Santa Cruz, CA 95062
PH 831.427.0288 FX 831.427.0472

**Table 4.10:** Programmatic and site specific strategies, measures, and Best Management Practices (BMP's) recommended to reduce erosion and chronic fine sediment delivery to Arroyo Grande Creek. Recommendation apply to rural residential and dirt roads, developed parcels, and agricultural land.

| | | | |
|---|---|---|---|
| Developed Parcels | *Drainage Control* | | |
| | *Control runoff from impervious surfaces* | Install roof gutter and downspout systems and control discharge in pipe | |
| | | Install pipe extensions and energy dissipaters to safe outlet | |
| | *Disperse runoff* | Direct runoff to infiltration trenches | Application may be limited in areas of high saturation; may create landslide hazard. |
| | | Direct runoff into grass lined swales and/or open flat vegetated areas | Application may be limited due to steep terrain |
| | *Sediment/Erosion Control* | | |
| | *Soil Stabilization* | Mulch and plant vegetation on exposed soils | |
| | | Install retaining structures to support fill slopes | |
| | | Install retaining / slough walls on cut slopes | |
| | *Sediment Retention* | Install vegetated filter strips in drainage paths and/or in flow dispersion areas | Application may be limited due to steep terrain |
| | | Install catch basins at inlets or culvert discharge points, control outflow by dispersion and/or energy dissipation. | |
| Agricultural Land | *Sediment/Erosion Control* | | |
| | *Ditch Management* | Seed ditches and swales with grass | Use appropriate seed mixture approved through NRCS |
| | | Re-seed ditches following periodic maintenance | |
| | | Perch cross-culverts to allow for sediment deposition and reduce culvert clogging | |
| | | Maintain ditch sideslopes at no greater than 3:1 | |
| | *Sediment Retention* | Create small sediment basins periodically along length of ditch and prior to discharging into streams to capture sediment | Will require periodic maintenance. Consult with NRCS for appropriate sizing and spacing |
| | | Plant riparian buffers along contact between agricultural land and stream channels | |

SWANSON HYDROLOGY + GEOMORPHOLOGY
500 Seabright Ave, Suite 202 Santa Cruz, CA 95062
PH 831.427.0288 FX 831.427.0472

**FIGURE 4.10 (cont):** Programmatic and site specific strategies, measures, and Best Management Practices (BMP's) recommended to reduce erosion and chronic fine sediment delivery to Arroyo Grande Creek. Recommendation apply to rural residential and dirt roads, developed parcels, and agricultural land.