



May 7, 2015

**TO:** LOCSO Board of Directors  
**FROM:** Rob Miller, District Engineer  
**SUBJECT:** **Agenda Item 7A – 5/7/2015 Board Meeting**  
Adopt Mitigated Negative Declaration for the 8<sup>th</sup> Street Upper  
Aquifer Well and Nitrate Removal Project; Approve Project

**President**  
R. Michael Wright

**Vice President**  
Marshall E. Ochylski

**Directors**  
Charles L. Cesena  
Jon-Erik G. Storm  
Louis G. Tornatzky

**General Manager**  
Kathy A. Kivley

**District Accountant**  
Michael L. Doyel

**Fire Chief**  
Robert Lewin

**Battalion Chief**  
Phill Veneris

### DESCRIPTION

Los Osos Community Services District (LOCSO) is proposing to construct a new upper aquifer well and nitrate removal system at the District's existing 8<sup>th</sup> Street facility in the community of Los Osos. The implemented project will reduce demand on the existing over-drafted Lower Aquifer wells, and subsequently reduce seawater intrusion rates. If needed, a nitrate removal system is also proposed and would filter water from the new well for blending into the main LOCSO water distribution system. It should be noted that a nitrate removal system will only be implemented if the nitrate levels in the new well become too high for blending with the existing 8<sup>th</sup> Street lower aquifer well.

Before your Board today is the review and approval of the project's Initial Study/Mitigated Negative Declaration (Attachment B).

### STAFF RECOMMENDATION

Staff recommends that the Board adopt the following Resolution 2015-11 (Attachment A).

***Motion: I move that the Board adopt Resolution 2015-11 adopting a Mitigated Negative Declaration for the 8th Street Upper Aquifer Well and Nitrate Removal Project.***

### DISCUSSION

The District's environmental consultant, SWCA prepared an Initial Study Mitigated Negative Declaration and Notice of Determination for the project. The NOD/IS/MND was filed with the County, noticed in the Tribune newspaper, and the public review process ran between the dates of March 27, 2015 and April 26, 2015. Today's hearing, May 7, 2015, constitutes the public hearing for the project. Notice of this Hearing has been given in accordance with applicable requirements.

To date, the District has received one written comment, from the SLO APCD (Attachment D), requesting additional mitigation to further reduce potential impacts related to Baywood Elementary School and proximate residences, in addition to other minor requests (i.e. compliance with existing regulations, use of dust suppressant to minimize water use). SWCA responded with a revised Mitigation Monitoring and Reporting Plan (Attachment E) incorporating the suggestions to the maximum extent feasible.

**Mailing Address:**  
P.O. Box 6064  
Los Osos, CA 93412

**Offices:**  
2122 9<sup>th</sup> Street, Suite 102  
Los Osos, CA 93402

**Phone:** 805/528-9370  
**FAX:** 805/528-9377

[www.losososcsd.org](http://www.losososcsd.org)

The District previously included the proposed project in its adopted Capital Improvement Plan. Part of the environmental compliance process includes the Project's compliance with CEQA. Attached to this Staff Report is the Initial Study/Mitigated Negative Declaration, Notice of Public Hearing, and Resolution 2015- 11 adopting the Mitigated Negative Declaration for the Project.

### **FINANCIAL IMPACT**

The District has applied for an IRWM grant for the project. The grant review process is being conducted by the County at this time. It is unknown if the District will receive grant funding for the project. In absence of grant funding, the District is planning to fund the project through District rates and charges. The preparation of the MND was a budgeted expense, and has been funded from General Ledger Code 7320 Fund 500.

Attachment A – LOCSD Resolution 2015-11

Attachment B – Mitigated Negative Declaration and Notice of Determination

Attachment C – Notice of Intent

Attachment D – Air Pollution Control District Comments

Attachment E – Mitigation Monitoring and Reporting Plan Update

**RESOLUTION NO. 2015-11**

**A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE LOS OSOS COMMUNITY SERVICES DISTRICT  
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE  
8<sup>TH</sup> STREET UPPER AQUIFER WELL AND NITRATE REMOVAL PROJECT**

**WHEREAS**, the Los Osos Community Services District (District) intends to construct/install a new upper aquifer well and nitrate removal system which will produce approximately 100 gallons per minute (gpm) of water from the Los Osos Groundwater Basin Upper Aquifer (Zone C) as described in Program A of the current Basin Plan. The project is located within the boundary of the District as described in the Initial Study dated September 26, 2013 (herein the Project); and

**WHEREAS**, the Project is located at the existing District Utility Water Yard at 8<sup>th</sup> Street and El Moro Street, in the unincorporated community of Los Osos, and

**WHEREAS**, California Environmental Quality Act (CEQA) requires the District to assess the impact of the Project on the environment, circulate such assessment and hold a public hearing on the findings thereof; and

**WHEREAS**, SWCA Environmental Consultants have prepared an Initial Study dated September 26, 2013, (herein Initial Study) for the Project which proposes that a Mitigated Negative Declaration be approved. The analysis and findings of said Initial Study are incorporated herein by reference; and

**WHEREAS**, public notice of the proposed Mitigated Negative Declaration was given as required by Section 21092 of the Public Resource Code; and

**WHEREAS**, on Thursday, May 7, 2015, the District held a Public Hearing on the proposed Mitigated Negative Declaration, reviewed written comments, and accepted public testimony regarding the proposed Mitigated Negative Declaration; and

**WHEREAS**, the hearings on this Project have been appropriately noticed under the Brown Act and the California Environmental Quality Act; and

**WHEREAS**, based on the information contained in the Initial Study prepared for this Project, the proposed mitigation measures, the staff report, and testimony received as a result of the public notice, the District, using its own independent and objective judgment, finds that all potentially significant effects of the Project on the environment can and will be avoided or mitigated to a level of insignificance by imposing the mitigation measures identified in the Initial study.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF DIRECTORS OF THE LOS OSOS COMMUNITY SERVICES DISTRICT AS FOLLOWS:**

1. The District has independently reviewed and analyzed the Initial Study and considered the information contained therein and all documents, written and oral received prior to approving this Resolution.
2. The Board of Directors finds that the Initial study has been completed in compliance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines.
3. The District, using its own independent and objective judgment, finds that all potentially significant effects of the Project on the environment can and will be avoided or mitigated to a level of insignificance by imposing the mitigation measures identified in the Initial study.

4. The mitigation measures and monitoring program attached to this Resolution are hereby approved and adopted. The mitigation and monitoring measures shall be incorporated into the Project contract documents. District staff shall monitor compliance with the mitigation measures and may utilize environmental consultants to assist in monitoring Project construction to ensure compliance.
5. A Mitigated Negative Declaration is hereby adopted for the Project.
6. The above recitals, including referenced and associated documents, are incorporated herein by this reference and constitute further findings in support of the District's approval of this Resolution.
7. The Los Osos Community Services District, located at 2122 9<sup>th</sup> Street, Suite 102, Los Osos, CA, as lead agency, attention District General Manager, is the custodian of the documents and other materials which constitute the record of the proceedings upon which this Resolution and CEQA findings are based.

Upon the motion of Director \_\_\_\_\_, seconded by Director \_\_\_\_\_  
and on the following roll call vote:

AYES: \_\_\_\_\_  
 NOES: \_\_\_\_\_  
 ABSENT: \_\_\_\_\_  
 ABSTAIN: \_\_\_\_\_

The following Resolution is hereby passed, approved and adopted by the Board of Directors of the Los Osos Community Services District on the 7<sup>th</sup> day of May 2015.

\_\_\_\_\_  
 R. Michael Wright  
 President, Board of Directors  
 Los Osos Community Services District

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
 Ann G. Kudart  
 Deputy Secretary to the Board of Directors

\_\_\_\_\_  
 Michael W. Seitz  
 District Legal Counsel



# **ATTACHMENT B**

## **MITIGATED NEGATIVE DECLARATION AND NOTICE OF DETERMINATION**

# Mitigated Negative Declaration and Notice of Determination

LOS OSOS COMMUNITY SERVICES DISTRICT

2122 9TH ST # 102 • LOS OSOS • CALIFORNIA 93402 • (805) 528-9370

**Date:**

**Project Title:** 8<sup>th</sup> Street and El Moro Avenue Well Site Project

**Project Applicant:** Los Osos Community Services District

**Address:** 2122 9th Street #102, Los Osos, CA 93402

**Proposed Uses/Intent:** The proposed project includes: demolition of an existing well house; construction of a new Upper Aquifer Well and if required, skid-mounted ion-exchange unit (nitrate removal facility); and, installation of a pre-manufactured, approximately 600-square foot, metal building to house the existing and proposed wells and nitrate removal facility. The ion-exchange unit will be used to treat approximately 75 to 100 gallons per minute, or approximately 100 to 150 acre-feet per year (afy), of high nitrate water from the new well. The nitrate removal facility will generate approximately 2,800 gallons of brine waste 3-4 times per week. A new 7,000-gallon High Density Polyethylene tank for brine storage will be located within the yard, and will be emptied 3-4 times per week, and trucks will haul the brine off-site for disposal at an approved facility. The brine storage tank will have a high level alarm that will shut the well down in the event the brine waste reaches the high level, which will prevent overflowing. The project includes a new underground waterline that will connect the proposed well to the existing water main located onsite and a new 90-foot long underground pipeline to connect the proposed nitrate removal facility to the proposed brine storage tank. Existing electric utilities will be connected to the new building, and will not require additional ground disturbance. Installation of the new well will increase production from the upper aquifer by 100-150 afy, thus reducing the pumping from the Lower Aquifer by the same amount. The approximate area of disturbance will be up to 1,200 square feet, within the approximately 0.5-acre work yard. Construction would occur during daytime hours during the dry season.

**Location:** The southeast corner of the intersection of 8th Street and El Moro Avenue, in the unincorporated community of Los Osos. The site is within the Residential Single Family land use designation, and is within the County of San Luis Obispo Estero planning area.

**Lead Agency:** Los Osos Community Services District

**Other Potential Permitting Agencies:** County of San Luis Obispo, Air Pollution Control District, US Fish and Wildlife Service, Regional Water Quality Control Board, California Coastal Commission, California Department of Toxic Substances Control, State Water Resources Control Board

**Additional Information:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 528-9370.

**30-day Public Review Period begins at the time of public notification.**

## NOTICE OF DETERMINATION:

On the basis of this initial evaluation:

The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for the 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.

  X  

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: Los Osos Community Services District, 2122 9th Street # 102 , Los Osos, CA 93402.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For



# Initial Study Summary – Environmental Checklist

LOS OSOS COMMUNITY SERVICES DISTRICT

2122 9TH ST # 102 • LOS OSOS • CALIFORNIA 93402 • (805) 528-9370

**Project Title:** 8<sup>th</sup> Street and El Moro Avenue Well Site Project

**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.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Los Osos Community Services District 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.

SWCA Environmental Consultants  
Prepared by (Print)

*Shawna Scott*  
Signature

September 26, 2013  
Date

### **Project Environmental Analysis**

The 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. This checklist is used 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 Los Osos Community Services District at 2122 9<sup>th</sup> Street #102, Los Osos, CA, 93402 or call (805) 528-9370.

## **A. PROJECT DESCRIPTION**

Project Background Summary: The Los Osos Community Services District (District) receives its entire water supply from the Los Osos Groundwater Basin (Basin). The Basin has two distinct zones: Upper Aquifer and the Lower Aquifer. There are currently two separate, but highly intertwined problems with the Basin. Due to the high density of septic systems in Los Osos, the Upper Aquifer is contaminated with nitrates above the drinking water standards. The community has been subject to a building moratorium from the Regional Water Quality Control Board (RWQCB), Resolution 83-13 for the past 28 years. This order requires the community to develop a community wide centralized wastewater collection system and treatment plant, which is currently underway by the County of San Luis Obispo. The District, as well as the other two water purveyors within the community have under-utilized the Upper Aquifer because the water quality for nitrates does not meet current California Department of Public Health (CDPH) drinking water quality standards. Limited blending to reduce nitrate levels below drinking water standards has occurred in years past, but not to the degree that such blending can augment existing water supply sufficiently.

Due to nitrate contamination in the Upper Aquifer, the Lower Aquifer has been the District's, as well as the other two water purveyors', primary water supply source. The Lower Aquifer is currently in overdraft and is experiencing seawater intrusion in the District's and other water purveyors' westernmost wells. Production from the District's largest and primary water supply, the Palisades Well, has been required to be reduced to minimize the impacts of seawater intrusion. Other wells within the District are being utilized instead of the Palisades Well, all of which have lower production rates. In response to these two distinct water quality issues and the overdraft of the Lower Aquifer, the County of San Luis Obispo categorized the Los Osos Groundwater Basin as a Level Severity III (drought condition). In order for the Los Osos Groundwater Basin to be sustainable, the District must reduce its pumping from the Lower Aquifer and increase its pumping from the Upper Aquifer to meet existing demands. In order to increase production from the Upper Aquifer, the water is required to be treated or blended to manage nitrates to the degree that the water supply meets drinking water standards. The construction of a new upper aquifer well within the District system is a required action under the draft Basin Plan (August 2013) recently released by the urban purveyors and the County.

Proposed Project: The proposed project would be located entirely within the existing District active work yard. The yard is developed, and includes the 8th Street Lower Aquifer Well and well house, an administration building/shop, concrete slab, equipment and vehicle storage and parking, tanks, percolation pond, bins, rock/gravel base, underground piping, utilities, perimeter fencing, and two access gates (one on 8th Street and one on El Moro Avenue).

The proposed project includes: demolition of an existing well house; construction of a new Upper Aquifer Well and if required, skid-mounted ion-exchange unit (nitrate removal facility); and, installation of a pre-manufactured, approximately 600-square foot, metal building to house the existing 8th Street Lower Aquifer Well, proposed Upper Aquifer Well, and nitrate removal facility. The ion-exchange unit will be used to treat approximately 75 to 100 gallons per minute (gpm), or approximately 100 to 150 acre-feet per year (afy), of high nitrate water from the new well. The building will include a man door and a roll-up door for equipment access. The ion-exchange unit will remove the nitrates from the water, bringing the water supply to acceptable drinking water standards. This water can then be used for the District's potable drinking water supply. This project will allow the District to continue reducing their pumping from the Palisades Well, augmenting the Lower Aquifer Well production and helping to reduce seawater intrusion. If water quality in the new upper aquifer well is sufficiently low in nitrates, blending with the existing lower aquifer well may be sufficient to meet drinking water standards. The final nitrate concentration will not be known until the well is drilled and tested.

Brine (sodium chloride) is used to regenerate the ion-exchange media, and the nitrate removal facility will generate approximately 2,800 gallons of brine waste 3-4 times per week. A new 7,000-gallon High Density Polyethylene (HDPE) tank for brine storage will be located within the yard, next to the existing percolation pond and two existing tanks. The storage tank will be emptied 3-4 times per week, and trucks will haul the brine off-site for disposal at the South San Luis Obispo County Sanitation District (SSLOCSD) or other approved facility. The SSLOCSD plant is located approximately 30 miles from the project site. The brine storage tank will have a high level alarm that will shut the well down in the event the brine waste reaches the high level, which will prevent overflowing. The SSLOCSD brine receiving facility is permitted by the RWQCB, and sufficient capacity exists for the proposed project.

The project will include miscellaneous yard piping and valving including: 1) a new underground waterline that will connect the proposed well to the existing water main located onsite, approximately 50 feet north of the proposed building, and 2) a new 90-foot long underground pipeline to connect the proposed nitrate removal facility to the proposed 7,000-gallon brine storage tank. Existing electric utilities will be connected to the new building, and will not require additional ground disturbance. The installation of the new well will increase production from the upper aquifer by 100 to 150 afy, thus reducing the pumping from the Lower Aquifer by the same amount. This is approximately 20% of the District's total water supply.

The installation of a new Upper Aquifer well and nitrate removal unit will provide redundancy in the District's water supply. It will allow the District to better operate their facilities to help reduce pumping in their westerly wells. In addition, this project has two benefits to water quality. First, the installation of the Upper Aquifer well and nitrate removal facility will reduce the pumping in the Lower Aquifer, reducing the stress on the Lower Aquifer and decreasing the potential seawater intrusion front from continuing easterly. Second, the nitrate removal unit will remove the nitrates from the Upper Aquifer well, bringing the water within drinking water standards. Without the completion of this project and additional projects identified by the ISJ Working Group, the Basin safe yield will continue to be in overdraft and the seawater intrusion front will continue to move eastward impacting more of the community's potable water supply wells, which could result in the loss of potable wells, the community's only drinking water supply.

The approximate area of disturbance will be up to 1,200 square feet, within the approximately 0.5-acre work yard. Construction would occur over a four to six month period, and would be limited to the dry season (April 15 – October 31). Operation of the well drill during construction would occur during daytime hours only. The project site is located at the southeast corner of the intersection of 8th Street and El Moro Avenue, in the unincorporated community of Los Osos. The site is within the Residential Single Family land use designation, and is within the County of San Luis Obispo Estero planning area.

ASSESSOR PARCEL NUMBER(S): 038-291-039

Latitude: 35° 19' 33.48" N Longitude: 120° 50' 2.88" W

SUPERVISORIAL DISTRICT # 2

**B. EXISTING SETTING**

PLANNING AREA: Estero, Los Osos

LAND USE CATEGORY: Residential Single Family

COMBINING DESIGNATION(S): Local Coastal Plan Area, Archaeologically Sensitive

EXISTING USES: 8th Street Lower Aquifer Well and well house, an administration building/shop, concrete slab, equipment and vehicle storage and parking, tanks, percolation pond, bins, rock/gravel base, underground piping, utilities, perimeter fencing, and two access gates

TOPOGRAPHY: Nearly level

VEGETATION: Ruderal, ornamental

PARCEL SIZE: Approximately 0.5 acre

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Single Family; residential	<i>East:</i> Residential Single Family; residential
<i>South:</i> Residential Single Family; residential	<i>West:</i> Residential Single Family; residential

**C. ENVIRONMENTAL ANALYSIS**

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



## INITIAL STUDY CHECKLIST

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

**Setting.** The project site is located on the southeast corner of 8th Street and El Moro Avenue in the community of Los Osos. The area is characterized by residential development and school facilities. The topography of the area ranges from nearly level to gently sloping hills. Vegetation in the immediate area is generally limited to trees, bushes, lawn, and other ornamental and ruderal grass and vegetation within the developed neighborhood. Natural areas surrounding urban development are highly scenic, and include hills, valleys, riparian corridors, Elfin Forest, Morro Bay Estuary, and associated tidelands.

The project site is nearly level, and is currently developed. The project site is not located within a combining designation overlay for protection of scenic resources (i.e., Sensitive Resource Area, Highway Corridor Design Standards). Existing uses are typical of a working yard, and include a well included in a well house, an administration building/shop, concrete slab, equipment and vehicle storage and parking, tanks, percolation pond, bins, rock/gravel base, underground piping, utilities, perimeter fencing, and two access gates (one on 8th Street and one on El Moro Avenue). The site is surrounded by residences, and Baywood Elementary School is located on El Moro Avenue, approximately 200 feet northeast of the project site. The project site is visible from 8th Street and El Moro Avenue.

**Impacts.**

- a. The project site is surrounded by a solid wood fence, and matured landscaping is located along the 8th Street street-side perimeter. Facilities within the site are partially visible above the landscaping and along El Moro Avenue. Visible components of the project would include a 600-square foot metal building and 7,000-gallon HDPE. While partially visible from 8th Street and El Moro Avenue, these structures would be consistent with existing development onsite, and would be primarily obscured by the existing fence and landscaping. Based on the proposed location of the project, proposed development would likely be consistent with the adjacent development and character of the area. No significant impacts would occur, and no mitigation is necessary.



- b. The proposed project would not introduce a new use, and would be consistent with existing uses. No significant impact would occur, and no mitigation is necessary.
- c. The proposed use is consistent with the visual character of the immediate area. No significant impact would occur, and no mitigation is necessary.
- d. The project does not include any new sources of light or glare; therefore, no impact would occur.
- e. The project site is currently developed, and the proposed project would not affect any unique geological or physical features. No impact would occur, and no mitigation measures are necessary.

**Mitigation/Conclusion.** No significant impacts to aesthetics were identified; therefore, no mitigation is necessary.

**2. AGRICULTURAL RESOURCES**  
*- Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.**

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

Land Use Category: Residential Single Family

Historic/Existing Commercial Crops: None

State Classification: Not Prime Farmland

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type and characteristics on the subject property include:

Baywood fine sand (2 – 9% slope). The Baywood component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on dunes. The parent material consists of eolian sands. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth

of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R014XD059CA Sandy ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 3s. This soil does not meet hydric criteria (NRCS 2013).

The project site and immediately surrounding area do not support production agriculture.

**Impact.**

- a. The project site does not support prime farmland; therefore there would be no impact.
- b. The project site does not support land mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- c. The project site does not support an agricultural use, and surrounding parcels do not support agricultural uses. Implementation of the project would not directly or indirectly impair agricultural uses or result in the conversion of agricultural uses to other uses. No impact would occur.
- d. The project site is within the Residential Single Family land use category, and is not under Williamson Act Contract. Surrounding properties support urban development and are not under Williamson Act Contract. Therefore, there would be no impact.

**Mitigation/Conclusion.** No significant impacts to agricultural resources were identified; therefore, no mitigation measures are necessary.

<b>3. AIR QUALITY - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy of regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other: <u>APCD Permit Requirements</u></i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The Clean Air Plan includes land use management strategies to guide decision makers on land use approaches that result in improved air quality. Increasing development densities within urban areas is preferable over increasing densities in rural areas.

Both the federal and state governments have established ambient air quality standards for the protection of public health. The U.S. Environmental Protection Agency (EPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (CARB) is the state equivalent in the California Environmental Protection Agency. Local control in air quality management is provided by the CARB through regional-level Air Pollution Control Districts.

The County Air Pollution Control District (APCD) monitors compliance with state and federal air quality standards for the local air basin. Depending on whether the standards are met or exceeded, the local air basin is classified as being in “attainment” or in “non-attainment.”

- The County is in attainment with federal air quality standards. This includes primary and secondary ambient air quality standards for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulates (PM<sub>10</sub>), and lead.
- County is in non-attainment with the more restrictive state standards for PM<sub>10</sub> and ozone.

**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 CO<sub>2</sub>/year (MT CO<sub>2</sub>e/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 CO<sub>2</sub>e/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 will result in the disturbance of approximately 1,200 square feet, including site preparation and trenching. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Potential sensitive receptors include residences in the immediate vicinity of the project site and a school approximately 200 feet to the northeast. Potential air pollutant emissions, including greenhouse gasses, were calculated using CalEEMod (refer to Tables 1 and 2 below), pursuant to the APCD's CEQA Guidance document (2012).

- a. As shown in Tables 1 and 2 below, based on the limited area of disturbance, and minimal trips expected for continued operation and maintenance of the facility, construction and operation of the project would not result in air emissions exceeding thresholds requiring project-specific mitigation. Implementation of the project would not violate any state or federal air quality standard, and would not exceed APCD air quality emission thresholds; therefore, impacts would be less than significant, and no mitigation is necessary.

**Table 1. Construction Emissions (Unmitigated)**

	ROG	NO <sub>x</sub>	PM <sub>10</sub>	DPM	CO <sub>2e</sub>
Winter (lbs/day)	5.94	38.97	3.36	2.78	4,632.97
Threshold (lbs/day)*	137		n/a	7	n/a
<b>Mitigation Required</b>	<b>No</b>		<b>n/a</b>	<b>No</b>	<b>n/a</b>
Quarterly (lbs/90 days)	2.02		0.15	0.12	n/a
Quarterly Tier 1 (tons)*	2.5		2.5	0.13	n/a
<b>Mitigation Required</b>	<b>No</b>		<b>No</b>	<b>No</b>	<b>n/a</b>
Annual (tons/yr)	0.05	1.05	0.07	0.07	120.36
Annual Threshold (tons/yr)*	25		25	n/a	n/a
<b>Mitigation Required</b>	<b>No</b>		<b>No</b>	<b>n/a</b>	<b>No</b>

\*Source: SLOAPCD 2012 CEQA Air Quality Handbook.

**Table 2. Operational Emissions (Unmitigated)**

	ROG	NO <sub>x</sub>	DPM	PM <sub>10</sub>	CO	CO <sub>2e</sub> (MT)
Winter Daily (lbs)	0.03	0.02	0.00	0.02	0.09	18.02
Threshold (lbs/day)*	25		1.25	25	550	n/a
<b>Mitigation Required</b>	<b>No</b>		<b>No</b>	<b>No</b>	<b>No</b>	<b>n/a</b>
Annual (tons/year)	0.00	0.00	0.00	0.00	0.01	20.92
Annual Amortized (MT/yr)	n/a	n/a	n/a	n/a	n/a	23.32
Threshold (tons/year)*	25		n/a	25	n/a	1,150
<b>Mitigation Required</b>	<b>No</b>		<b>No</b>	<b>No</b>	<b>n/a</b>	<b>No</b>

\*Source: SLOAPCD 2012 CEQA Air Quality Handbook.

- b. Implementation of the proposed project would result in the generation of dust, potentially affecting local residents and the school in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact. Standard dust control mitigations are recommended to reduce this impact to less than significant.

The proximity of sensitive individuals (receptors) to a construction site constitutes a special condition and may require a more comprehensive evaluation of toxic diesel PM impacts and more aggressive implementation of mitigation measures. Areas where sensitive receptors are most likely to spend time include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The types of construction projects that typically require a more comprehensive evaluation include large-scale, long-term projects that



occur within 1,000 feet of a sensitive receptor locations. The proposed disturbance area is approximately 1,200 square feet in size; however, construction equipment would be used in proximity to sensitive receptors. Therefore, the generation of diesel PM may result in a potentially significant impact. Mitigation is recommended to reduce this impact to less than significant.

- c. Implementation of the project would not include any use that generates objectionable odors; therefore, this impact is less than significant and no mitigation is necessary.
- d. The proposed project consists of improvements to a work yard. The project would serve existing uses. The project is consistent with Clean Air Plan Policies.
- e. Based on CalEEMod calculations (refer to Table 1 and 2 above), the project would not result in a cumulatively considerable net increase in any criteria pollutant, such as fugitive dust and ozone precursors.
- f. Implementation of the project would include the use of construction equipment, and employee vehicles during operation and maintenance of the facility, including periodic transport of brine for off-site disposal. These uses would generate greenhouse gases, including CO<sub>2</sub>. Due to the limited number of increased trips, which were included in air emission model, the potential increase in greenhouse gas emissions would not exceed identified thresholds, and the project's effect would be less than significant.
- g. In addition to the APCD's CEQA Handbook (2012), the County of San Luis Obispo adopted the Energywise Plan in November 2011, which addresses energy use, greenhouse gas emissions, and climate change. Based on this plan, the primary contributors of GHG emissions generated by County operations are employee commute (46%), buildings (30%), and vehicle fleet (20%). Water/sewage (2%), waste (2%), streetlights (0.4%), and other (0.01%). While the CSD is not a County facility, recommended policies relevant to the project include energy efficiency, construction materials recycling, and use of alternative fuels.

Implementation of the project will require energy for use of equipment during grading and operation of the project. Due to the size and function of the proposed facility, this use would not require a substantial amount of fuel or energy. While project-specific impacts appear to be less than significant, the project would contribute to cumulative energy consumption. The contribution would not be cumulatively considerable, and no mitigation is necessary.

Based on the intent of the project, limited area of development, and minimal trip generation, the project would not conflict with the APCD CEQA Handbook (2012) or the County Energywise Plan.

- h. The use of portable equipment, 50 horsepower or greater, may require California statewide portable equipment registration or an APCD permit. The CSD would comply with this existing standard.

**Mitigation/Conclusion.** The proposed project will not result in project-specific significant air quality impacts, but may generate fugitive dust and diesel PM, potentially affecting nearby sensitive receptors (residents) during construction. Mitigation measures identified below would mitigate this impact to less than significant.

*AQ/mm-1 Prior to ground disturbance, construction plans shall include the following notes, and the contractor shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent*

opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:

- a) Reduce the amount of disturbed area where possible;
- b) Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c) All dirt stockpile 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) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- h) 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 California Vehicle Code Section 23114;
- i) 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; and,
- j) 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 percent opacity, and to prevent transport of dust off-site. 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.

AQ/mm-2

Prior to ground disturbance, construction plans shall include the following notes. The contractor shall comply with the following standard mitigation measures for reducing diesel particulate matter (DPM) emissions from construction equipment as follows:

- a) Maintain all construction equipment in proper tune according to manufacturer's specifications;
- b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- e) Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;



- f) All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;
- g) Excessive diesel idling within 1,000 feet of sensitive receptors is not permitted;
- h) Electrify equipment when feasible;
- i) Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- j) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish &amp; Wildlife or U.S. Fish and Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*\*Species: As defined in Section 15380 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 parcel and project area are bordered by El Moro Avenue and a gravel parking area to the north, 8th Street and right-of-way (ROW) landscaping to the west, and residences to the south and east. The parcel is currently developed and supports an active water supply well and associated infrastructure. The existing structures are largely situated on the boundaries of the parcel resulting in the central portion of the parcel being available for vehicles to pass through. The central portion of the parcel is overlain with road base and gravel. Vegetation on the parcel is limited to an approximately 80 square feet of Bermuda grass (*Cynodon dactylon*) lawn situated between the existing well house and tank at the northwest corner of the parcel and a percolation pond at the southeast parcel corner. The lawn is confined by the western boundary fence and the existing well house. The Bermuda grass is cut short and neglected except for a narrow strip at the fence where it is overgrown due to the grass being in accessible to a lawn mower. The vegetation on the opposite side of the fence is a mix of mature landscape plants within the 8th Street ROW. The landscaping is irrigated and includes

Pittosporum trees (*Pittosporum* sp.), flax (*Linum usitatissimum*), feathertop (*Pennisetum villosum*), coffeeberry (*Frangula californica*), and Bermuda grass. The landscaped ROW is maintained and lacks duff or organic accumulation. The vegetation in an onsite percolation pond is kept short and includes horseweed (*Erigeron bonariensis*), Bermuda grass, and feathertop. The pond banks are comprised of rock and the pond floor is saturated clay/loam soil.

**Impact.** Implementation of the project would include trenching and construction activities within a developed area. Potential significant impacts are summarized below.

- a. The project site is within the known range of Morro shoulderband snail (MSS) (*Helminthoglypta walkeriana*) a United States Fish and Wildlife Service (USFWS) listed Endangered species. MSS are restricted to sandy soils of coastal dune and coastal sage scrub communities near Morro Bay. Live MSS are typically found under shrubs that exhibit dense, low growth and have ample contact with the ground, and woody debris piles. An MSS Habitat Assessment Report was prepared for the project (SWCA 2013). The data presented in the report, and incorporated by reference in this Initial Study, is a compilation of information received from regulatory agencies, review of past studies on the parcel, and an on-site investigation of the parcel by an SWCA biologist.

SWCA Senior Biologist Travis Belt conducted the habitat assessment survey on September 3, 2013 from 10:45 a.m. to 1:00 p.m. USFWS requires that protocol MSS surveys be performed under rainy/heavy fog conditions. Habitat assessments can be performed under any conditions. This habitat assessment was conducted in clear, dry non-protocol conditions. The assessment was conducted on foot and covered the entire parcel, with emphasis on the approximately 1,200-square foot project area. The parcel was thoroughly examined to determine if live MSS, empty MSS shells, or suitable MSS habitat exist on the parcel.

The work area for the proposed project would include the centrally located road base, the Bermuda grass lawn, and road base adjacent to the percolation pond.

Due to the parcel's ongoing use as a water supply facility, the parcel does not support any native or non-native MSS habitat. The only vegetation or organic debris in or adjacent to the work area is the lawn, the ROW landscaping that is opposite the fence of the lawn, and the sparse vegetation in the percolation basin. The remaining areas on the parcel are covered with structures, road base, concrete, or equipment/materials. These conditions do not provide sufficient shelter for MSS to occupy the area. The surveyor thoroughly inspected the entire parcel for MSS habitat, live MSS, empty MSS shells, and MSS shell fragments. Specific emphasis was placed on the overgrown Bermuda grass along the western fence line and the ROW landscaping. No sign of live MSS, empty MSS shells, or MSS shell fragments were observed on or adjacent to the parcel during the 2013 MSS Habitat Assessment survey. In addition, Mr. Belt previously surveyed the landscape ROW in support of potholing activities associated with the current Los Osos Wastewater Collection System Project. No sign of live MSS, empty MSS shells, or MSS shell fragments were observed in the ROW during this previous survey effort. Monitoring reports are available at the County Public Works Department for review.

The closest available MSS habitat is located in the Baywood Elementary School detention basin which is located 400 feet northeast of the parcel and across El Moro Avenue. SWCA Biologists Mr. Belt and Bob Sloan conducted protocol level MSS surveys in the detention basin in winter 2010. No live or empty MSS were observed in the detention basin throughout the five protocol survey series.

Based on the 2013 Habitat Assessment survey results and the results of past MSS survey efforts in the immediate vicinity of the parcel, the parcel and work area does not support habitat suitable for MSS use.

The findings as described above are sufficient to establish that native or non-native MSS habitat does not occur on the parcel or in the proposed work area. Due to the lack of vegetative cover on the parcel and presence of maintained/irrigated landscaping adjacent to the parcel, it is highly unlikely that MSS would occur in the project area. Based on the existing conditions in the project footprint, small project size, and lack of MSS habitat, "take" of MSS would not be expected during installation of the proposed well, nitrate removal system, and associated infrastructure. Section 3(18) of the Endangered Species Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct."

Since the potential for take of MSS is unlikely, additional project monitoring and survey efforts are not warranted during project implementation. A request for Concurrence Authorization was submitted to the USFWS with the Habitat Assessment Report for their review and official determination regarding project activities within the parcel. Based on the Habitat Assessment, no significant impacts to MSS would occur, and no mitigation is necessary.

- b. Implementation of the project would not result in the removal or disturbance of native or important vegetation; therefore, impacts would be less than significant.
- c. No natural wetland or riparian habitats are present at the project site or in proximity, and the project would not require any changes to the existing percolation pond; therefore, no significant impacts would occur.
- d. Based on the location and size of the project area, construction and operation would not have an adverse effect on resident or migratory wildlife species, including fish, mammals and avian species. Potential impacts, including generation of construction noise, would be short-term and less than significant.
- e. The proposed project would not conflict with any regional plans or policies to protect sensitive species. Potential impacts would be less than significant.

**Mitigation/Conclusion.** No significant impacts to biological resources were identified, and no mitigation measures are necessary.

<b>5. CULTURAL RESOURCES - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site is located in an area historically occupied by the Obispeno Chumash. The project site is located within the Archaeologically Sensitive Area combining designation overlay, indicating the presence of significant archaeological resources in the area. No historic structures are present, and no paleontological resources are known to exist in the area.

**Impact.** Implementation of the project would occur within an area currently disturbed and developed by the existing well, rock base, and facility buildings. A previous Cultural Resource Survey was completed for the project site (Far Western Anthropological Research Group 2006) and no evidence of cultural materials was noted.

- a. The proposed area of disturbance would be limited to areas currently developed and disturbed. The underlying soils have been graded, trenched, compacted, and layered with rock base. No evidence of cultural resources was noted during the previous archaeological survey. Therefore, potential impacts would be less than significant.
- b. No historical resources are present on the project site. Therefore, potential impacts would be less than significant.
- c. No paleontological resources are known to occur in the area. In addition, based on the area of disturbance, the potential for paleontological resource discovery is low. Therefore, the potential impact is less than significant.

**Mitigation/Conclusion.** No significant impacts were identified; therefore, no mitigation measures are recommended.

<b>6. GEOLOGY AND SOILS -</b> <i>Will the project:</i>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone" or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**Setting.** The topography of the project site is nearly level. The site is not located within the Geologic Hazards Study Area (GSA) combining designation overlay. Based on the County of San Luis Obispo Safety Element, the potential for liquefaction is high and the landslide hazard is low. The closest fault is the Los Osos Fault, approximately four miles south of the project site. The underlying soil type is Baywood fine sand (2-9% slope). Shrink-swell potential is low. The project is not within a known area containing serpentine or ultramafic rock or soils. Soil erodibility potential is low.

**Impact.** As proposed, the project will result in the disturbance of up to 1,200 square feet, within a nearly level developed area.

- a. The project site is located in an area with high liquefaction potential. Based on compliance with the Uniform Building Code, potential geology impacts related to the high liquefaction potential would be less than significant, and no additional mitigation measures are necessary.
- b. The project site is not located within an "Alquist-Priolo" Earthquake Fault Zone. The project site is located in proximity to the Los Osos Fault; however, as noted above, all construction would occur pursuant to the Uniform Building Code and no significant impacts would occur.
- c. Based on the site topography, limited area of ground disturbance, and low potential for erosion, potential impacts would be less than significant, and no mitigation measures are necessary.
- d. Onsite soils are not highly expansive; therefore impacts would be less than significant.
- e. The project would be constructed in compliance with the Uniform Building Code, and would minimize the potential for loss of life and property resulting from geologic and seismic hazards; therefore, the project is consistent with the County of San Luis Obispo Safety Element Geologic and Seismic Hazards goals and policies.
- f. The project site does not support valuable mineral resources; therefore there would be no impact.

**Mitigation/Conclusion.** No significant impacts were identified; therefore, no mitigation is recommended.

<b>7. HAZARDS &amp; HAZARDOUS MATERIALS - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Create a hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emission or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, as 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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a "very high" fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a "state responsibility" area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is within a Low Hazard Severity Zone, and is within a 0-5 minute response time area. The site is served by the South Bay Fire Station.

**Impact.**

- a. Construction of the project would include the use of standard, potentially hazardous materials, including fuels and oils. The proposed use would include a nitrate-removal system, which would include the temporary storage and off-site transport of 2,800 gallons of brine, up to four times a week. The brine would be stored within a 7,000-gallon, HDPE tank onsite. The storage tank will be emptied into trucks that will haul the brine off-site for disposal at the SSLOCSO or other approved facility. The brine storage tank will have a high level alarm that will shut the well down in the event the brine waste reaches the high level, which will prevent overflowing. The SSLOCSO brine receiving facility is permitted by the RWQCB, and sufficient capacity exists for the proposed project. Storage and transport of brine is also subject to County Department of Public Health and California Department of Toxic Substances Control (DTSC) regulations. Based on the proposed project features and compliance with existing regulations, potential impacts would be less than significant, and no additional mitigation measures are necessary.
- b. As noted above, construction and operation of the project would be conducted according to existing regulations. The potential risk for upset or accident conditions would be low. Any spills or leaks would be contained and managed with the existing yard, and the potential for truck accident is low. Therefore, potential impacts would be less than significant.
- c. The existing yard is located with a ¼ mile of the Baywood Elementary School. The project would not emit hazardous materials, substances, or waste. Potential impacts related to the generation of diesel particulate matter (DPM) during construction is addressed in the Air Quality section of this Initial Study, including identification of mitigation measures. Operation

of the project would require the use of trucks to haul brine off-site; however, this will only occur up to four times a week, which would not pose a significant risk due to DPM exposure due to the limited timeframe and frequency. The brine would be stored on site, and transported off-site to an approved facility pursuant to existing regulations.

- d. Based on review of the DTSC and State Water Resources Control Board (SWRCB), the project site is not located on or adjacent to a site included on a list of hazardous material/waste sites.
- e. Construction and operation of the project would not require road closures, or any work within or adjacent to a potential emergency evacuation route (i.e., 8<sup>th</sup> Street, El Moro Avenue). Therefore, potential impacts would be less than significant, and no mitigation is necessary.
- f. The project is not located in an Airport Review area or the vicinity of an airport and does not include any features that may interfere with aircraft; therefore, no impact would occur.
- g. The project would be located within a developed area, and no sources of high vegetative fuel or other fire hazards are present. The project does not include any components that may increase the potential fire hazard. Based on the location and components of the project, potential impacts would be less than significant, and no mitigation is necessary.
- h. The project site is not located within a "very high" fire hazard severity zone; therefore, potential impacts would be less than significant.
- i. The project site is not located within a State Responsibility Area as defined by CalFire; therefore, no impact would occur.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation measures are necessary.

<b>8. NOISE - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Setting.** The project site is located immediately adjacent to 8<sup>th</sup> Street and El Moro Avenue. Noise sensitive uses in the area include residences to the north, south, east, and west. In addition, Baywood Elementary School is located approximately 200 feet to the northeast.

**Impacts.**

- a. Construction of the project would require the use of heavy equipment, which would generate noise affecting nearby sensitive receptors (residences and the school when in operation). The construction period would be temporary (4-6 months total), and activities would occur during daytime hours, consistent with County regulations. During operation and maintenance of the facility, use of transport trucks to remove brine from the site would generate noise affecting nearby uses and contributing to traffic-related noise in the areas, 3-4 times per week. Use of these trucks would be similar to existing uses in the work yard, which contribute to the ambient noise environment. The well would be located within a structure, and would not generate noise detectible from off-site locations. Based on the limited number of trips, and existing use of the project site, the potential noise increase would be less than significant. Aside from compliance with existing noise regulations, no mitigation measures are necessary.
- b. Please refer to a) above.
- c. Please refer to a) above. Severe noise or vibration would be limited to the construction phase of the project, and would not be long-term. Drilling the well may generate noise up to 80 decibels during use of well drilling (measured 50 feet from the source). This activity would result in a temporary increase in the ambient noise while the equipment is in operation. Although the noise would be noticeable to the surrounding community, this increase would be short-term and would be conducted during day-time hours only. Therefore, potential impacts would be less than significant, and no mitigation is necessary.
- d. Please refer to a) and c) above. No actions resulting in significant levels of vibration would occur.
- e. The project site is not located within an Airport Review Area, and no impact would occur.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation measures are necessary.

<b>9. POPULATION/HOUSING -</b> <i>Will the project:</i>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** At this time, the community of Los Osos is subject to a building moratorium due to the requirement for a centralized wastewater collection and treatment system per the RWQCB (which is currently under construction). In addition, as part of the Coastal Commission's conditions for the wastewater project, the community must demonstrate that there is adequate water to serve future population before the moratorium will be lifted.

**Impacts.**

- a. The project is proposed to augment water production in the Lower Aquifer to mitigate seawater intrusion based on existing demands. Therefore, implementation of the project would not induce growth.
- b. The project would not displace housing or people; no impact would occur.
- c. The project would not induce growth or create the need for housing in the area; no impact would occur.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation is necessary.

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

**Setting.** The project area is served by the County Sheriff's Department and CalFire as the primary emergency responders. The closest CalFire fire station (15 South Bay) is approximately 1.2 mile to the south. The closest Sheriff substation is in Los Osos, which is approximately one mile from the proposed project. The project is located in the San Luis Coastal Unified School CSD.

**Impact.**

- a. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection. The effect will be minimal, considering the project would improve an existing use at the site. No significant impacts were identified, and no mitigation is necessary.
- b. Refer to a) above.
- c. The project would have no effect on schools; no additional growth or demand for school facilities would occur.
- d. During construction and operation, the project would generate trips on local roadways. Trip generation would be minimal (3-4 trips per week), and would not result in project-specific

repairs or improvements. No significant impacts were identified, and no mitigation is necessary.

- e. During construction and operation, disposal of materials and brine would have a minimal impact on disposal facilities. No significant impacts were identified, and no mitigation is necessary.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation is necessary.

<b>11. RECREATION - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Recreational opportunities in the general area include Elfin Forest, Morro Bay Estuary, Montana de Oro, Black Hill, and numerous hiking trails and public open space. No recreational facilities are located on or adjacent to the project site.

**Impacts.**

- a. Implementation of the project would serve existing uses and would not generate growth or increase the demand for recreational resources. There would be no impact.
- b. Construction and operation of the project would have no effect on access to trails, parks, open space, or coastal resources.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation is necessary.

<b>12. TRANSPORTATION/ CIRCULATION - Will the project:</b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/  
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>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.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project site would be accessed via 8<sup>th</sup> Street and El Moro Avenue, two-lane local roads within the community of Los Osos. The intersections are controlled by stop signs.

**Impact.**

- a. Operation and maintenance of the facility would generate additional trips on local roadways (1 trip, 3-4 times a week). The construction period will be short; during maintenance periodic trips will be generated to transport brine offsite. Based on the anticipated number of additional trips compared to existing operations, the potential increase would be less than significant, and would not result in a reduction in Level of Service (LOS). No mitigation measures are necessary.
- b. Refer to a) above.
- c. The project would not create any new access improvements or changes to the existing driveway. The use of construction equipment will be temporary, and would not create a hazardous condition. Therefore, potential impacts would be less than significant, and no mitigation measures are necessary.
- d. The project site would continue to be accessible to emergency vehicles via 8<sup>th</sup> Street and El Moro Avenue. No significant impact would occur.
- e. The proposed project would not affect LOS. Alternative transportation policies are not applicable to the project; however, the site is accessible for employees walking, carpooling, or bicycling to the facility.
- f. The proposed project would not cause or significantly contribute to congestion, due to the low number of trips it would generate.
- g. Refer to e) above.

- h. The project site is not located within an Airport Review area and would not have an adverse effect on air traffic patterns.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation is necessary.

<b>13. WASTEWATER - <i>Will the project:</i></b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located within an existing facility, and would not require the construction of wastewater collection or treatment facilities.

**Impact.**

- a. The project does not include or require wastewater collection or treatment; therefore, no impact would occur.
- b. Refer to a) above.
- c. Refer to a) above.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation is necessary.

<b>14. WATER &amp; HYDROLOGY <i>Will the project:</i></b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 14. WATER & HYDROLOGY

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Create or contribute to runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on or off site sedimentation/erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g. dam failure, etc.) or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Los Osos CSD was approved by the voters in November 1998 and began operations in 1999. In 2002, the CSD adopted the 2002 Water Master Plan (2002 WMP), prepared by John L. Wallace & Associates (now known as Wallace Group). Since 2002, the CSD has completed numerous capital improvement projects to their water supply and distribution system. In addition, there have been changes or updates to the current state of the existing and future water demand and water supply for the CSD as well as the entire community through efforts being completed by the Interlocutory Stipulated Judgment (ISJ) Group's actions. In January 2011, Wallace Group updated the Water Master Plan through two technical memoranda (TMs). TM No. 1 updated the water distribution system hydraulics and current capabilities to serve the community; and TM No. 2 discussed the updates to the CSD's current water supply and demand needs.

The CSD serves a population of approximately 8,000 persons with an average day demand of 0.82 million gallons per day (mgd). The CSD owns and operates the following: water mains, storage tanks, and booster station. The CSD has only one water supply source, which is water extracted from the Los Osos Groundwater Basin. The CSD owns and operates six wells: Palisades Wells, 3rd Street Well, El Moro Well, 10th Street Well, South Bay Lower Well, and South Bay Upper Well. The CSD, along with the other two water purveyors (Golden State Water Company and S&T Mutual Water Company) and the County of San Luis Obispo are currently under court mandate to prepare a Basin Management Plan. These entities have formed the Interlocutory Stipulated Judgment (ISJ) Working Group to identify strategies on how to best manage the groundwater basin.



The Los Osos Community Services District (District) receives its entire water supply from the Los Osos Groundwater Basin (Basin). The Basin has two distinct zones: Upper Aquifer and the Lower Aquifer. There are currently two separate, but highly intertwined problems with the Basin. Due to the high density of septic systems in Los Osos, the Upper Aquifer is contaminated with nitrates above the drinking water standards. The community has been subject to a building moratorium from the RWQCB, Resolution 83-13 for the past 28 years. This order requires the community to develop a community wide centralized wastewater collection system and treatment plant, which is currently underway by the County of San Luis Obispo. The District, as well as the other two water purveyors within the community have under-utilized the Upper Aquifer because the water quality for nitrates does not meet current California Department of Public Health (CDPH) drinking water quality standards. Limited blending to reduce nitrate levels below drinking water standards has occurred in years past, but not to the degree that such blending can augment existing water supply sufficiently.

Due to nitrate contamination in the Upper Aquifer, the Lower Aquifer has been the District's, as well as the other two water purveyors', primary water supply source. The Lower Aquifer is currently in overdraft and is experiencing seawater intrusion in the District's and other water purveyors' westernmost wells. Production from the District's largest and primary water supply, the Palisades Well, has been required to be reduced to minimize the impacts of seawater intrusion. Other wells within the District are being utilized instead of the Palisades Well, all of which have lower production rates.

In response to these two distinct water quality issues and the overdraft of the Lower Aquifer, the County of San Luis Obispo categorized the Los Osos Groundwater Basin as a Level Severity III (drought condition). In order for the Los Osos Groundwater Basin to be sustainable, the District must reduce its pumping from the Lower Aquifer and increase its pumping from the Upper Aquifer to meet existing demands. In order to increase production from the Upper Aquifer, the water is required to be treated or blended to manage nitrates to the degree that the water supply meets drinking water standards. The construction of a new upper aquifer well within the District system is a required action under the draft Basin Plan (August, 2013) recently released by the urban purveyors and the County.

The closest source of surface water is Morro Bay, located 0.4 mile to the west. The topography of the project site is nearly level. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

**Impact.** The proposed well would pump approximately 75 to 100 gallons per minute (gpm), or approximately 100 to 150 acre-feet per year (afy), of high nitrate water from the new well. The ion-exchange unit will remove the nitrates from the water, bringing the water supply to acceptable drinking water standards. This water can then be used for the District's potable drinking water supply. This project will allow the District to continue reducing their pumping from the Palisades Well, augmenting the Lower Aquifer Well production and helping to reduce seawater intrusion. If water quality in the new upper aquifer well is sufficiently low in nitrates, blending with the existing lower aquifer well may be sufficient to meet drinking water standards. The final nitrate concentration will not be known until the well is drilled and tested.

- a. The installation of the new well will increase production from the upper aquifer by 100 to 150 afy, thus reducing the pumping from the Lower Aquifer by the same amount. This is approximately 20% of the District's total water supply. The installation of a new Upper Aquifer well and nitrate removal unit will provide redundancy in the District's water supply. It will allow the District to better operate their facilities to help reduce pumping in their westerly wells. In addition, this project has two benefits to water quality. First, the installation of the Upper Aquifer well and nitrate removal facility will reduce the pumping in the Lower Aquifer, reducing the stress on the Lower Aquifer and decreasing the potential seawater intrusion front from continuing easterly. Second, the nitrate removal unit will remove the nitrates from the Upper



Aquifer well, bringing the water within drinking water standards. Without the completion of this project and additional projects identified by the ISJ Working Group, the Basin safe yield will continue to be in overdraft and the seawater intrusion front will continue to move eastward impacting more of the community's potable water supply wells, which could result in the loss of potable wells, the community's only drinking water supply. Construction and operation of the well is subject to permits issued by the County of San Luis Obispo and RWQCB. Based on the intent of the project, and compliance with existing regulations, the project would not have an adverse effect on water quality.

- b. The project is not located in proximity to creeks, lakes, estuaries, or streams, and construction would not result in discharge to surface waters based on the nearly level topography. No significant impact would occur, and no mitigation is necessary.
- c. Refer to a) and setting discussion above. No significant impact would occur, and no mitigation is necessary.
- d. The project would create approximately 600 square feet of additional impervious surfaces (i.e., storage tank and building). These structures would not significantly alter the drainage pattern onsite, and stormwater would continue to sheetflow from the site. Based on the limited area of development, potential impacts would be less than significant, and no mitigation measures are necessary.
- e. As noted above, due to the limited area of development, the project would not significantly change rates of soil absorption, and would not change the direction of surface runoff.
- f. Due to the limited area of proposed development and nearly level topography, implementation of the project would not result in substantial changes to existing drainage patterns, and would not cause substantial on or off-site erosion or flooding. No mitigation measures are necessary.
- g. The project site is not located within the 100-year flood plain, and no significant impact would occur.
- h. Refer to a) and setting discussion above. The project would address current problems associated with the existing community water supply. No significant impact would occur, and on mitigation is necessary.
- i. Refer to setting discussion and a) above. No significant impact would occur.
- j. The project consists of a water supply facility within an existing work yard. Based on review of the San Luis Obispo County Tsunami Inundation Maps prepared by the California Department of Conservation (July 1, 2009) the project site is not located within the tsunami inundation area. Therefore, potential impacts are less than significant.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation is necessary.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Coastal Zone Land Use Element and Ordinance], Local Coastal Plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Surrounding uses include residential development and mini-storage facilities.

**Impact.** The proposed use would be located within an existing facility site.

- a. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County of San Luis Obispo Coastal Zone Land Use Ordinance, Estero Area Plan, General Plan Elements). No inconsistencies were identified.
- b. The project is not within or adjacent to a Habitat Conservation Plan area, although an HCP is currently under development by the County of San Luis Obispo. The proposed project would not have an adverse effect on Morro shoulderband snail, a species under consideration in the pending HCP.
- c. Refer to a) above. In addition, the project is consistent with SWRCB and RWQCB regulations and policies regarding the treatment and management of community water supply.
- d. The project would be constructed within an existing facility, and the proposed public well and water treatment is an allowable use. Surrounding uses include residences and the Baywood Elementary School, and the continued operation of the facility is not inconsistent with the area. Potential issues related to the creation of dust, diesel particulates, and noises during construction are addressed in the applicable sections. Mitigation is identified where required, which would minimize potential land use inconsistencies during construction. Based on implementation of mitigation, potential impacts would be less than significant.

**Mitigation/Conclusion.** No significant impacts were identified, and no mitigation measures are necessary.

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

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
-------------------------	--------------------------------	----------------------	----------------

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | <i>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)</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a. As discussed in Section 4 Biological Resources, no significant impacts to fish or wildlife species would occur.
- b. The project would not result in any impacts considered cumulatively considerable.
- c. The project would not result in any environmental effects that would cause substantial effects on human beings.

For further information on CEQA, please visit the California Environmental Resources Evaluation System at: [http://www.ceres.ca.gov/topic/env\\_law/ceqa/guidelines](http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines) for information about the California Environmental Quality Act.

### **Exhibit A - Initial Study References**

The following reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study.

California Department of Conservation. 2009. Tsunami Inundation Map For Emergency Planning Morro Bay North Quadrangle. July 1, 2009.

California Department of Toxic Substances Control. 2013. Envirostor Database. Available at: [www.dtsc.ca.gov/database/index.cfm](http://www.dtsc.ca.gov/database/index.cfm). Accessed September 13, 2013.

California State Water Resources Control Board. 2013. Geotracker Database. Available at: [www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov). Accessed September 13, 2013.

County of San Luis Obispo. 2011. Energywise Plan.

County of San Luis Obispo. 2009. Estero Area Plan.

County of San Luis Obispo. 2011. Coastal Zone Land Use Ordinance.

County of San Luis Obispo. 1999. Safety Element.

County of San Luis Obispo Air Pollution Control District. 2012. CEQA Air Quality Handbook.

Far Western Anthropological Research Group. 2006. Cultural Resource Survey. December 2006.

NRCS Web Soil Survey. 2013. < <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>>. Accessed September 13, 2013.

SWCA Environmental Consultants. 2013. Morro Shoulderband Snail Habitat Assessment.



**Legend**  
 [White Box] Project Location

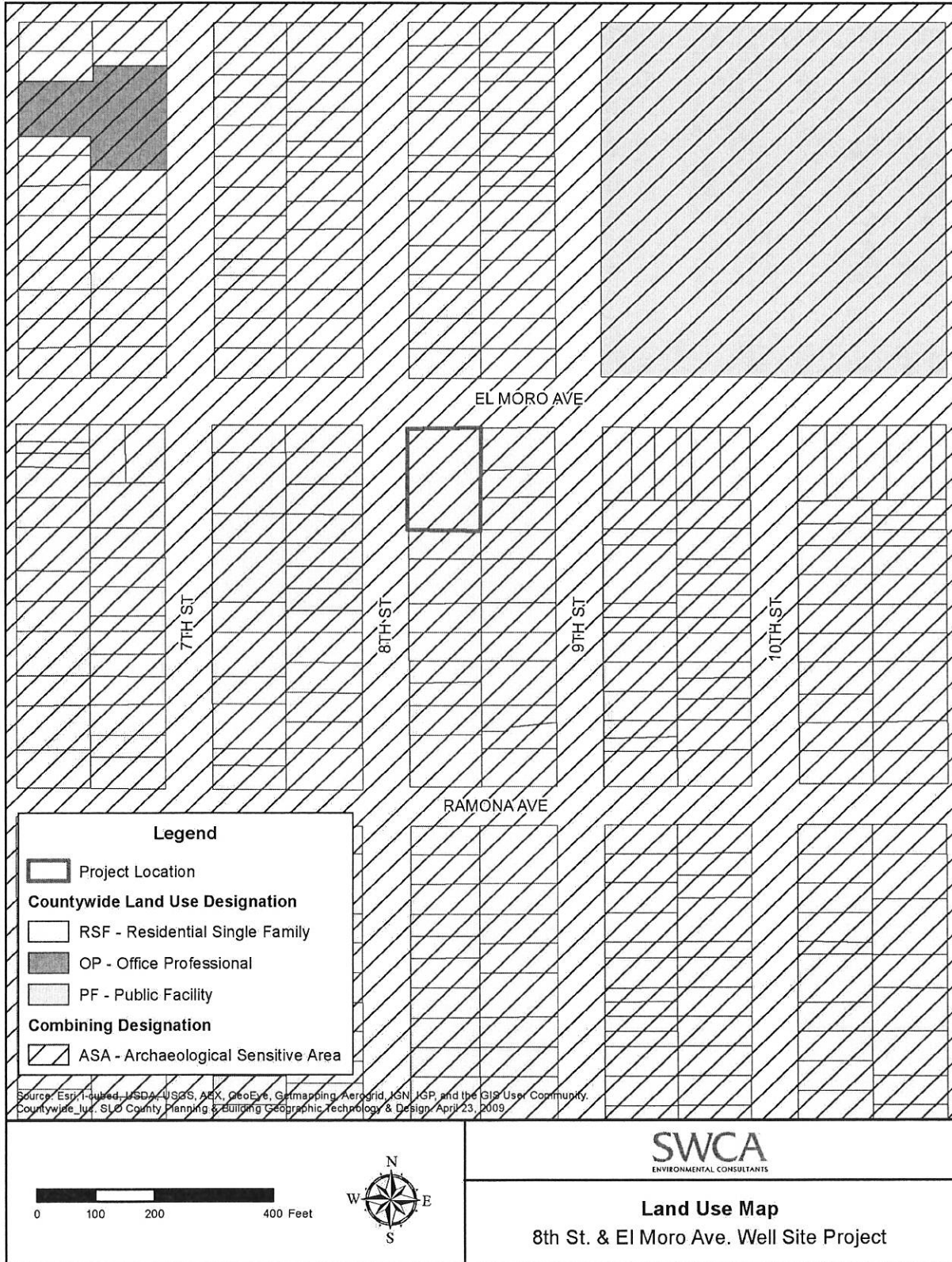
Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Geomapping, IGN, IGP, and the GIS User Community



**SWCA**  
 ENVIRONMENTAL CONSULTANTS

**Project Location Map**  
 8th St. & El Moro Ave. Well Site Project







### Mitigation Monitoring and Reporting Plan

Requirements of Measure	Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
<b>Air Quality</b>				
<p><i>Prior to ground disturbance, construction plans shall include the following notes, and the contractor shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:</i></p> <ul style="list-style-type: none"> <li><i>a) Reduce the amount of disturbed area where possible;</i></li> <li><i>b) Use 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;</i></li> <li><i>c) All dirt stockpile areas should be sprayed daily as needed;</i></li> <li><i>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;</i></li> <li><i>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;</i></li> <li><i>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;</i></li> <li><i>g) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</i></li> <li><i>h) 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)</i></li> </ul>	<p>Include measures on construction plans; implement during construction</p>	<p>Los Osos Community Services District; Construction Contractor</p>	<p>Review of plans prior to construction, monitor during construction</p>	<p>Prior to ground disturbance, verified during construction</p>

### Mitigation Monitoring and Reporting Plan

Requirements of Measure	Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
<p><i>in accordance with California Vehicle Code Section 23114;</i></p> <p>i) <i>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; and,</i></p> <p>j) <i>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 percent opacity, and to prevent transport of dust off-site. 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.</i></p>				
<p><i>Prior to ground disturbance, construction plans shall include the following notes. The contractor shall comply with the following standard mitigation measures for reducing diesel particulate matter (DPM) emissions from construction equipment as follows:</i></p> <p>a) <i>Maintain all construction equipment in proper tune according to manufacturer's specifications;</i></p> <p>b) <i>Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);</i></p> <p>c) <i>Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;</i></p> <p>d) <i>Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;</i></p> <p>e) <i>Construction or trucking companies with fleets that do not have engines</i></p>	<p>Include measures on construction plans; implement during construction</p>	<p>Los Osos Community Services District; Construction Contractor</p>	<p>Review of plans prior to construction, monitor during construction</p>	<p>Prior to ground disturbance, verified during construction</p>

### Mitigation Monitoring and Reporting Plan

Requirements of Measure	Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
<p><i>in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;</i></p> <p>f) <i>All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling limit;</i></p> <p>g) <i>Excessive diesel idling within 1,000 feet of sensitive receptors is not permitted;</i></p> <p>h) <i>Electrify equipment when feasible;</i></p> <p>i) <i>Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,</i></p> <p>j) <i>Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.</i></p>				

# **ATTACHMENT C**

## **NOTICE OF INTENT**

**NOTICE OF INTENT  
TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

The Los Osos Community Services District has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed 8<sup>th</sup> Street and El Moro Avenue Well Site Project. The Draft IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality and Land Use (related to Air Quality impacts).

**APPLICANT:** Los Osos Community Services District

**GENERAL PLAN DESIGNATION:** Residential Single Family, Local Coastal Plan Area, Archaeologically Sensitive Area

**PROJECT LOCATION:** Southeast corner of the intersection of 8th Street and El Moro Avenue, in the unincorporated community of Los Osos. The site is within the Residential Single Family land use designation, and is within the County of San Luis Obispo Estero planning area (APN: 038-291-039).

**PROJECT DESCRIPTION:** The proposed project includes: demolition of an existing well house; construction of a new Upper Aquifer Well and if required, skid-mounted ion-exchange unit (nitrate removal facility); and, installation of a pre-manufactured, approximately 600-square foot, metal building to house the existing and proposed wells and nitrate removal facility. The ion-exchange unit will be used to treat approximately 75 to 100 gallons per minute, or approximately 100 to 150 acre-feet per year (afy), of high nitrate water from the new well. The nitrate removal facility will generate approximately 2,800 gallons of brine waste 3-4 times per week. A new 7,000-gallon High Density Polyethylene tank for brine storage will be located within the yard, and will be emptied 3-4 times per week, and trucks will haul the brine off-site for disposal at an approved facility. The brine storage tank will have a high level alarm that will shut the well down in the event the brine waste reaches the high level, which will prevent overflowing. The project includes a new underground waterline that will connect the proposed well to the existing water main located onsite and a new 90-foot long underground pipeline to connect the proposed nitrate removal facility to the proposed brine storage tank. Existing electric utilities will be connected to the new building, and will not require additional ground disturbance. Installation of the new well will increase production from the upper aquifer by 100-150 afy, thus reducing the pumping from the Lower Aquifer by the same amount. The approximate area of disturbance will be up to 1,200 square feet, within the approximately 0.5-acre work yard. Construction would occur during daytime hours during the dry season.

**HAZARDOUS WASTE/SUBSTANCES:** The project site is not included on any of the lists enumerated under Section 65962.5 of the Government Code.

**PUBLIC REVIEW PERIOD:** Comments on the Draft IS/MND may be received in writing between March 27 and April 26, 2015. Written comments should be sent to the Los Osos Community Services District, 2122 9th Street #102, Los Osos, CA 93402.

**PUBLIC HEARING:** A public hearing is scheduled for Thursday May 7, 2015 at 7:00 p.m. (Open Session), at the Sea Pines Golf Resort, 1945 Solano Street, Los Osos, CA 93402.

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:** The Draft IS/MND is available for public review during regular business hours at the Los Osos Community Services District at the address listed above and online at < [www.losososcscsd.org](http://www.losososcscsd.org) >.

MAR 27 2015

DATE POSTED .....

DATE REMOVED FROM

.....

# **ATTACHMENT D**

## **AIR POLLUTION CONTROL DISTRICT COMMENTS**





Air Pollution Control District  
San Luis Obispo County

April 24, 2015

Ms. Shawna Scott, Senior Planner  
SWCA Environmental Consultants  
1422 Monterey Street, Suite C200  
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Los Osos CSD 8<sup>th</sup> Street Well Project Initial Study / Mitigated Negative Declaration

Dear Ms. Scott:

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 project located at 8<sup>th</sup> Street and El Moro Avenue in Los Osos.

The Los Osos Community Services District has completed a Draft Initial Study/Mitigated Negative Declaration for the proposed 8th Street and El Moro Avenue Well Site Project. The proposed project includes: demolition of an existing well house, construction of a new Upper Aquifer well and installation of a pre-manufactured metal building (approximately 600 sq.ft.) to house the existing and proposed wells and if required, a skid mounted ion-exchange unit for nitrate removal. Installation of the ion-exchange unit would necessitate the installation of a 7,000 gallon above-ground storage tank for waste water (brine) storage, which would be emptied via tank truck 3 to 4 times weekly.

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

**GENERAL COMMENTS**

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. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

**CONSTRUCTION PHASE IMPACTS - Below Threshold**

The Project Proponent evaluated the construction impacts of this project using the most recent CalEEMod computer model for estimating construction emissions related to the development of land uses. The modeling results indicate that the construction phase impacts will likely be less than the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook (available at the APCD web site: [slocleanair.org](http://slocleanair.org)). However, the Project Proponent acknowledges that, due to the

close proximity of sensitive receptors, the project could potentially create air quality impacts through the generation of dust and diesel PM, and has proposed appropriate mitigation measures. **Therefore, with the exception of the requirements below, and the mitigation measures already included in the Mitigated Negative Declaration, the APCD is not requiring other construction phase mitigation measures for this project.**

#### Construction Scheduling

In addition to the mitigation measures included in the Initial Study on page 12, to further reduce construction activity impacts to the local school, APCD staff recommends the construction work be scheduled during a time when school is not in session.

#### 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 the demolition or remodeling of existing buildings or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it 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) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to [slocleanair.org/business/asbestos.php](http://slocleanair.org/business/asbestos.php) for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: [slocleanair.org/business/onlineforms.php](http://slocleanair.org/business/onlineforms.php).

#### Dust Control Measures

APCD agrees with the dust control measures listed on page 12 of the Initial Study / Mitigated Negative Declaration. **However, since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Pollution Control District Quality Handbook.

#### Construction Phase Idling Limitations

This project is in close proximity to nearby sensitive receptors (residences on all sides and Baywood Elementary School approximately 200' NE). **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:**

Diesel Idling Restrictions Near Sensitive Receptors (residences on all sides and Baywood Elementary School approximately 200' NE)

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.

#### 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>

#### Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Drilling rig;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Unconfined abrasive blasting operations;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

**To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

#### **OPERATIONAL PHASE IMPACTS - Below Threshold**

Based on the mitigated negative declaration operational phase emission estimates using the most recent CalEEMod computer model, the operational phase would likely be less than the APCD's

significance threshold values identified in Table 3-2 of the CEQA Air Quality Handbook. **Therefore, with the exception of the requirements below, and the mitigation measures already included in the Mitigated Negative Declaration, the APCD is not requiring other operational phase mitigation measures for this project.**

#### Truck Routing & Scheduling

Proposed truck routes should be evaluated and selected to ensure routing patterns have the least possible impact to residential dwellings and other sensitive receptors (e.g. Baywood Elementary School). To further reduce operational activity impacts to the local school, SLOCAPCD staff recommends the truck hauling trips be scheduled during a time when school is not in session.

#### Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Chemical product processing and or manufacturing;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility-wide health risk impacts. A diesel engine only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at [vkirkhuff@co.slo.ca.us](mailto:vkirkhuff@co.slo.ca.us) or 781-4247.

Sincerely,



Vince Kirkhuff  
Air Quality Specialist

VJK/arr

cc: LOCSO  
Tim Fuhs, Enforcement Division, APCD  
Gary Willey, Engineering Division, APCD

# **ATTACHMENT E**

## **MITIGATION MONITORING AND REPORTING PLAN UPDATE**

**Mitigation Monitoring and Reporting Plan (Updated April 28, 2015)**

Requirements of Measure	Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
<b>Air Quality</b>				
<p><i>Prior to ground disturbance, construction plans shall include the following notes, and the contractor shall comply with the following standard mitigation measures for reducing fugitive dust emissions such that they do not exceed the APCD's 20 percent opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402) as follows:</i></p> <ul style="list-style-type: none"> <li><i>a) Reduce the amount of disturbed area where possible;</i></li> <li><i>b) Use water trucks, <del>or</del> sprinkler systems, or an APCD-approved dust suppressant 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;</i></li> <li><i>c) All dirt stockpile areas should be sprayed daily as needed;</i></li> <li><i>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;</i></li> <li><i>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;</i></li> <li><i>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;</i></li> <li><i>g) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;</i></li> <li><i>h) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of</i></li> </ul>	<p>Include measures on construction plans; implement during construction</p>	<p>Los Osos Community Services District; Construction Contractor</p>	<p>Review of plans prior to construction, monitor during construction</p>	<p>Prior to ground disturbance, verified during construction</p>



**Mitigation Monitoring and Reporting Plan (Updated April 28, 2015)**

Requirements of Measure	Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
<p><i>freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;</i></p> <p><i>i) 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; and,</i></p> <p><i>j) 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 percent opacity, and to prevent transport of dust off-site. 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.</i></p>				
<p><i>Prior to ground disturbance, construction plans shall include the following notes. The contractor shall comply with the following standard mitigation measures for reducing diesel particulate matter (DPM) emissions from construction equipment as follows:</i></p> <p><i>a) Maintain all construction equipment in proper tune according to manufacturer's specifications;</i></p> <p><i>b) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);</i></p> <p><i>c) Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;</i></p> <p><i>d) Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;</i></p>	<p>Include measures on construction plans; implement during construction</p>	<p>Los Osos Community Services District; Construction Contractor</p>	<p>Review of plans prior to construction, monitor during construction</p>	<p>Prior to ground disturbance, verified during construction</p>

**Mitigation Monitoring and Reporting Plan (Updated April 28, 2015)**

Requirements of Measure	Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
<p>e) Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;</p> <p>f) All on and off-road diesel equipment shall not idle for more than 5 minutes within 1,000 feet of sensitive receptors. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5-minute idling restrictions limit;</p> <p>g) Excessive Diesel idling within 1,000 feet of sensitive receptors is not permitted;</p> <p>h) Electrify equipment when feasible;</p> <p>i) Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,</p> <p>j) Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.</p>				
<p><u>Construction work shall be scheduled when Baywood Elementary School is not in session, to the maximum extent feasible.</u></p>	<p><u>Include measures on construction plans; implement during construction</u></p>	<p><u>Los Osos Community Services District; Construction Contractor</u></p>	<p><u>Review of plans prior to construction, monitor during construction</u></p>	<p><u>Prior to ground disturbance, verified during construction</u></p>
<p><u>Prior to demolition or relocation of existing structures or pipes, the Construction Contractor shall comply with the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and 3) applicable removal and disposal requirements of identified ACM.</u></p>	<p><u>Include measures on construction plans; implement prior to demolition or relocation of existing structures or pipes</u></p>	<p><u>Los Osos Community Services District; Construction Contractor</u></p>	<p><u>Review of plans prior to construction, submit documentation to the San Luis Obispo Air Pollution Control District for approval</u></p>	<p><u>Prior to ground disturbance, verified during construction</u></p>
<p><u>Prior to ground disturbance and construction, the Construction Contractor shall ensure a geologic evaluation is</u></p>	<p><u>Include measures on construction plans; implement</u></p>	<p><u>Los Osos Community Services District;</u></p>	<p><u>Review of plans prior to construction,</u></p>	<p><u>Prior to ground disturbance, verified during</u></p>

### Mitigation Monitoring and Reporting Plan (Updated April 28, 2015)

Requirements of Measure	Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
<p><u>conducted to determine if the area disturbed is exempt from the Air Resources Board Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105). If the site is not exempt from the ATCM requirements, the Construction Contractor shall comply with all requirements outlined in the Asbestos ATCM, which may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the San Luis Obispo APCD.</u></p>	<p><u>prior to ground disturbance and construction</u></p>	<p><u>Construction Contractor</u></p>	<p><u>submit documentation to the San Luis Obispo Air Pollution Control District for approval</u></p>	<p><u>construction</u></p>
<p><u>Prior to ground disturbance and construction, the Construction Contractor shall obtain all required permits for the use of portable equipment, 50 horsepower or greater, from the San Luis Obispo APCD.</u></p>	<p><u>Include measures on construction plans; implement prior to ground disturbance and construction</u></p>	<p><u>Los Osos Community Services District; Construction Contractor</u></p>	<p><u>Review of plans prior to construction, obtain necessary permits from the San Luis Obispo Air Pollution Control District</u></p>	<p><u>Prior to ground disturbance, verified during construction</u></p>
<p><u>Prior to operation, truck hauling routes shall be evaluated and selected to minimize impacts to residential areas and schools.</u></p>	<p><u>Review and identify truck hauling routes</u></p>	<p><u>Los Osos Community Services District</u></p>	<p><u>Identify truck hauling routes, inform haulers of selected routes, confirm during operation</u></p>	<p><u>Prior to and during operation</u></p>
<p><u>Prior to operation of the project, the Los Osos Community Services District shall obtain all required operational permits from the San Luis Obispo APCD.</u></p>	<p><u>Obtain required permits</u></p>	<p><u>Los Osos Community Services District</u></p>	<p><u>Retain copy of permits received from the San Luis Obispo Air Pollution Control District or documentation that permit(s) are not required</u></p>	<p><u>Prior to operation</u></p>