



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

ENVIRONMENTAL DETERMINATION NO. ED Number 19-051

DATE: August 12, 2019

PROJECT/ENTITLEMENT: PG&E Development Plan/Coastal Development Plan DRC2018-00003

APPLICANT NAME: PG&E

Email: kav6@pge.com

ADDRESS:

735 Tank Farm Road, Suite 200, San Luis Obispo
CA 93401

CONTACT PERSON:

Kris Vardas

Telephone: 805-595-6456

PROPOSED USES/INTENT: Request by Pacific Gas and Electric for a Development Plan / Coastal Development Permit (DRC2018-00003) to allow for the North Ranch Road Improvement Project, affecting approximately 4.25 miles of the North Ranch Road, a privately owned continuation of Pecho Valley Road, located on the North Ranch portion of the Diablo Canyon Power Plant (DCPP). The improvements include: turnouts, paving in areas greater than 12-percent, retaining walls, three stockpile locations, three new culverts, and nine replacement culverts. The project would result in a total disturbance of 14.7 acres along North Ranch Road.

LOCATION: The project is within the Agriculture and Rural Lands land use categories and is located between the southern parking lot of Montaña de Oro State Park and just north of DCPP, approximately five miles southwest of the community of Los Osos, in the San Luis Bay Coastal Planning Area.

LEAD AGENCY:

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

STATE CLEARINGHOUSE REVIEW: YES ☒ NO ☐

OTHER POTENTIAL PERMITTING AGENCIES:

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☒ *Lead Agency*

☐ *Responsible Agency* approved/denied the above described project on Planning Commission, and has made the following determinations regarding the above described project:

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

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

County of San Luis Obispo

Signature

Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 6.1) (1/18/18)

Project Title & No. Pacific Gas & Electric Development Plan/Coastal Development Permit
ED19-051 (DRC2018-00003)

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 checked="" 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 type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

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

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

Sara Sanders *Sara Sanders* *Kip Morain on behalf of Sara Sanders* 8/12/19
Prepared by (Print) Signature Date

Steven McMaster *Steven McMaster* Environmental Coordinator 8/12/19
Reviewed by (Print) Signature (for) Date

Xzandrea Fowler, Environmental Coordinator





Initial Study Summary – Environmental Checklist

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

(ver 6.1) Using Form

Project Title & No. Pacific Gas & Electric Development Plan/Coastal Development Permit ED19-051 (DRC2018-00003)

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Sara Sanders

Prepared by (Print)

Signature

Date

Environmental Coordinator

Reviewed by (Print)

Signature

(for)

Date

Xzandrea Fowler, Environmental Coordinator



Project Environmental Analysis

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

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Pacific Gas and Electric for a Development Plan / Coastal Development Permit (DRC2018-00003) to allow for the North Ranch Road Improvement Project, affecting approximately 4.25 miles of the North Ranch Road, a privately owned continuation of Pecho Valley Road, located on the North Ranch portion of the Diablo Canyon Power Plant (DCPP). The improvements include: turnouts, paving in areas greater than 12-percent, retaining walls, three stockpile locations, three new culverts, and nine replacement culverts. The project would result in a total disturbance of 14.7 acres along North Ranch Road. The project is within the Agriculture and Rural Lands land use categories and is located between the southern parking lot of Montaña de Oro State Park and just north of DCPP, approximately five miles southwest of the community of Los Osos, in the San Luis Bay Coastal Planning Area.

Background

On March 7, 2006, the County of San Luis Obispo (County) approved Coastal Development Permit (CDP) (No. DRC2004-00165) and Conditional Use Permit (CUP) (No. DRC2004-00166) for Pacific Gas and Electric Company's (PG&E's) Steam Generator Replacement Project. The CDP was appealed to the California Coastal Commission (Commission) on April 5, 2006. The Commission approved the CDP (Application File No. E-06-011, Commission Appeal No. A-3-SLO- 06-017) on December 14, 2006, and issued a CDP on March 8, 2007.

There were a series of fire prevention and protection conditions of approval and mitigation measures associated with the CDP and CUP. PG&E, the California Department of Forestry and Fire Protection (Cal Fire), and the County worked through each condition to the point of mutual agreement and satisfaction. Condition #5(1) for the SGRP CDP No. DRC2004-00165 and CUP No. DRC2004- 00166 required the provision of two uninhibited access roads for the project, one of which is Pecho Valley Road (identified as the secondary access road by PG&E). The text of Condition #5(1) reads as follows:

Access and egress to Diablo Canyon Power Plant (DCPP) will be by two access roads that are not blocked other than by a security gate that is accessible to CDF/San Luis Obispo County Fire Department. The road will meet the minimum CDF/San Luis Obispo County Fire Department standards for two way roads. When the primary access road is blocked during construction or during transportation of the Original Steam Generator (OSG), then the secondary access road must be clear of all obstructions. Provisions for access and egress must be maintained at all times or a citation could be issued.

The primary access road to the DCPP connects with Avila Beach to the south. This road is fully improved and continuously maintained. There is a second road (Pecho Valley Road, herein referred to as North



Ranch Road) that connects the DCP with the southern boundary of Montana de Oro State Park to the north. Most of the road is currently improved with a hard packed, permeable surface. There are some steeper areas that have been paved. It ranges from one to two lanes throughout its reach. The road is a traditional ranch road and is currently maintained for low traffic use. Immediately after the CDP was issued in 2007, PG&E, CAL FIRE, and the County agreed that the road's current condition would suffice as an interim means of emergency access. However, it was determined that a more formal design, better meeting the necessary emergency standards and design templates, would eventually be needed.

Therefore, the applicant is proposing improvements to approximately 4.25 miles of the existing North Ranch Road which would include widening roadway width at certain sections, paving, retaining walls, culverts, and stockpile locations. These improvements are being proposed to improve the road's accessibility for fire personnel and emergency equipment pursuant to Condition of Approval #5(1).

Proposed Project

Roadway Improvements

The improved North Ranch Road would consist of a single-lane paved road from the road's entrance at Montana de Oro State Park to the existing Peterson Ranch House and would provide a turnout at the approach to the bridge over Coon Creek. Continuing south, a single-lane gravel road would be provided for approximately 375 feet before the road would transition into a two-lane gravel road. The road would then continue south, transitioning between a single-lane and two-lane gravel road until it approaches Station Number 62, where it would transition back into a two-lane gravel road. A turnout would be provided just south of Station Number 56. The road would continue south as a two-lane gravel road until it approaches Station Number 88, where it would transition into a single-lane gravel road. A turnout would be provided near Station Number 98 and Station Number 121. The road would transition into a two-lane gravel road at Station Number 145 and back into a single-lane gravel road near Station Number 159, adjacent to Crowbar Canyon. An approximately 300-foot by 150-foot staging area would be established adjacent to the road at Crowbar Canyon. This area would be used during construction and thereafter as a staging area for CAL FIRE emergency operations.

The road would continue south of Station Number 159 as a single-lane gravel road, with a turnout at Station Number 169. The road would transition into a single-lane paved road from Station 170 to 174, back to a single-lane gravel road until Station Number 180, a single-lane paved road again from Station 180 to 199, a single-lane gravel road from 199 to 180, and then a single-lane paved road until its terminus at DCP. Additional turnouts would be provided at Station Number 170, near Station Number 189, near Station Number 198, and at Station Number 210. The improved road would generally follow the existing roadway alignment with the exception of a portion of the road near Station Number 30, Station Number 64, and Station Number 169.

The project consists of paving (asphalt) the portions of North Ranch Road with slopes greater than 12 percent. Based on the project plans (February 2017), approximately 97,000 square feet (sf) of road would be pavement. This includes all slopes greater than 12 percent and stretches of the road that are currently paved. Stretches of the road that are currently paved would be repaved as part of the project. It is estimated that 35,303-square-feet of existing pavement would be removed and disposed of at an appropriate off-site facility and replaced with new paving.

Retaining Walls

The project would also incorporate several retaining walls totaling approximately 950 linear feet. The walls range from about 1 foot to 8 feet in height. The majority of the retaining walls have been incorporated into the project to limit disturbance to known cultural sites. The remaining retaining walls are needed to provide increased road width without creating large sliver fills or causing slope instability. Retaining walls would likely be a combination of soldier piles with timber lagging (cut condition), mechanically stabilized earth walls (fill condition), and/or typical cantilevered walls.

Culverts



The project also includes installation of three (3) new culverts and replacement of nine (9) existing culverts with 10 new culverts (Table A1).

Table A1: North Ranch Road Culverts

Location	Existing Culvert Replacement		New Culvert Installation
	Existing Culvert Size	Replacement Culvert Size	New Culvert Size
Culvert 1 (near SN 58, north of Big Wash)	24" CMP	36"HDPE	
Culvert 2 (near SN 62, north of Big Wash)			36" HDPE
Culvert 3 (near SN 66, north of Big Wash)			42" HDPE.
Culvert 4 (near SN 68, north of Big Wash)			24"HDPE
Culvert 5 (near SN 73, at Big Wash)	36"CMP	48"HDPE	
Culvert 6 (near SN 75, at Big Wash)	30" CMP	36" HDPE	
Culvert 7 (near SN 138, north of Crowbar Canyon)	24"CMP	30"HDPE	
Culvert 8 (near SN 164, south of Crowbar Canyon)	24" CMP	30"HDPE	
Culvert 9 (near SN 175, north of Mal Paso)	36"CMP	54" HDPE	
Culvert 10 (near SN 179, just north of Mal Paso)	24" CMP	36"HDPE	
Culvert 11 (near SN 191, at Mal Paso)	24"CMP	30" HDPE	
Culvert 12 (near SN 196, at Mal Paso)	48"CMP	Two (2) 54" HDPE	

SN= Station Number

"= inches

CMP = Corrugated Metal Pipe

HDPE = High Density Polyethylene

Stockpile Locations






It is estimated that project construction would require approximately 43,700 cubic yards (cy) of cut (along the road and at the staging area at Crowbar Canyon) and approximately 2,600 cy of fill. Approximately 41,000 cy of cut-and-fill material would be deposited at three stockpile locations on adjacent DCPD property. The three stockpile locations are depicted on Figure A1.

Figure A1: North Ranch Road Project Location Map



LSA

LEGEND

-  Pecho Valley Road (North Ranch Road)
-  Survey Area
-  Stockpile Location
-  Staging Area
-  Gate Alpha



0 0.25 0.5
MILES

SOURCE: ESRI (2014); LSA (12/2015)

F:\PGE1502\GIS\Bio_ProjectLocation_Aerial.mxd (9/12/2016)

North Ranch Road Improvement Project

Project Overview Map



ASSESSOR PARCEL NUMBER(S): 076-011-031

Latitude: 35° 13' 37.56" N Longitude: 120° 51' 59.832" E

SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLAN AREA: San Luis Bay(Coasta **SUB:** None

COMM: NA

LAND USE CATEGORY: Agriculture Public Facilities Rural Lands

COMB. DESIGNATION: Coastal Appealable Zone Energy Extractive Area Flood Hazard; Archaeological Sensitive Area

PARCEL SIZE: 1,272 acres

TOPOGRAPHY: Gently rolling to moderately sloping

VEGETATION: Agriculture (Range Land), Herbaceous, Limited Scattered Oaks

EXISTING USES: Road surrounded by agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Recreation; Montana de Oro State Park	<i>East:</i> Rural Lands; agricultural uses
<i>South:</i> Public Facilities; Diablo Canyon Power Plant	<i>West:</i> Agriculture; agricultural uses

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Aesthetics

Setting. The project is located along 4.25 miles of an existing road on private property with no visibility from a public road. The only public access in the area is between the hours of 8AM-5PM Thursday-Monday on Point Buchon Trail. Visitors must sign-in and are required to follow the designated trail. These visitors are limited to 275 per day. Point Buchon Trail runs parallel to North Ranch Road along the coast for about 3 miles from Coon Creek (north) to Crowbar Canyon (south). North Ranch Road is not used as part of the Point Buchon Trail and access is prohibited to public visitors. Point Buchon Trail is topographically separated from the road and runs downslope west which limits the road's visibility from the trail. From the ocean, there is a one nautical mile exclusion zone between Diablo Lands and ships. The use is already existing. The project is considered compatible with the surrounding uses.

Impact. The project is located in a highly scenic area but consists of minor modifications to an existing road over a 4.25 mile length. Most of the improvements such as widening or resurfacing would result in no change to the visual character of the road. Fill slopes and proposed retaining walls would not be substantially visible from any public viewpoints and would be consistent with the existing roadway character. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Agricultural Resources

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

Land Use Category: Agriculture, Public Facilities, Rural Lands Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, Farmland of Statewide Importance, Prime Farmland if irrigated In Agricultural Preserve? Yes, Irish Hills AG Preserve Area

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Cropley clay (2 - 9% slope).

This gently sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Diablo and Cibo clays (9 - 15% slope).

Diablo. This gently to moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Cibo. This gently to moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Diablo and Cibo clays (15 - 30% slope).

Diablo. This moderately sloping clayey soil is considered very poorly drained. The soil has



moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Cibo. This moderately sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

Lopez very shaly clay loam (30 - 75% slope).

This steeply to very steeply sloping, shallow gravelly fine loamy soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Nacimiento silty clay loam (9 - 30% slope).

This moderately sloping, fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Nacimiento--Calodo complex (30 - 50% slope).

Nacimiento. This steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Calodo. This steeply sloping fine loamy soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Santa Lucia channery clay loam, (30 - 50% slope), MLRA 15

Santa Lucia channery clay loam, 50 to 75% slope), MLRA 15

Santa Lucia very shaly clay loam, 5 to 9 percent slopes, MLRA 15

This gently sloping, north-slope gravelly fine loamy soil is considered not well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class IV without irrigation and Class IV when irrigated.

Still gravelly loam (9 - 15% slope).

This moderately sloping, gravelly coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Still gravelly sandy clay loam (2 - 9% slope).

This gently sloping gravelly fine loamy soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Still gravelly sandy clay loam (15 - 25% slope).



This moderately sloping, gravelly fine loamy soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class IV without irrigation and Class is not rated

Xerets-Xerolls-Urban land complex (0 – 15% slope).

This nearly level to moderately sloping soils is poorly drained. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class is not rated without irrigation and Class is not rated when irrigated.

Xerorthents, escarpment

This moderately steep to very steeply sloping soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VII without irrigation and the Class is not rated when irrigated.

Impact. The project involves improvements to an existing access road that has historically served the agricultural uses on the subject property. The historical and existing agricultural uses on the site consists primarily of grazing. The proposed road improvements would not introduce a new use to an agricultural area and would continue to serve to support the existing grazing uses. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" 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"/>
GREENHOUSE GASES				
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"/>

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) <i>Conflict with an applicable plan, policy or 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:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Air Quality

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) 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).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

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

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

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

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

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB,



the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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

Impact. As proposed, the project will result in the disturbance of approximately 14.7 acres or 640,332 square feet. It is estimated the project would require 43,700 cubic yards of cut and 2,600 cubic yards of fill, for a net export of 41,100 cubic yards of material. This will result in the creation of construction dust, as well as short-term vehicle emissions. Construction is to occur for a maximum of 5 months (LSA, 2017). The project is not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

Table C-1: Project Construction Emissions

Pollutant	ROG + NO _x (combined)		Diesel Particulate Matter (Exhaust PM ₁₀)		Fugitive Particulate Matter (PM ₁₀)	Greenhouse Gases
	Maximum Pounds/ Day	Tons/ Quarter	Maximum Pounds/ Day	Tons/ Quarter	Tons/ Quarter	Metric Tons CO ₂ e /Year Amortized
Project Emissions	53.6	1.2	2.5	0.1	0.2	4.9
SLO County APCD Significance Threshold	137	2.5	7	0.13	2.5	1,150
Exceeds Threshold?	No	No	No	No	No	No

Source: LSA, 2016

The project involves the improvement of an existing access road to provide safety improvements. No new uses are proposed, nor will the improvements result in an intensification of use. No operational impacts or emissions have been identified. No significant air quality impacts are expected to occur; however, the amount of proposed ground disturbance/grading is sufficient enough to warrant construction dust control/air quality mitigation.

This project consists of the roadway widening in certain sections, paving, retaining walls, culverts, and stockpile locations. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts.

Implementation of the identified Construction Emission Reduction Measures through the conditions of the CUP/CDP would bring the project into compliance with APCD rules and regulations for construction operations, which would further reduce emissions and ensure that impacts from diesel idling, fugitive dust, naturally-occurring asbestos, and asbestos during demolition are less than significant.

Mitigation/Conclusion. Based on the size of the proposed project, there is sufficient ground disturbance/grading to warrant construction dust control/air quality conditions be put on the project. With incorporation of these conditions to reduce fugitive dust during construction, potential impacts to air quality are expected to be less than significant.

4. BIOLOGICAL RESOURCES

Will the project:

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

Biological Resources

Setting.

The proposed project includes improvements to an existing 4.25 mile stretch of road, North Ranch Road, between Montaña de Oro and DCP. The proposed project is located near Coon Creek Canyon and the Irish Hills area, where the rugged hills steeply slope onto marine terraces before meeting the Pacific Ocean. The surroundings consist of vegetation that is a mixture of native perennial shrubs and introduced annual grasses. The County's GIS data was used to get a broad picture of the biological setting of the area surrounding the existing road for the environmental review. The majority of the information used for the environmental review was provided by the Biological Resources Assessment conducted by LSA Associates in 2016. The LSA Biological Resources Assessment included a reconnaissance-level biological survey, a winter burrowing owl survey, a formal jurisdictional wetland delineation (JD), and focused botanical surveys. A total of five surveys were conducted between December 18, 2015, and June 23, 2016.

Reconnaissance-level Biological Survey

For almost 30 years, PG&E has collected biological data along this section of coastline for the Diablo Canyon Land Stewardship Natural Resource Monitoring Program and the conditions of the coastal development permit for Diablo Canyon's Independent Spent Fuel Storage Installation project at Diablo Canyon. LSA used this information and other state and federal resources as part of the Literature Review. These resources included documents such as the USGS Morro Bay South and Port San Luis, California 7.5-minute topographic quads, a list of State and federally protected special-status biological resources reported within the Morro Bay South and Port San Luis quads and the surrounding five quads

from the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), and the CNDDDB map of federally and State-listed special-status species that have been documented within a 5-mile radius of the survey area. Several species were eliminated from consideration due to a lack of suitable habitat within the survey area, elevation, range, lack of soils/substrate, and/or distribution.

Borrowing Owl Survey

According to the Biological Resources Assessment, at least one burrowing owl, had been observed; therefore, the survey area was assumed to be occupied. Previous data collected suggests that burrowing owls are a nonbreeding migrant and potential short-term winter resident within the area. The survey was concentrated within areas previously recorded area. The survey was conducted during appropriate weather conditions (i.e., no rain, high winds, or fog) and during the appropriate period (between December 1 and January 31) for wintering owls (nonbreeding).

Jurisdictional Wetland Delineation

Along the existing roadway, there are five blue lined creeks. LSA conducted a formal Jurisdictional Delineation (JD) on February 3, 2016. The JD analyzed the 12 erosional features (where culverts will be installed) and their potential to be regulated by the United States Army Corps of Engineers (ACOE), the Regional Water Quality Control Board (RWQCB), and CDFW. No project improvements will occur within the potential jurisdictional boundaries of Coon Creek; therefore, Coon Creek was not delineated. The erosional features were determined to be non-jurisdictional and no special habitat features (e.g., waterfalls, rock outcrops, and caves) were located within the proposed project area.

Botanical Surveys

The list of regionally occurring special-status species was used to determine which botanical species' habitat requirements were similar to those expected within the survey area, and the blooming periods for these "target species" determined the timing of the botanical surveys (LSA, 2016). Three botanical surveys were conducted within the survey area on March 14, April 13, and June 23, 2016. The surveys were conducted to coincide with the blooming periods (the ideal survey time when plants are most identifiable) of the target plant species.

Habitat Types

The Biological Resources Assessment documented seven distinct natural vegetation communities and one anthropogenic area. The identification and characterization of these vegetation communities generally follow the plant community descriptions in the *Manual of California Vegetation* (MCV) (2009). The natural vegetation communities identified include California Sagebrush Scrub, Wild Oats Grassland, Annual Brome Grassland, California Sagebrush – Black Sage Scrub, Coyote Brush Scrub, Coast Live Oak Woodland, and Arroyo Willow Thicket. An anthropogenic area refers to an area that has been converted from its natural habitat to one that is subject to consistent human maintenance and disturbance; this includes developed areas and roads. The acreages for each vegetation community or land use are shown in Table C-2.

A total of 187 vascular plant species were identified within the survey area during appropriately timed surveys. The vascular plants observed consisted of 118 (63 percent) native taxa, accounting for approximately 40 percent cover of the survey area, and 69 (37 percent) nonnative taxa, accounting for approximately 60 percent cover of the survey area. The percentage of native taxa is more than that of nonnative taxa, yet the percent cover of nonnative taxa is greater than that of native taxa. This reflects a moderate to high level of disturbance within the survey area, and a greater diversity of native species.

Three sensitive vegetation communities were identified by CNDDDB as occurring within 5 miles of the survey area; however, none of these communities occur within the survey area.

Table C-2: Vegetation Community or Land Use Acreages within the Project Area

Vegetation Community or Land Use	Acreage
California Sagebrush Scrub	35.48
Wild Oats Grassland	31.04
Annual Brome Grassland	18.41
Coyote Brush Scrub	11.13
California Sagebrush – Black Sage Scrub	6.05
Coast Live Oak Woodland	1.88
Arroyo Willow Thicket	0.77
Developed Areas and Roads	14.23
Total	118.99

Source: Cannon 2016 and LSA

California Sagebrush Scrub (Artemisia californica) Shrubland Alliance

Coastal scrub habitats comprise the highest acreage within the survey area; however, most of the coastal scrub habitat occurs outside the grading limits.

Wild Oats Grassland (Avena [barbata, fatua]) Semi-Natural Herbaceous Stands

After coastal scrub habitats, grassland habitats comprise the majority of the survey area. While most of the wild oats grasslands occur outside the grading limits, potential impacts to wild oats grassland will primarily occur in the central portion of the project area. The vegetation described above within the grading limits will be removed.

Annual Brome Grassland (Bromus [diandrus, hordeaceus], Brachypodium distachyon) Semi-Natural Herbaceous Stands

While most of the annual brome grassland occurs outside the grading limits, potential impacts to annual brome grassland will primarily occur in the southern portion of the project area. The vegetation within the grading limits will be removed.

Coyote Brush Scrub (Baccharis pilularis) Shrubland Alliance

While most of the coyote brush scrub occurs outside the grading limits, potential impacts to coyote brush scrub will occur in the far northern portion of the project area near Coon Creek. The vegetation within the grading limits will be removed.

California Sagebrush-Black Sage Scrub (Artemisia californica, Salvia mellifera) Shrubland Alliance

While most of the California sagebrush-black sage scrub occurs outside the grading limits, potential impacts to California sagebrush-black sage scrub will occur in the central and southern portions of the project area. The vegetation within the grading limits will be removed.

Coast Live Oak Woodland (Quercus agrifolia) Woodland Alliance

Oak woodland habitat comprises a very small acreage within the survey area, and nearly all of it occurs outside the grading limits. While most of the coast live oak woodland habitat occurs outside the grading limits, potential minor impacts to coast live oak woodland will occur within the central portion of the survey area. Specifically, several coast live oak trees that overhang or encroach upon the grading limits may be trimmed, but not removed.

Arroyo Willow Thicket (Salix lasiolepis) Shrubland Alliance

Riparian woodland habitat comprises the remaining acreage of the natural plant communities found within the survey area. However, none of the riparian woodland habitat occurs within the grading

limits because this vegetation community is confined to the Coon Creek watercourse, where no improvements are planned. No improvements are proposed for the section of the project area (the Coon Creek Bridge) containing arroyo willow thicket.

Developed Areas and Roads

The anthropogenic areas, including North Ranch Road, parking lots, Ranch Houses, and Diablo Canyon Nuclear Power Plant facilities, were mapped as developed areas and roads. Areas of ornamentally landscaped vegetation (e.g., around the Ranch Houses) and the stockpile location adjacent to the parking lot at the Field's Ranch House Complex are also included in this classification. Most of the project area occurs within developed areas and roads.

Special-Status Biological Resources

Coon Creek Canyon, the Irish Hills, and the coastal bluffs surrounding the North Ranch property support numerous special-status natural communities, plants, and animals. One special-status plant (ocean bluff milkvetch [*Astragalus nuttallii* var. *nuttallii*]) and two special-status animals (golden eagle and borrowing owl) were identified within the grading limits. The American peregrine falcon (federally and State delisted as endangered) was observed in several localities within the survey area but only as brief flyovers. Based on the study's field observations during the botanical surveys, with the exception of ocean bluff milkvetch, special-status plants are not expected to occur within the grading limits, primarily due to the long-term disturbance associated with maintaining the existing road and livestock infrastructure. Furthermore, the extensive weed growth and disturbed soils preclude the potential for special-status plants known to occur in grassland habitats from growing within the survey area. A small population of approximately 30–40 ocean bluff milkvetch (CRPR 4.2) individuals were observed within the California sagebrush scrub vegetation community primarily along the edges of North Ranch Road within the grading limits in the north central portion of the survey area. Table C-3 outlines the special-status species and critical habitat within five miles of the site and identifies if they are present and or if they were observed.

Table C-3: Regionally Occurring Special-Status Species & Critical Habitat

Scientific Name	Common Name	Status Federal/State/ Other†	Habitat: Present/ Absent	Observed
LICHENS				
<i>Bryoria spiralifera</i>	Twisted horsehair lichen	--/--/1B.1	Absent	No
<i>Cladonia firma</i>	Popcorn lichen	--/--/2B.1	Absent	No
<i>Sulcaria isidiifera</i>	Splitting yarn lichen	--/--/1B.1	Absent	No
PLANTS				
<i>Agrostis hooveri</i>	Hoover's bent grass	--/--/1B.2	Present	No
<i>Arctostaphylos cruzensis</i>	Arroyo de la Cruz manzanita	--/--/1B.2	Present	No
<i>Arctostaphylos morroensis</i>	Morro manzanita	FT/--/1B.1	Absent	No
<i>Arctostaphylos pechoensis</i>	Pecho manzanita	--/--/1B.2	Present	No
<i>Arctostaphylos pilosula</i>	Santa Margarita manzanita	--/--/1B.2	Present	No
<i>Astragalus nuttallii</i> var. <i>nuttallii</i>	Ocean bluff milkvetch	--/--/4.2	Present	Yes
<i>Atriplex coulteri</i>	Coulter's saltbush	--/--/1B.2	Present	No



<i>Castilleja densiflora</i> var. <i>obispoensis</i>	San Luis Obispo owl's clover	--/--/1B.2	Present	No
<i>Chenopodium</i> <i>littoreum</i>	Coastal goosefoot	--/--/1B.2	Absent	No
<i>Chloropyron</i> <i>maritimum</i> ssp. <i>maritimum</i>	Salt marsh bird's beak	FE/SE/1B.2	Absent	No
<i>Delphinium parryi</i> ssp. <i>eastwoodiae</i>	Eastwood's larkspur	--/--/1B.2	Absent	No
<i>Dithyrea maritima</i>	Beach spectaclepod	--/ST/1B.1	Absent	No
<i>Erigeron</i> <i>blochmaniae</i>	Blochman's leafy daisy	--/--/1B.2	Absent	No
<i>Eriodictyon</i> <i>altissimum</i>	Indian Knob mountainbalm	FE/SE/1B.1	Absent	No
<i>Horkelia cuneata</i> var. <i>puberula</i>	Mesa horkelia	--/--/1B.1	Present	No
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	--/--/1B.1	Absent	No
<i>Monardella sinuata</i> ssp. <i>sinuata</i>	Southern curly leaved monardella	--/--/1B.2	Present	No
<i>Monolopia</i> <i>gracilens</i>	Woodland woollythreads	--/--/1B.2	Present	No
<i>Nemacaulis</i> <i>denudata</i> var. <i>denudata</i>	Coast woolly- heads	--/--/1B.2	Absent	No
<i>Poa diaboli</i>	Diablo Canyon blue grass	--/--/1B.2	Present	No
<i>Senecio</i> <i>aphanactis</i>	Chaparral ragwort	--/--/2B.2	Present	No
<i>Streptanthus</i> <i>albidus</i> ssp. <i>peramoenus</i>	Most beautiful jewelflower	--/--/1B.2	Absent	No
<i>Suaeda californica</i>	California seablite	FE/--/1B.1	Absent	No
ANIMALS				
Insects				
<i>Danaus plexippus</i>	Monarch butterfly	--/--/--	Absent	No
<i>Plebejus icarioides</i> <i>moroensis</i>	Morro Bay blue butterfly	--/--/--	Absent	No
Mollusks				
<i>Helminthoglypta</i> <i>walkeriana</i>	Morro shoulderband (banded dune) snail	FE/--/--	Absent	No
Fish				
<i>Eucyclogobius</i> <i>newberryi</i>	Tidewater goby	FE/--/SSC	Absent	No
<i>Oncorhynchus</i> <i>mykiss irideus</i>	Steelhead, south/central California coast DPS	FT/--/SSC	Present	No
Reptiles				

<i>Anniella pulchra</i>	Legless lizard	--/--/SSC	Absent	No
<i>Phrynosoma blainvillii</i>	Coast horned lizard	--/--/SSC	Absent	No
Birds				
<i>Aquila chrysaetos</i>	Golden eagle	--/--/FP	Present	Yes
<i>Athene cunicularia</i>	Burrowing owl	--/--/SSC	Present	Yes
<i>Charadrius alexandrinus nivosus</i>	Western snowy plover	FT/--/SSC	Absent	No
<i>Falco peregrinus anatum</i>	American peregrine falcon	D/D/FP	Present	Yes
<i>Rallus longirostris obsoletus</i>	California clapper rail	FE/SE/FP	Absent	No
Mammals				
<i>Dipodomys heermanni morroensis</i>	Morro Bay kangaroo rat	FE/SE/FP	Absent	No
<i>Neotoma lepida intermedia</i> [<i>Neotoma bryanti</i>]	San Diego desert woodrat	--/--/SSC	Present	No
<i>Nyctinomops macrotis</i>	Big free-tailed bat	--/--/SSC	Present	No
<i>Taxidea taxus</i>	American Badger	--/--/SSC	Present	No
Natural Communities				
Central Dune Scrub			Absent	No
Central Maritime Chaparral			Absent	No
Northern Coastal Salt Marsh			Absent	No
Valley Needlegrass Grassland			Absent	No

Source: LSA 2016

† Status:

Federal Endangered (FE) Federal Threatened (FT) Federal/State Delisted (D) State

Endangered (SE) State Threatened (ST)

State Candidate Threatened (SCT)

California Rare Plant Rank (1B, 2B)

1B = Rare, threatened or endangered in CA and elsewhere

2B = Rare, threatened or endangered in CA, but more common elsewhere

4 = Watch List: Plants of limited distribution

.1 = seriously endangered; .2 = fairly endangered; .3 = not very endangered

State Rare (SR) (plants)

California Species of Special Concern (SSC) (animal) California Fully Protected (FP)

(animal)

CNDDB = California Natural Diversity Database DPS = Distinct Population Segment

USFWS = United States Fish and Wildlife Service

Impact. The Biological Resource Assessment identified and located special status and nonspecial-status natural communities, plants, and animals, and other biological resources within the proposed project area. The field surveys yielded the discovery of one special-status plant (ocean bluff milkvetch) and two special-status animals, Golden eagle and Burrowing owl (BUOW) were identified within the grading limits. No other special-status species were observed during appropriately timed surveys for botanical resources. The proposed project area does not support any special-status natural communities. The survey area provides suitable habitat for several special status plant and animal species evaluated in this study, some of which are expected to occur within the grading limits.

The proposed project will result in both permanent and temporary impacts over the course of construction. Permanent impacts will result from grading, widening, and paving the road, installing concrete headwalls for the culverts, depositing stockpiled material, and creating a staging area, thus eliminating the existing vegetation within these areas and potentially increasing the amount of nonnative vegetation (i.e., invasive plant species) that may become established within the proposed project area. Areas of existing pavement that will be repaved are not considered permanent impacts. As shown in Table C-4, the proposed project will result in 10.89 acres of permanent impacts. Temporary impacts will occur as a result of road improvements (i.e., grading and trimming or removing overhanging or encroaching vegetation), equipment and material staging, accessing the work areas, and noise created by project-related activities. The proposed project will result in a maximum of 8.50 acres of temporary impacts. All temporary impacts will cease following completion of the proposed project. Best Management Practices (BMPs), such as erosion control measures and reseeding if feasible, will be implemented in temporarily impacted areas.

Table C-4: Permanent & Temporary Impacts per Vegetation Community or Land Use (Acres)

Vegetation Community or Land Use	Permanent Impacts	Temporary Impacts
California Sagebrush Scrub	1.21	2.32
Wild Oats Grassland	1.26	1.55
Annual Brome Grassland	0.93	1.18
Coyote Brush Scrub	0.72	0.46
California Sagebrush – Black Sage Scrub	0.14	0.36
Coast Live Oak Woodland	0.04	0.09
Arroyo Willow Thicket	0.01	0.01
Developed Areas and Roads	6.58	2.53
Total	10.89	8.50

Source: Cannon 2016 and LSA

No project improvements will occur within the potential jurisdictional boundaries of Coon Creek, so impacts to arroyo willow thickets or Coon Creek are not anticipated. The project is not anticipated to adversely affect any migrating wildlife or USFWS-designated critical habitat for steelhead. The project may adversely affect nesting birds within the grading limits if these activities are conducted during the nesting bird season (February 15 through August 31); however, if the project is conducted outside of the nesting bird season, nesting birds would not be affected. Formal consultation with resource agencies regarding incidental take of rare, threatened, or endangered species is not expected.

From a cumulative impact perspective, the proposed project is primarily occurring within an existing road prism, and using previously disturbed areas for staging areas and stockpile locations. Vegetation removal or trimming along the edges of North Ranch Road may have a beneficial effect by removing numerous invasive weedy species. These areas will also be revegetated. The rural landscape within and around the survey area will remain consistent with pre-project conditions.

The field surveys from the Biological Resource Assessment yielded the discovery of one special-status plant (ocean bluff milkvetch) and three special-status animals (golden eagle, BUOW, and American peregrine falcon) within the survey area. However, with implementation of the following avoidance and minimization measures, these species are not likely to be impacted during project construction. By implementing Avoidance and Minimization Measures BR-1 through BR-4, no direct or indirect impacts to special-status biological resources are expected as a result of the proposed project.

Mitigation/Conclusion. The Biological Resource Assessment proposes mitigation measures that address sensitive plant species, sensitive wildlife, and nesting birds. See Exhibit B for detailed mitigation measures.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</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 checked="" type="checkbox"/>

Cultural Resources

Setting. The proposed project is located in an area historically occupied by the Obispeno Chumash dating back to more than 9,000 years. Chumash settlements occupied the project area later transitioning into more temporary fishing and hunting camps. Chumash use of the project area ebbed and flowed until Spanish occupation around 1769 and brought Chumash culture to the brink of extinction (Applied Earth Works, 2016). In the mid-1800s, the project area became part of the Pecho y Islay Rancho (or Pecho Ranch) most likely used for ranch land. Pecho Road was the only road to connect this part of the coast and the outside world. During the 1920s and 1930s, the area was leased to Japanese tenant farmers. Seven Japanese family groups resided on the coast in the early 1900s continuing to farm the until 1942, when they were involuntarily relocated to internment camps during World War II. The area remained ranch land until PG&E purchased the property in 1986 and incorporated it into the grounds of the DCP, which began commercial operation in 1985 (Applied Earth Works, 2016).

Parts of the proposed project are located in areas that would be considered culturally sensitive. Applied EarthWorks, Inc. (Æ) conducted a Cultural Resource Study and an extended Phase 1 survey which included an intensive pedestrian field survey of 108 acres along the existing road to identify any archaeological or historical resources that may be impacted by the proposed project (2016). The Central Coast Information Center records search revealed that 20 prior cultural resources investigations were conducted within 0.25 mile of the Study Area, 13 of which occurred within a portion of the Study Area. The records search identified 35 previously documented archaeological sites within 0.25 mile of the Study Area. As part of the Phase 1 survey, the surface inventory covered the entire Study Area, including areas within six previously recorded archaeological sites (CA-SLO-2, -7, -8, -1196H, -1197/H and -1198H). Æ also identified two previously unrecorded resources (CA-SLO-2800H and -2801H). The Cultural Resource Study found that five California Register of Historical Resources (CRHR) eligible or National Register of Historic Places (NRHP) listed sites (CA-SLO-2, -7, -8, -1196H, and -1197/H) are present within the project area and four of these sites (CA-SLO-7, -8, -1196H, and -1197/H) would be affected with varying degrees.



Sites Present within Project Area

CA-SLO-2 is listed on the National Register of Historic Places (NRHP). CA-SLO-2 is a previously recorded prehistoric village. The site is one of the largest, deepest, and oldest archaeological deposits in Central California, and is part of a complex including dozens of other archaeological sites along the coast between the south end of Morro Bay and Port San Luis in Avila Beach. A^Æ examined CA-SLO-2 and found the majority of the site within the Study Area either destroyed or capped by the construction of the DCP (Applied Earth Works, 2016). The proposed site crosses the site following the existing North Ranch Road. The Project has been designed to limit road improvements within the boundaries of CA-SLO-2. All work will be contained within the existing roadbed, and there will be no ground disturbance outside the existing road.

CA-SLO-7 is a previously recorded prehistoric midden. CA-SLO-7 has previously been determined as a significant property eligible for listing in the CRHR under Criterion 4 (Applied Earth Works, 2016). Eleven shovel tests were done along the margins of North Ranch Road as part of the extended Phase 1 survey and nine of those came back positive for cultural material. The proposed project crosses the site, generally following the existing route.

CA-SLO-8 is a previously recorded prehistoric midden. The site was previously determined a significant property listed on the NRHP (Applied Earth Works, 2016), and is considered eligible for listing in the CRHR under Criterion 4. Eight shovel test pits were placed along both sides of North Ranch Road within and adjacent to the area of possible impact to provide information on subsurface cultural material depth, abundance, location, and to document disturbances. All eight of those test came back positive for cultural material. The existing road goes through the northern third of the site.

CA-SLO-1196H is a previously recorded historical Japanese farmstead. The site has been identified through historical research and ethnographic study as the Yoshida Farm (Applied Earth Works, 2016). The Yoshidas were one of seven Japanese families who lived and farmed along the Pecho Coast in the early 1900s. The families lived and worked here until they were interned during World War II (Applied Earth Works, 2016). CA-SLO-1196H was not previously evaluated for listing in the CRHR until the A^Æ 2016 survey. Nine shovel test pits were placed along the western margin of North Ranch Road within the site to provide information on subsurface cultural material depth, abundance, and location, and also to document disturbances. One of the nine shovel tests tested positive for cultural material.

CA-SLO-1197/H is a long-term prehistoric habitation site and previously recorded historic Japanese farmstead. Prior to the A^Æ 2016 survey, the historic component had not been evaluated for the CRHR list. The prehistoric component at CA-SLO-1197/H represents one of seven long-term residential sites in the Archaeological District. The historical component of CA-SLO-1197/H consists of the remains of the Teraoka family farmstead. Data from this site contributes important new information regarding subsistence practices, cultural identity, and ecological adaptations of a unique cultural group (Applied Earth Works, 2016). Therefore, the historical component at CA-SLO-1197/H is considered significant under CRHR Criterion 4. Eight shovel test pits were placed along both margins of North Ranch Road within the Study Area and site boundary to provide information on subsurface cultural material depth, abundance, location, as well as to document any disturbances. Seven of the shovel tests came back positive.

As part of the Cultural Resource Study, the Native American community, through the NAHC and local tribal representatives, were provided details on the proposed project and the potential impacts to tribal cultural resources. In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes was conducted (Northern Salinan, Xolon Salinan, yak tityu tityu Northern Chumash, and the Northern Chumash Tribal Council). AB52 correspondence is detailed as part of the Cultural

Resource Stakeholder Communication Log in Exhibit C. Descendants of the Yoshida family, a Japanese family that resided in the area, were also provided details and potential impacts to their ancestral homestead.

Paleontological Resources

In March 2016, AE performed a paleontological resource assessment. This assessment looked at the road design improvements including widening existing road curves, installing culverts and swales, and cutting back hillsides extending a 230-foot buffer zone out from the centerline of the existing road (115 feet on either side). As seen in Table C-5, the geologic units underlying the project area are determined to have a low to very high (PFYC Classes 2-5b) paleontological resource potential. Significant fossils have been reported in the vicinity and the potential to encounter fossil localities within the project area is high.

Table C-5: Geologic Units in the Study Area and their Paleontological Sensitivity

Geologic Unit*	Map Abbreviation	Age	Typical Fossils	Paleontological Resource Potential (i.e., Sensitivity)
Obispo Formation	Tof	Miocene	Rare invertebrates	Low (PFYC Class 2)
Monterey Formation	Tmc	Middle to Late Miocene	Marine mammals	Very High (PFYC Class 5b)
Pismo Formation	Tpm	Late Miocene to Pliocene	Marine mammals	High (PFYC Class 4b)
Quaternary Marine Terrace Deposits	Qt	Middle to Late Pleistocene	Marine and terrestrial mammals	High (PFYC Class 4b)
Quaternary Alluvium and Landslide Deposits	Qal, Qls	Holocene	None	Low (PFYC Class 2)

Source: LSA, 2016

Impact. Cultural Resources. The 2016 Cultural Resource Study found that five California Register of Historical Resources (CRHR) eligible or National Register of Historic Places (NRHP) listed sites (CA-SLO-2, -7, -8, -1196H, and -1197/H) are present within the project area and recommended avoidance of these sites during Project planning and development. Avoidance was not feasible in some of the sites, so consultation between PG&E, County, Native American tribal representatives, and descendants of the historical resources was facilitated. The impact of the improvements is generally along the existing road but it is likely that two prehistoric archaeological sites, one historic site, and one multicomponent site will be affected. The majority of the shovel tests came back positive for cultural resources in CA-SLO-7, CA-SLO-8, and CA-SLO-1197/H. In CA-SLO-7, retaining walls, a pullout and guard rails will be added. A culvert will be replaced, and grading will be done. In CA-SLO-8, grading and some of the road will be widened to add a pull out. In CA-SLO-1197/H, a culvert will be replaced, and grading will be done. In CA-SLO-1196H, a culvert will be replaced, the road will be widened, grading will be done, and a curb cut with rock outfall will be added. Any improvements to the roadway within CA-SLO-2 will be limited to existing roadbed, and there will be no ground disturbance outside the existing road. For each of the road locations that could impact recorded sites, the applicant has included design measures including: narrowing road widths, use of retaining walls (to minimize cut slopes), or use of fill. For any impacts that cannot be avoided, a Phase III (data recovery) program is required. In addition, a monitoring plan addressing all project activities will also be required and implemented during construction.

Tribal Cultural Resources



Altogether, there were four site visits between the Cultural Resource Study data collection and the AB52 consultation process. Representatives from the yak tityu tityu tribe attended two site visits. Representatives from the Northern Chumash Tribal Council attended two site visits. Both tribal groups expressed concerns with impacts to tribal cultural resources associated with the recorded sites and the landscape in general. The first visit with the yak tityu tityu on November 16, 2016 focused on potential impacts in the CA-SLO-7 and CA-SLO-8 area of the project. The second meeting on December 1st, 2016, was focused on design changes to the roadway improvements which resulted in reduced impacts to two cultural sites. The first site visit with the Northern Chumash Tribal Council on June 11, 2018, also focused on project areas that would impact tribal cultural resource sites. The second site visit was on March 20th, 2019 in which County Staff (Planning and Public Works), PG&E Staff, and Cal Fire drove the entire route stopping at key improvement points. The Northern Chumash Tribal Council does not support the road improvement project considering it unnecessary and due to the impacts to tribal cultural resources. This meeting concluded the AB 52.

The County has determined that there will not be a significant impact to tribal cultural resources as the project does not introduce a new use in the area of cultural resource sites or the landscape in general. While some physical impacts would occur within recorded cultural sites, the proposed disturbance has been minimized through design changes and would not constitute a significant change that cannot be mitigated.

Historical Resources

Descendants from the Yoshida family visited one of the historically significant sites within the project area. The site of the family's ancestral homestead will be impacted through minor road work improvements. With the incorporation of a Phase III mitigation plan and a monitoring plan, impacts will be reduced to a level of insignificance,

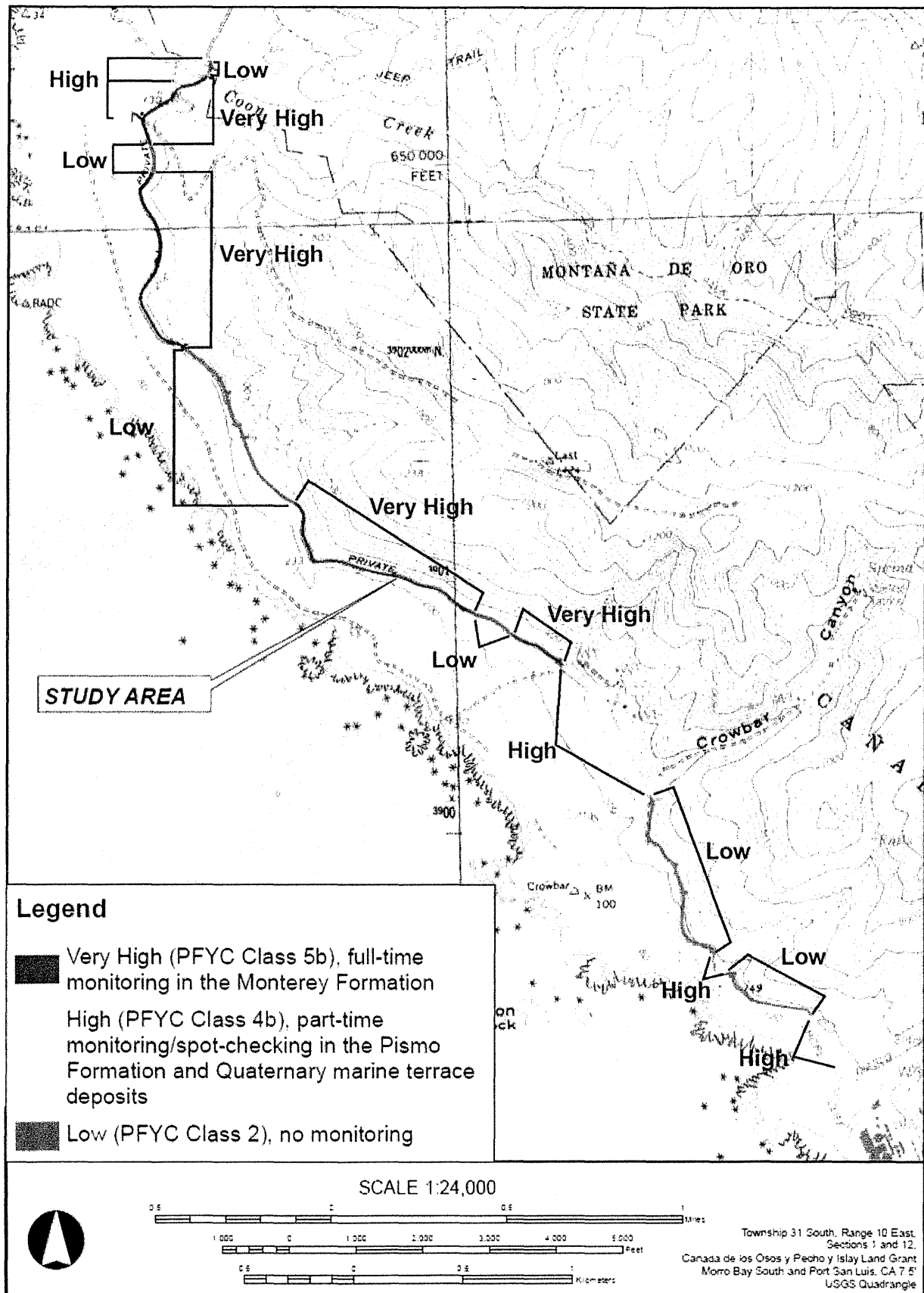
Paleontological

In general, the potential for a given project to result in adverse impacts to paleontological resources is directly proportional to the amount and location of ground disturbance associated with the project. Since the proposed project entails improvements along the existing North Ranch Road, some new ground disturbance is anticipated. Deep to shallow ground disturbances are expected within the highly sensitive Monterey Formation, Pismo Formation, and Pleistocene age marine terrace deposits. Excavation will occur within both sides along the existing road route.

Field observations indicate that portions of the Study Area have been previously disturbed by prior road development to an unknown depth. In addition, the majority of the underlying geology is obscured by vegetation and moderately well-developed soil to a depth of approximately 3 feet, with the exception of the Monterey Formation, which is exposed at the surface along the existing North Ranch Road. Consequently, ground-disturbing activities at the surface within previously undisturbed Monterey Formation deposits and below 3 feet below ground surface within the Pismo Formation and Quaternary marine terrace deposits may adversely affect paleontological resources; therefore, the likelihood of impacting scientifically significant fossils because of Project development is low to high, depending on location and depth of disturbance. Figure C-1 depicts the varying paleontological sensitivity along sections of the proposed project. It is recommended that a qualified paleontologist be retained to oversee further paleontological resources management during Project implementation.

Mitigation/Conclusion. Mitigation measures are proposed to protect potential artifacts or cultural materials as well as paleontological resources. For detailed mitigation measures, see Exhibit B.

Figure C-1: Paleontological sensitivity along North Ranch Road



Source: LSA, 2016

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Nearly level to steep slopes

Within County's Geologic Study Area?: Yes

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to high

Nearby potentially active faults?: Yes Distance? 1 mile east of site

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

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

Geology and Soils

San Luis Range Fault System

The San Luis Range fault system comprises a series of west-northwest striking faults including, from south to north, the Santa Maria River Fault, the Wilmar Avenue Fault, the Oceano Fault, the San Luis Bay Fault, and the Olson Fault. The Wilmar Avenue Fault extends from northern Nipomo to Pismo Beach, where it is exposed in the ocean bluff at the end of Wilmar Avenue. At this location, Pleistocene

terrace deposits are displaced in the face of the bluff. The Wilmar Avenue Fault is approximately 5.6 miles southeast of the site. The Oceano Fault is a 12-mile long northwest-trending fault extending from the town of Nipomo to the offshore area of San Luis Bay. At its closest point, the Oceano fault is about 8.75 miles to the southeast of the site. Because of the thick dune sand and alluvial deposits within the Santa Maria Valley, the onshore trace of the fault is buried or obscured. The geometry of, and displacement across, the Oceano Fault are inferred from subsurface geophysical and well data.

The San Luis Bay fault is generally a west-trending reverse fault that displaces and locally warps late Pleistocene marine terraces near the community of Avila Beach. The fault extends west into the offshore area between the coastline and the Hosgri fault, and to the southeast offshore of Avila Beach, 0.72 miles south of the site. The San Luis Bay does not directly connect with the Wilmar Avenue fault, but has similar geometry and structural features along the southwestern margin of the San Luis Range. The Olson Fault is located along the coastline about four miles northwest of Point San Luis and 0.96 miles northwest of the site. It is the northernmost fault along the southwestern margin of the San Luis Range. The fault is not exposed in any outcrop and has no geomorphic expression. Its presence along the coast is inferred on the basis of an offset of late Pleistocene marine terrace sequence (Lettis et al, 1994).

The San Miguelito fault is located 1 mile to the east of the site. The San Luis Range Fault System is considered to have a recurrence interval of about 6,000 years for a maximum Mw 7.0 earthquake (Peterson et. al, 1996).

The project is within the Geologic Study area designation and a small portion of the project is within a high liquefaction area because of this, the project is subject to the preparation of a geological report per the County's Land Use Ordinance [CZLUO section 23.07.084(c)] to evaluate the area's geological stability.] A Geotechnical Engineering Report was conducted for the project by Ref J Potthast in February 2017 to evaluate the area's geological stability (Earth Systems Pacific).

A small portion of the existing road that traverses over Coon Creek is located in a high liquification area; however, the proposed project does not make any changes to the existing bridge but increases the turning radius of the road north of the creek.

According to the Geotechnical Engineering Report, the existing road alignment is suitable, from a geotechnical engineering and engineering geology standpoint, for the proposed upgrade project. This report details that four mapped landslides are present along North Ranch Road and one in the Mal Paso Area was not mapped but recorded during the data collection phase of the report. Based on site observations and review of air stereo photographs (Golden State Aerial 2002), Landslide 4 is the only one of the four mapped landslides that may have a potential for impacting North Ranch Road. This landslide is localized along the existing unimproved road, and shows evidence of recent activity and concentration of water. Landslides 1, 2 and 3 are very large and currently are not active. These three landslides have not caused any damage to the existing unimproved road, which has been present for over 40 years. The newly recorded landslide in the Mal Paso Area appears to be a surficial or shallow slide in a thick deposit of marine terrace deposits caused by uncontrolled surface water runoff flowing over the top of the bluff. Based on a 2.5-inch per year retreat rate and the closest current distance of 35 feet from the top of the bluff to North Ranch Road, it is estimated that the blufftop will reach the road in approximately 168 years.

The County's Geologist has reviewed the 2017 Geotechnical Report. It is recommended that the site conditions be re-examined, including the liquification potential, and peer reviewed by the County's Geologist prior to issuance of a building permit.

Impact. This project proposes approximately 14.7 acres of ground disturbance and 43,700 cubic yards of material are proposed to be moved. The project will not result in an increase of people using this land on a daily basis. The project is intended to improve the road for emergency purposes and will continue to be used by the ranching operations, PG&E, and Cal Fire (emergency purposes). As proposed, the project's soil and/or geologic impacts are as follows:

☐ Proposed development is within a Geologic Study Combining Designation and may be adversely affected by a potentially "high" landslide liquefaction area.

To address liquefaction/landslide-related impacts, the Geotechnical Engineering Report included several design measures above what would be required under the Uniform Building Code (see Mitigation Measure section). A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Mitigation/Conclusion. Mitigation measures have been identified to implement the recommendations made in the Geotechnical Engineering and Geological Hazards (Earth Systems Pacific, 2017) report, while maintaining full compliance with the standards established in the County Coastal Zone Land Use Ordinance. Upon implementation of the mitigation measure listed in Exhibit B, potential impacts to Geologic Resources would be less than significant.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be within a 'very high' fire hazard severity zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination and is not listed on the "Cortese List" (a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5) (SWRCB 2016; DTSC 2016). However, there are hazardous materials at the DCPD just south of the project site. The project is not within the Airport Review area or located within 2 miles of any public airport or private airstrip.

With regards to potential fire hazards, the majority of the 4.25 mile site is in the moderate fire hazard severity level, but a small portion of the project site near Coon Creek is located in the very high fire hazard severity zone. Based on the County's fire response time map, it will take approximately 10 to 20 minutes to respond to a call regarding fire or life safety. As a condition of the DCPD Steam Generator Replacement Project, improvements to the North Ranch Road were required to improve access and emergency response time.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes and is not found on the 'Cortese List'. The project does not present a significant fire safety risk and is not expected to conflict with any regional emergency response or evacuation plan. The project does not result in new uses or introduce additional people or activities into the area, but rather improves access for emergency equipment and responders to better accommodate a possible emergency evacuation.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate permanent increases in the ambient noise levels in the project vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise

Setting. The project is improving an existing private road on private property during an estimated five month time period. There are two residences along the 4.25 mile stretch that are owned and operated by PG&E. One of the residences near Coon Creek is occupied part-time and other is not occupied. The applicant submitted a Construction Noise Impact Analysis completed by LSA in 2017 as part of the application. The proposed project is not expected to increase vehicle trips or vehicle miles traveled along the affected roadway, and therefore the analysis focused on short-term construction related impacts. The analysis looked at two types of short-term construction related noise impacts: construction crew commutes and the transport of construction equipment and materials to the site and noise generated during construction. Title 23 exempts noise sources associated with construction, provided such activities do not take place before seven a.m. or after nine p.m. any day except Saturday or Sunday, or before eight a.m. or after five p.m. on Saturday or Sunday.

Impact. The project is not expected to generate loud noises long-term, nor conflict with the surrounding uses. However, short-term construction-related noise impacts would be associated with the grubbing and land clearing where necessary, as well as grading, excavation, and paving of the roadway. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area today, but would not continue after construction is completed.

Mitigation/Conclusion. No significant long-term noise impacts are anticipated, but there are short-term noise impacts that have the protentional to cause a temporary increase in ambient noise. These construction related mitigation measures are listed in Exhibit B.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. POPULATION/HOUSING

Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

d) Other: _____

☐
☐
☐
☒

Population/Housing

Setting. The proposed project is improving an existing road to meet a condition from the Steam Generator Replacement Project. This project is not subject to the County's Inclusionary Housing Ordinance.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) Fire protection?

☐
☐
☒
☐

b) Police protection (e.g., Sheriff, CHP)?

☐
☐
☒
☐

c) Schools?

☐
☐
☒
☐

d) Roads?

☐
☐
☒
☐

e) Solid Wastes?

☐
☐
☒
☐

f) Other public facilities?

☐
☐
☐
☒

g) Other: _____

☐
☐
☐
☒

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff

Location: Substation located approximately 5 miles to the northeast in the community of Los Osos

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate to very high

Response Time: 5-10 minutes

Location: Substation located approximately 5 miles to the northeast in the community of Los Osos

School District: San Luis Coastal Unified School District.

Public Services

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section

Impact. As a condition of the Steam Generator Replacement Project, these road improvements will create an all-weather access road and improve response time for emergency personnel. If the main access point to DCP, Avila Beach Drive, is impassable, these improvements will allow North Ranch Road to serve as secondary access. The proposed project does not create an impact on existing



emergency public services but improves access for Cal Fire and law enforcement by improving the existing private road. Public access to the road will still be prohibited.

The project does not propose any new residential development or create additional need for schools. The closest school, Baywood Elementary, is about 5 miles northeast to the project site.

The private road is not serviced by any solid waste companies and does not create a new need. Two of the three stockpile locations will be revegetated with native species pursuant to the project's Revegetation Plan. Part of the third will be hydroseeded pursuant to the project's Revegetation Plan and a portion will remain a stockpiled location. Stretches of the road that are currently paved would be repaved as part of the project. It is estimated that 35,303 square feet of existing pavement would be removed and disposed of at an appropriate off-site facility and replaced with new paving.

Mitigation/Conclusion. No significant impacts to public facilities/utilities are anticipated, and no mitigation measures are necessary.

11. RECREATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Recreation

Setting. North Ranch Road is a privately owned continuation of Pecho Valley Road which runs north-south through Montana de Oro State Park. The proposed project is between the southern parking lot of Montana de Oro and DCP. PG&E allows managed public access to the Point Buchon Trail which is an approximately 3-mile (6-mile round-trip) coastal access trail that extends south from the locked access gate between Montana de Oro State Park and the North Ranch, and then runs along the bluff edge until Windy Point. The trail then runs back to the bluff edge until its southerly terminus at Crowbar Canyon. The trail operates under a managed access system with a limited number of daily hikers (275 people per day), during daylight hours only, and requires all users remain on the trail. Establishing and maintaining the trail was one of the conditions for obtaining a Coastal Development Permit for the Independent Spent Fuel Storage Installation facility at DCP. As discussed in the Aesthetics section, the public is limited to the trail which does not include any section of North Ranch Road.

The County's Parks and Recreation Element does not show North Ranch Road as a potential trail. The improvements to the existing road are not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not impede on the managed access of Point Buchon Trail and does not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 "Level 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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Transportation

Setting. The proposed project is situated between the communities of Los Osos to the north and Avila Beach to the south on PG&E's DCPD property. The 4.25 mile stretch of private road runs north and south on average 1,000 feet from the coast between the southern parking lot of Montaña de Oro State Park and just before DCPD. To the south, the road continues after DCPD but becomes Diablo Canyon Road for 6.25 miles until it ends at Avila Beach Drive which runs east and west. To the north, Pecho Valley Road runs through Montana de Oro into the Community of Los Osos for about 5 miles and becomes Los Osos Valley Road which runs east and west. The construction of the North Ranch Road pre-dates DCPD according to the Geotechnical Engineering Report (Earth Systems Pacific, 2017). The road was originally created following the existing topography where possible since the road surface is slightly above or below the adjacent topography in many areas.

The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better and North Ranch Road operates at acceptable levels. As previously conditioned during the Steam Generator Project, the existing North Ranch Road would need the proposed improvements to become an all-weather access road for emergency services. These roadway improvements are not projected to increase the number of vehicle trips. Referrals were sent to County Public Works and no significant traffic-related concerns were identified.



Impact. This road is a private road used by Diablo personal and a small group of ranchers. This small amount of traffic does not result in a significant change to the existing road service. It will be improving conditions for emergency personnel. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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"/>

Wastewater

Setting. The proposed project includes improvements to an existing road. Wastewater is not a component of the project, so this section is not applicable.

Impacts/Mitigation. The project does not include a wastewater component so there are not impacts and no mitigation is required.

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
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, sediment, 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"/>
d) <i>Create or contribute 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"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Water

Setting.

The proposed improvement project is intended to make the existing North Ranch Road into an all-weather access road for emergency services. The project would result in a total disturbance of 14.7 acres along North Ranch Road. The existing road runs north and south on average 1,000 feet from the coast. The 4.25 mile stretch of road is not uniform in surface and crosses five creeks. The construction of the road pre-dates DCPD according to the Geotechnical Engineering Report (Earth Systems Pacific, 2017). The road was originally created following the existing topography where possible since the road surface is slightly above or below the adjacent topography in many areas. There are no plans regarding the road's construction or any of the existing drainage improvements. The only known plans were developed by Cannon in 2015 and 2016 for the proposed project. Since this project involves more than one acre of disturbance, a Storm Water Pollution Prevention Plan (SWPPP) is required to minimize on-site sedimentation and erosion. If work is done during the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

The project proposes to replace nine existing culverts and add three. According to the Geotechnical Engineering Report, the existing culverts are inadequately sized for the improvements and some are deteriorating. The twelve culverts were conservatively designed to support 100-year storm flows, even though the project site is not within the 100-year flood hazard designation.

The improvements are also intended to correct poor drainage conditions such as existing eroded areas over slope drainage patterns, undersized or missing culverts, etc. Steeply sloping (greater than 12 percent) portions of the road will be paved with asphalt concrete. For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.



Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". According to the Geotechnical Engineering Report, on-site soils are highly erodible. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 14.7 acres of site disturbance is proposed and the movement of approximately 43,700 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will be disturbing over an acre and will be required to prepare a SWPPP, which will be implemented during construction;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ If water is needed during construction, water will be used from the existing onsite source and trucked to the specific location along the North Ranch Road.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. With the implementation of ordinance and or other requirements, impacts would be mitigated.

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Land Use

Setting/Impact.

North Ranch Road is an existing privately-owned road with limited public access. The property along the route is zoned agriculture and rural lands and is currently operating as ranch land. The intent of the proposed project is to provide an adequate second route and better access for emergency personnel. As part of the Steam Generator Replacement Project, Cal Fire had three main conditions: an on-site fire station, improved communication service (cell tower), and two adequate access routes. The proposed project would fulfill the fire safety measure in the Steam Generator Replacement Project's Fire Safety Plan which requires two adequate access routes. A two-lane access road was originally conditioned; however, due to the cultural and biological resource constraints of the existing road, a compromise was reached with the proposed project. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents and the project is not within or adjacent to a Habitat Conservation Plan area.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

Will the project:

- a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?*
- ☐ ☐ ☒ ☐
- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*
- ☐ ☐ ☒ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*
- ☐ ☐ ☒ ☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Services	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	None
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Avila Community Services District	None
<input checked="" type="checkbox"/>	Other <u>AB 52</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input checked="" type="checkbox"/> Coastal Plan Policies	<input type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> San Luis Bay Coastal Area Plan and Update EIR	



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

- Biological Resources Assessment, LSA Associates, Inc., 9/12/16
- Construction Emissions Analysis, LSA Associates, Inc., 9/29/17
- Construction Noise Impact Analysis Memorandum, LSA Associates, Inc., 9/29/17
- Cultural Resource Stakeholder Communication Log, PG&E
- Cultural Resources Study (CONFIDENTIAL), Applied EarthWorks, Inc., 10/2016
- Geotechnical Engineering Report, Earth Systems Pacific, 2/1/17
- Approved Jurisdictional Determination, US Department of Defense, 7/6/16
- Jurisdictional Delineation Report, LSA Associates, Inc., March 2016
- Paleontological Inventory and Evaluation, Applied EarthWorks, Inc., March 2016
- Project Plans, Cannon, 2/7/17

Exhibit B - Mitigation Summary Table

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

Biology

BR-1: At the time of application for construction permits, the applicant shall indicate on grading plans the Best Management Practices (BMPs) to be implemented in temporarily impacted areas. Only certified weed-free straw, mulch, and/or fiber rolls will be used for erosion control. No coast live oak trees will be removed.

BR-2: At the time of application for construction permits, the applicant shall provide the County with a map showing all oak trees within 50 feet of work areas and demonstrating that no coast live oak removal will be done as part of this project.

BR-3: The Applicant shall collect seeds from existing populations of ocean bluff milkvetch that are within the North Ranch property adjacent to or within the project area prior to the completion of construction. Collected seeds shall be dispersed amongst revegetation efforts within or adjacent to the project area.

BR-4: Prior to issuance of construction permits, the applicant shall provide a Biological Resource Monitoring Plan for review and approval by the County. The Monitoring Plan shall include at a minimum:

- a. Verification of avoidance or minimization of construction (including vegetation removal) to times outside the nesting bird season (i.e., September through January).
- b. If construction activities are scheduled to occur during the nesting season (February 15 through August 31), a Nesting Bird Buffer Plan shall be developed for the review and approval of the County. The Plan shall include a list of potential anticipated nesting birds (based on the work area and surrounding habitats) and the recommended work buffer, and any recommended special measures.
- c. If construction activities are scheduled to occur during the nesting season (February 15 through August 31), a qualified biologist should conduct preconstruction surveys for active bird nests within 50 feet of the limits of work shall be conducted. Surveys should be conducted no more than 14 days prior to ground disturbing/vegetation removal activities. If an active nest is found, the buffer identified in the Nesting Bird Buffer Plan shall be implemented along with any additional protection measures as recommended by the qualified biologist.
- d. During construction, the qualified biologist will conduct regular (the plan shall specify) monitoring to evaluate the nest for potential disturbances associated with construction activities as well as the potential for new nests.
- e. Construction within the buffer shall be prohibited until the qualified biologist determines that the nest is no longer active. If an active nest is found after completion of the preconstruction surveys and after construction begins, construction activities in the nest vicinity will stop until a qualified biologist has evaluated the nest and established the appropriate buffer around the nest (per the approved Plan). If establishment of the buffer is not feasible, the County shall be contacted for further avoidance and minimization



guidelines in consultation with CDFW.

- f. A qualified biologist shall conduct preconstruction surveys to ascertain the presence or absence of special-status species. The plan shall identify the appropriate level of monitoring activity for all phases of the project and shall require a qualified biological monitor be present during the initial clearing and grading activities. The work areas should be clearly marked (i.e., with stakes, flagging, and/or temporary signage) to ensure that no work occurs outside the approved limits of disturbance. Existing populations of special-status plants, such as ocean bluff milkvetch, shall be flagged for avoidance where possible by the biological monitor. The biological monitor will also search for and flag for avoidance any potential American badger burrow within 50 feet of the grading limits. Speed limits shall be restricted to 15 miles per hour, and work shall be limited to daylight hours.
- g. If project grading activities are scheduled in the winter months (November-February), a qualified biologist shall conduct "take avoidance" surveys for burrowing owl, as described in the California Department of Fish and Game 2012 Staff Report, of the grassland habitats within the project area, particularly the culverts. This entails conducting one survey no less than 14 days prior to initiating ground disturbance activities and one survey within 24 hours of initiating ground disturbance activities.
- h. If the surveys indicate the presence of burrowing owl, additional avoidance and minimization measures and/or seasonal restrictions shall be implemented as approved and required by the County. For example, avoid disturbing occupied burrows during the overwintering period and establishing an appropriately sized buffer around an occupied overwintering burrow in which no work will be allowed to occur until the individual has left for the season.

CR-2: Cultural Resources - Monitoring Plan. The Applicant shall retain a County-approved archaeologist to prepare a Cultural Resource Monitoring Plan. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The Monitoring Plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Inclusion of involvement of the Native American community, as appropriate;
- c. Description of how the monitoring and reporting shall occur, including the frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. For construction work identified to occur in moderate to high sensitivity areas, define pre-construction testing or monitoring to be done and the process that will be followed should unanticipated significant resources be encountered (the following priority should be included in process: try first to avoid resource, then minimize impact to resource, and lastly mitigate the impacted resource); This process shall identify triggers or thresholds for when work would stop and a Phase III (data recovery) program is needed before work proceeds.
- f. Description of circumstances for halting work on the site and procedures to be followed for such events; this shall include county and applicant responsibilities and how remedial work is expected to be handled;
- g. Inclusion of a construction worker crew education component. At a minimum, this component will address the following:
 - i. establishing a worker protocol to address unanticipated finds.
 - ii. providing cultural resources awareness training to all field crews and field supervisors to include a description of the types of resources that may be found in the project area,



the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.

- iii. If not clearly shown on all applicable construction drawings (and marked in the field), generate a 'field supervisor' graphic that shows those areas sensitive to potential buried resources.

Monitoring/compliance. Prior to issuance of a construction permit, the applicant shall submit the proposed Monitoring Plan for County review and approval. Once approved by the County and before construction work begins, the applicant shall provide to the County verification that: the qualified archaeologist/ monitoring team has been retained, the construction crew has received their training, and that any field measures identified in the Plan are in place prior to work beginning. **During construction,** all field measures shall be adhered to and kept in good working order, as applicable. The applicant shall take immediate action to rectify and corrective measures identified by the monitoring team.

CR-3: Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/mitigation activities, the project archaeologist shall submit a report to the County, summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring/compliance. Prior to final inspection/ occupancy of the construction permit, the applicant shall submit to the County the completion Report. [If the analysis included in the Phase III program is not complete at this milestone, the applicant shall provide to the County, proof of obligation to complete the required analysis that is acceptable to the County.]

Geology and Soils

GS-1: Prior to issuance of construction permits, per the Geotechnical Report (Earth Systems, 2017) site conditions shall be re-examined by a licensed geologist, to evaluate issues and conditions identified in that report including the liquefaction potential. The results of the re-examination shall be submitted for peer review by the County's Geologist.

Noise

N-1: In addition to the required hours of operation, the following actions shall be implemented to reduce noise levels to the greatest extent feasible:

- a. **During all construction operations,** the project contractors should equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- b. The project contractor should orientate all stationary construction equipment so that emitted noise is directed away from the relatively more sensitive receptors nearest the project site. The construction contractor should locate equipment staging areas that will create the greatest distance between construction-related noise sources and relatively more noise-sensitive receptors nearest the project site during all project construction.

Paleontological Resources

PR-1: Prior to issuance of construction permits, the applicant shall provide a Paleontological Resource Monitoring and Mitigation Plan (PRMMP) for review and approval by the County. The PRMMP shall include at a minimum:

- a. The location of paleontological resource potential (very high, high, moderate, etc.) shall be included on a set of construction plans and shall accompany the PRMMP.



- b. Full-time monitoring will be required during all significant ground-disturbing activities in previously undisturbed Monterey Formation deposits, which have been determined to have a very high paleontological resource potential.
- c. Spot-checking or part-time monitoring will be required for all significant ground-disturbing activities at depths greater than 3 feet in previously undisturbed geologic units with a high paleontological resource potential (i.e., Pismo Formation and Quaternary Marine Terrace Deposits).
- d. Monitoring will entail the visual inspection of excavated areas, sidewalls, and spoils piles.
- e. Worker's Environmental Awareness Training. The training will be developed by the Project Paleontologist and may be conducted concurrent with other environmental training (e.g., cultural and natural resources awareness training, safety training, etc.). The training will provide a description of the fossil resources that may be encountered in the Study Area, outline steps to follow in the event that a fossil discovery is made, and provide contact information for the Project Paleontologist and on-site monitor(s).
- f. A procedure for unanticipated discovery if significant paleontological resources are discovered during construction activities.
- g. In the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected.
- h. In areas of high sensitivity, monitoring efforts can be reduced or eliminated at specific sites at the discretion of the Project Paleontologist if no fossil resources are encountered after 50 percent of the excavations are completed.
- i. A procedure for fossil preparation, curation, and reporting.

PR-2: Prior to the start of construction, all field personnel will receive a worker's environmental awareness training module on paleontological resources.



Exhibit C - Cultural Resource Stakeholder Communication Log

Please see attachment for Cultural Resource Stakeholder Communication Log

**DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM
FOR DRC2018-00003
ED19-156**

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

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

Project Description: Request by Pacific Gas and Electric for a Development Plan / Coastal Development Permit (DRC2018-00003) to allow for the North Ranch Road Improvement Project, affecting approximately 4.25 miles of the North Ranch Road, a privately owned continuation of Pecho Valley Road, located on the North Ranch portion of the Diablo Canyon Power Plan (DCPP). The improvements include: turnouts, paving in areas greater than 12-percent, retaining walls, three stockpile locations, three new culverts, and nine replacement culverts. The project would result in a total disturbance of 14.7 acres along North Ranch Road. The project is within the Agriculture and Rural Lands land use categories and is located between the southern parking lot of Montaña de Oro State Park and just north of DCPP, approximately five miles southwest of the community of Los Osos, in the San Luis Bay Coastal Planning Area.

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

Biology

BR-1: At the time of application for construction permits, the applicant shall indicate on grading plans the Best Management Practices (BMPs) to be implemented in temporarily impacted areas. Only certified weed-free straw, mulch, and/or fiber rolls will be used for erosion control. No coast live oak trees will be removed.

BR-2: At the time of application for construction permits, the applicant shall provide the County with a map showing all oak trees within 50 feet of work areas and demonstrating that no coast live oak removal will be done as part of this project.

<p>Monitoring (BR-1 and BR-2): Compliance will be verified by the Department of Planning and Building.</p>

BR-3: The Applicant shall collect seeds from existing populations of ocean bluff milkvetch that are within the North Ranch property adjacent to or within the project area prior to the completion of construction. Collected seeds shall be dispersed amongst revegetation efforts within or adjacent to the project area.

BR-4: Prior to issuance of construction permits, the applicant shall provide a Biological Resource Monitoring Plan for review and approval by the County. The Monitoring Plan shall include at a minimum:

- a. Verification of avoidance or minimization of construction (including vegetation removal) to times outside the nesting bird season (i.e., September through January).
- b. If construction activities are scheduled to occur during the nesting season (February 15 through August 31), a Nesting Bird Buffer Plan shall be developed for the review and approval of the County. The Plan shall a list of potential anticipated nesting birds (based on the work area and surrounding habitats) and the recommended work buffer, and any recommended special measures.
- c. If construction activities are scheduled to occur during the nesting season (February 15 through August 31), a qualified biologist should conduct preconstruction surveys for active bird nests within 50 feet of the limits of work shall be conducted. Surveys should be conducted no more than 14 days prior to ground disturbing/vegetation removal activities. If an active nest is found, the buffer identified in the Nesting Bird Buffer Plan shall be implemented along with any additional protection measures as recommended by the qualified biologist.
- d. During construction, the qualified biologist will conduct regular (the plan shall specify) monitoring to evaluate the nest for potential disturbances associated with construction activities as well as the potential for new nests.
- e. Construction within the buffer shall be prohibited until the qualified biologist determines that the nest is no longer active. If an active nest is found after completion of the preconstruction surveys and after construction begins, construction activities in the nest vicinity will stop until a qualified biologist has evaluated the nest and established the appropriate buffer around the nest (per the approved Plan). If establishment of the buffer is not feasible, the County shall be contacted for further avoidance and minimization guidelines in consultation with CDFW.
- f. A qualified biologist shall conduct preconstruction surveys to ascertain the presence or absence of special-status species. The plan shall identify the appropriate level of monitoring activity for all phases of the project and shall require a qualified biological monitor be present during the initial clearing and grading activities. The work areas should be clearly marked (i.e., with stakes, flagging, and/or temporary signage) to ensure that no work occurs outside the approved limits of disturbance. Existing populations of special-status plants, such as ocean bluff milkvetch, shall be flagged for avoidance where possible by the biological monitor. The biological monitor will also search for and flag for avoidance any potential American badger burrow within 50 feet of the grading limits. Speed limits shall be restricted to 15 miles per hour, and work shall be limited to daylight hours.
- g. If project grading activities are scheduled in the winter months (November-February), a qualified biologist shall conduct "take avoidance" surveys for burrowing owl, as described in the California Department of Fish and Game 2012 Staff Report, of the grassland habitats within the project area, particularly the culverts. This entails conducting one survey no less than 14 days prior to initiating ground disturbance activities and one survey within 24 hours of initiating ground disturbance activities.
- h. If the surveys indicate the presence of burrowing owl, additional avoidance and minimization measures and/or seasonal restrictions shall be implemented as approved and required by the County. For example, avoid disturbing occupied

burrows during the overwintering period and establishing an appropriately sized buffer around an occupied overwintering burrow in which no work will be allowed to occur until the individual has left for the season.

Monitoring (BR-3 and BR-4): Compliance will be verified by the biological monitor and the Department of Planning and Building.

CR-2: Cultural Resources - Monitoring Plan. The Applicant shall retain a County-approved archaeologist to prepare a Cultural Resource Monitoring Plan. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved Plan. The Monitoring Plan shall include at a minimum:

- a. List of personnel involved in the monitoring activities;
- b. Inclusion of involvement of the Native American community, as appropriate;
- c. Description of how the monitoring and reporting shall occur, including the frequency of monitoring (e.g., full-time, part time, spot checking);
- d. Description of what resources are expected to be encountered;
- e. For construction work identified to occur in moderate to high sensitivity areas, define pre-construction testing or monitoring to be done and the process that will be followed should unanticipated significant resources be encountered (the following priority should be included in process: try first to avoid resource, then minimize impact to resource, and lastly mitigate the impacted resource); This process shall identify triggers or thresholds for when work would stop and a Phase III (data recovery) program is needed before work proceeds.
- f. Description of circumstances for halting work on the site and procedures to be followed for such events; this shall include county and applicant responsibilities and how remedial work is expected to be handled;
- g. Inclusion of a construction worker crew education component. At a minimum, this component will address the following:
 - i. establishing a worker protocol to address unanticipated finds.
 - ii. providing cultural resources awareness training to all field crews and field supervisors to include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites.
 - iii. If not clearly shown on all applicable construction drawings (and marked in the field), generate a 'field supervisor' graphic that shows those areas sensitive to potential buried resources.

Monitoring/compliance. Prior to issuance of a construction permit, the applicant shall submit the proposed Monitoring Plan for County review and approval. Once approved by the County and before construction work begins, the applicant shall provide to the County verification that: the qualified archaeologist/ monitoring team has been retained, the construction crew has received their training, and that any field measures identified in the Plan are in place prior to work beginning. **During construction,** all field measures shall be adhered to and kept in good working order, as applicable. The

applicant shall take immediate action to rectify and corrective measures identified by the monitoring team.

CR-3: Cultural Resource Monitoring – Completion Report. Upon completion of all monitoring/ mitigation activities, the project archaeologist shall submit a report to the County, summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring/compliance. Prior to final inspection/ occupancy of the construction permit, the applicant shall submit to the County the completion Report. [If the analysis included in the Phase III program is not complete at this milestone, the applicant shall provide to the County, proof of obligation to complete the required analysis that is acceptable to the County.]

Monitoring (CR-1, CR-2 and CR-3): Compliance will be verified the Department of Planning and Building.

Geology and Soils

GS-1: Prior to issuance of construction permits, per the Geotechnical Report (Earth Systems, 2017) site conditions shall be re-examined by a licensed geologist, to evaluate issues and conditions identified in that report including the liquefaction potential. The results of the re-examination shall be submitted for peer review by the County's Geologist.

Monitoring: Compliance will be verified the Department of Planning and Building.

Noise

N-1: In addition to the required hours of operation, the following actions shall be implemented to reduce noise levels to the greatest extent feasible:

- a. **During all construction operations,** the project contractors should equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- b. The project contractor should orientate all stationary construction equipment so that emitted noise is directed away from the relatively more sensitive receptors nearest the project site. The construction contractor should locate equipment staging areas that will create the greatest distance between construction-related noise sources and relatively more noise-sensitive receptors nearest the project site during all project construction.

Monitoring (N-1): Compliance will be verified the Department of Planning and Building.

Paleontological Resources

PR-1: Prior to issuance of construction permits, the applicant shall provide a Paleontological Resource Monitoring and Mitigation Plan (PRMMP) for review and approval by the County. The PRMMP shall include at a minimum:

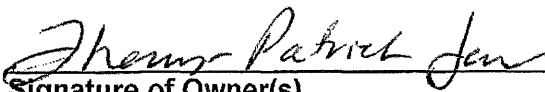
- a. The location of paleontological resource potential (very high, high, moderate, etc.) shall be included on a set of construction plans and shall accompany the PRMMP.

- b. Full-time monitoring will be required during all significant ground-disturbing activities in previously undisturbed Monterey Formation deposits, which have been determined to have a very high paleontological resource potential.
- c. Spot-checking or part-time monitoring will be required for all significant ground-disturbing activities at depths greater than 3 feet in previously undisturbed geologic units with a high paleontological resource potential (i.e., Pismo Formation and Quaternary Marine Terrace Deposits).
- d. Monitoring will entail the visual inspection of excavated areas, sidewalls, and spoils piles.
- e. Worker's Environmental Awareness Training. The training will be developed by the Project Paleontologist and may be conducted concurrent with other environmental training (e.g., cultural and natural resources awareness training, safety training, etc.). The training will provide a description of the fossil resources that may be encountered in the Study Area, outline steps to follow in the event that a fossil discovery is made, and provide contact information for the Project Paleontologist and on-site monitor(s).
- f. A procedure for unanticipated discovery if significant paleontological resources are discovered during construction activities.
- g. In the event that a paleontological resource is discovered, the monitor will have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected.
- h. In areas of high sensitivity, monitoring efforts can be reduced or eliminated at specific sites at the discretion of the Project Paleontologist if no fossil resources are encountered after 50 percent of the excavations are completed.
- i. A procedure for fossil preparation, curation, and reporting.

PR-2: Prior to the start of construction, all field personnel will receive a worker's environmental awareness training module on paleontological resources.

Monitoring (PR-1 and PR-2): Compliance will be verified the Department of Planning and Building.

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


Signature of Owner(s)

Thomas Patrick Jones
Name (Print)

7.19.17
Date



Cultural Resource Stakeholder Communication Log

DCPP North Access Road Improvement Project

Organization	Contact	Letter / Email	Telephone	Site Visit	Comments
Native American Heritage Commission	Katy Sanchez	1.7.15			The Commission responded on 1.21.15 and stated that a search of their Sacred Lands File failed to indicate the presence of Native American cultural resources in the immediate Study Area. The Commission recommended contacting local groups or individuals who might have additional information on the Study Area and provided a list of contacts.
yak tityu tityu Northern Chumash Tribe	Mona Olivas Tucker, Chairwoman	10.9.15; 7.6.16; 10.26.16; 10.27.16; 1.7.17; 1.24.17; 5/17/18	12.4.15; 7.7.16; 1.24.17	11.16.16; 12.1.16	Letters, emails and phone calls on numerous occasions to discuss the scope of the project, methods of the cultural resources assessment, coordination with Chumash monitors for fieldwork, review of the cultural resources report, discussion of impacts, mitigation and coordination for field meetings. Two field meetings were held with Ms. Tucker and other members of the Tribe (Lisa Dignan and Wendy Lucas). The 11.16.16 site visit focused on potential impacts in the Mal Paso area of the project. A subsequent field meeting with the Tribe on 12.1.16 was also attended by County Sr. Planner James Caruso, County Engineer Glenn Marshall and Cal Fire Captain Dennis Brynes was focused on design changes at Mal Paso to significantly reduce impacts to two cultural sites. Following the second site meeting a revised design was provided to Ms. Tucker via email (1.4.17) that depicted existing conditions, the original design for Mal Paso and the revised design that reduced resource impacts. A follow up call between Ms. Tucker and PG&E Sr. Cultural Resource Specialist, Mike Taggart, on 1.24.17 was used to discuss the design changes, impacts and next steps. Ms. Tucker provided an email on 1.26.17 that reads, in part, "From my conversation with you it appears that the road realignment is as discussed during our last on-site meeting. However, I would like to see what is intended to be formally submitted to the county. This is just to help me have a very clear understanding of the details. Your help with preventing destruction of a pristine coastal terrace that is covered with cultural material is greatly appreciated." Following a phone conversation the same day, Ms. Tucker sent an email on 5.17.18 to Mike Taggart in response to PG&E's invitation to attend a field meeting with the County and Mr. Fred Collins, representing the Northern Chumash Tribal Council (NCTC). While Ms. Tucker

yak tityu tityu Northern Chumash Tribe	Matthew Darian Goldman	10.9.15	12.4.15		No answer; no voicemail set up.
yak tityu tityu Northern Chumash Tribe	Shane Goldman	11.5.15	11.5.15		Mr. Goldman was briefed on the project via email and telephone conversation.
Chumash	Lei Lynn Odom	10.9.15	12.4.15		Left message with unidentified woman regarding project; no response to date.
Chumash	Peggy Odom	10.9.15	12.4.15		Left message with unidentified woman regarding project; no response to date.
Salinan	Judith Bomar Grindstaff	10.9.15	12.4.15		Expressed no objection to project.
San Luis Obispo County Chumash Council	Chief Mark Steven Vigil	10.9.15	12.4.15		Message left; no response to date.
Salinan Tribe of Monterey and San Luis Obispo Counties	Patti Dunton, Tribal Administrator	10.9.15	12.4.15		Advised consultation with culturally affiliated group: Chumash.
Xolon-Salinan Tribe	Johnny Eddy, Council Chairperson	10.9.15	12.4.15		No questions or comments at this time.
Salinan Nation Cultural Preservation Association	Robert Duckworth, Environmental Coordinator	10.9.15	12.4.15		Called and spoke to Mr. Duckworth, who said he would respond with questions or comments once he reviewed the paperwork.
Salinan Nation Cultural Preservation Association	Gregg Castro, Administrator	10.9.15	12.4.15		Message left; no response to date.
Northern Chumash Tribal Council	Fred Collins, Administrator	10.9.15; 5.21.18;	12.4.15; 5.30.18	6.11.18	No initial responses. Communicated via Brandi Cummings at the County of SLO in April of 2018, who requested a field meeting to review the cultural sites within the project area. A phone call in May 2018 provided an opportunity to provide a high-level discussion of the project and potential impacts. A subsequent email with Mr. Collins was related to the field meeting logistics. The field meeting took place with Mr. Collins and County staff June 11, 2018, focused on the Mal Paso portion of the project area. During the meeting Mr. Collins expressed concerns about impacts to Native-affiliated cultural resources and questioned the need for the proposed road improvements. PG&E representatives summarized the alternative considered and rejected (bridge) and described the redesign of the road at Mal Paso that is proposed to limit ground disturbance to the greatest extent feasible. Meeting concluded with Mr. Collins requesting an additional meeting with County staff and Cal Fire; PG&E may be invited to participate as the applicant.

Yoshida Family	Grace Yoshida	10.13.15; 10.16.15; 11.23.16		11.20.15	<p>Ms. Grace Yoshida was initially contacted to make her family aware of the proposed project and solicit feedback, given the presence of her family's historic home-site adjacent to the project. Grace and Irene Yoshida joined PG&E in the field on November 20, 2015 to review the project, examine maps and understand potential effects to sites with a historic Japanese-American affiliation. Subsequent communication via email was used to keep the Yoshida's apprised of the project status and to solicit comments on conceptual mitigation measures. Commenting on the conceptual measures, Grace Yoshida responded, "The proposal you would like to go forward with to mitigate the sites and acknowledge the Japanese-American presence is commendable and appropriate to me. Thank you for your continued work and keeping us up to date."</p>
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Air Pollution Control District San Luis Obispo County

Via Email

April 25, 2019

Brandi Cummings
San Luis Obispo County Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408
bcummings@co.slo.ca.us

SUBJECT: APCD Comments Regarding the PG&E Improvements to North Ranch Road
(DRC2018-00003)

Dear Brandi Cummings:

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 North Ranch Road, northwest of Diablo Canyon, for a Proposed Conditional Use Permit Development Plan, Variance, and Coastal Development Permit to allow for improvements to the North Ranch Road to meet the County Fire/CAL FIRE standards for two-way roads. Improvements include grading, pavement, and partial realignment of the existing road, and will result in 14.7 acres of site disturbance.

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

Construction Phase Impacts - Below Threshold

The project proponent evaluated the construction impacts of this project to assess potential air quality impacts from the proposed project, which indicated that the construction phase impacts would be less than the APCD's significance threshold values identified in Table 2-1 of the *CEQA Air Quality Handbook* (April 2012). **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Developmental Burning

APCD Rule 501 prohibits developmental burning of vegetative material within San Luis Obispo County. If you have any questions regarding these requirements, contact the APCD Engineering & Compliance Division at 805-781-5912.

Dust Control Measures

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

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **When drought conditions exist and water use is a concern, the contractor or builder should consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: Products Available for Controlling Dust;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code (CVC) Section 23114;
- j. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter

and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;

- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- l. All PM₁₀ mitigation measures required should be shown on grading and building plans; and,
- m. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). 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 (Contact Tim Fuhs at 805-781-5912).

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 CEQA Air Quality Handbook (April 2012).

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generators;
- Internal combustion engines; and
- Tub grinders.

To minimize potential delays, prior to the start of the project, please contact the APCD Engineering & Compliance 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 (805) 781-5912.

APCD Comments Regarding PG&E Improvements to North Ranch Road
April 25, 2019
Page 4 of 4

Sincerely,

A handwritten signature in black ink, appearing to read 'GARY ARCEMONT', with a stylized flourish at the end.

GARY ARCEMONT
Air Quality Specialist

GJA/jjh

cc: Tom Jones, Pacific Gas & Electric Company
Dora Drexler, APCD

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MEMORANDUM

DATE: March 13, 2018

TO: Brandi Cummings

FROM: Elizabeth Szwabowski

SUBJECT: Building Division Comments
Planning Project Plan Check Request: Proposed Conditional Use Permit
Development Plan, Variance, and Coastal Development Permit - DRC2018-00003

In regard to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of constructing access road to allow for improvements to the North Ranch Road to meet the County Fire/CAL FIRE standards for two-way roads. Improvements include grading, pavement, and partial realignment of the existing road, and will result in 14.7 acres of site disturbance.

The project shall comply with current codes adopted by the County of San Luis Obispo (2016 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) We recommend a pre-building permit application meeting to discuss the owner's timing needs for the project and the building permit process.
- 2) Provide geotechnical evaluation addressing slope stability, landslide, loose soils and unknown problems or undocumented fill.
- 3) Clearly identify any special inspection (soils, concrete > 2,500 psi) and/or observation required for the project on the plans.
- 4) Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official. Names and qualifications of special inspector(s) shall be submitted to the Department of Planning and Building for approval. Note on the plans the firm will be performing SOILS special inspection for this project.
- 5) Provide structural design and supporting calculations for proposed retaining wall/head wall design.
- 6) Prior to permit issuance a Storm Water Pollution Prevention Permit (SWPPP) from the State Water Board shall be required. The engineered grading is considered part of a common plan.
- 7) The grading & drainage plans shall be prepared by a licensed professional including an erosion & sedimentation plan.



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
MARVIN A. ROSE, INTERIM DIRECTOR

RECEIVED
MAR 09 2018
COUNTY FIRE

THIS IS A NEW PROJECT REFERRAL

DATE: 3/9/2018
TO: 2nd District Legislative Assistant, Building Division, County Fire / CAL FIRE, Public Works, Avila CSD, CA Fish & Wildlife, Coastal Commission, Port San Luis Harbor District, RWQCB, U.S. Fish & Wildlife, Avila Valley Advisory Council, AB52
FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
Development Review Team / Current & Environmental Planning

PROJECT NUMBER & NAME: DRC2018-00003 PG&E

PROJECT DESCRIPTION: Proposed Conditional Use Permit Development Plan, Variance, and Coastal Development Permit to allow for improvements to the North Ranch Road to meet the County Fire/CAL FIRE standards for two-way roads. Improvements include grading, pavement, and partial realignment of the existing road, and will result in 14.7 acres of site disturbance.

APN(S): 076-011-006, -008, -018, &3 -031

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

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

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

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

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

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

SEE Written Comments

3/28/2018
Date

Dennis Byrnes
Name

(805) 903-3428
Phone



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805.543.4244 • Fax: 805.543.4248
www.calfireslo.org

Scott M. Jalbert, Unit Chief

March 28, 2018

Brandi Cummings
County Of San Luis Obispo
Planning & Building
County Government Center
San Luis Obispo, CA 93408

North Ranch Access Road Improvement review comments, DRC2018-00003 PG&E

Dear Brandi,

CAL FIRE has reviewed this project and has the following comment:

The intent is to provide an all-weather emergency access/ exit route from Diablo Canyon Power Plant to the community of Los Osos. This access/ exit route would allow emergency equipment (CAL FIRE or PG&E) to access or exit the plant from or to the north, in case the south access (Avila Beach Drive) is blocked. Due to environmental and cultural resources issues this road cannot be constructed to meet California Fire Code and Public Road Standards. This would limit the use of this road for emergency equipment only and public use would not be allowed.

CAL FIRE/ San Luis Obispo County Fire Department has no further comments on this project and approves as submitted.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "D. Byrnes".

Dennis Byrnes
Fire Captain / Fire Prevention



Date: April 3, 2018

To: Brandi Cummings, Project Planner

From: Glenn Marshall, Development Services

Subject: Public Works Comments on DRC2017-00088 PG&E CUP, North Ranch Road .

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

Public Works Comments:

- A. Public Works was involved in pre-reviewing the application plans at the request of Cal Fire.
- B. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- C. This project is not a regulated project as it appears to not meet the applicability criteria for Storm Water Management (it is located outside an MS-4 Stormwater Management Area). However, the applicant may be required to enroll for coverage under California's Construction General.

Recommended Project Conditions of Approval:

Access

- 1. **Prior to occupancy or final inspection**, the North Ranch Road connection to Pecho Valley Road bridge must be reconstructed in accordance with County Public Improvement Standards. All connections to County roads shall require an encroachment permit.
- 2. **Prior to commencing permitted activities**, all work in the public right-of-way must be constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans.
- 3. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that roadway circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications.

Drainage

4. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
5. **At the time of application for construction permits**, the applicant shall show the 100-year flood hazard boundary on the project plans.
6. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060.
7. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
8. **Prior to issuance of construction permits**, the applicant shall provide evidence satisfactory to the Department of Planning and Building that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

Storm Water Pollution Prevention Plan (SWPPP)

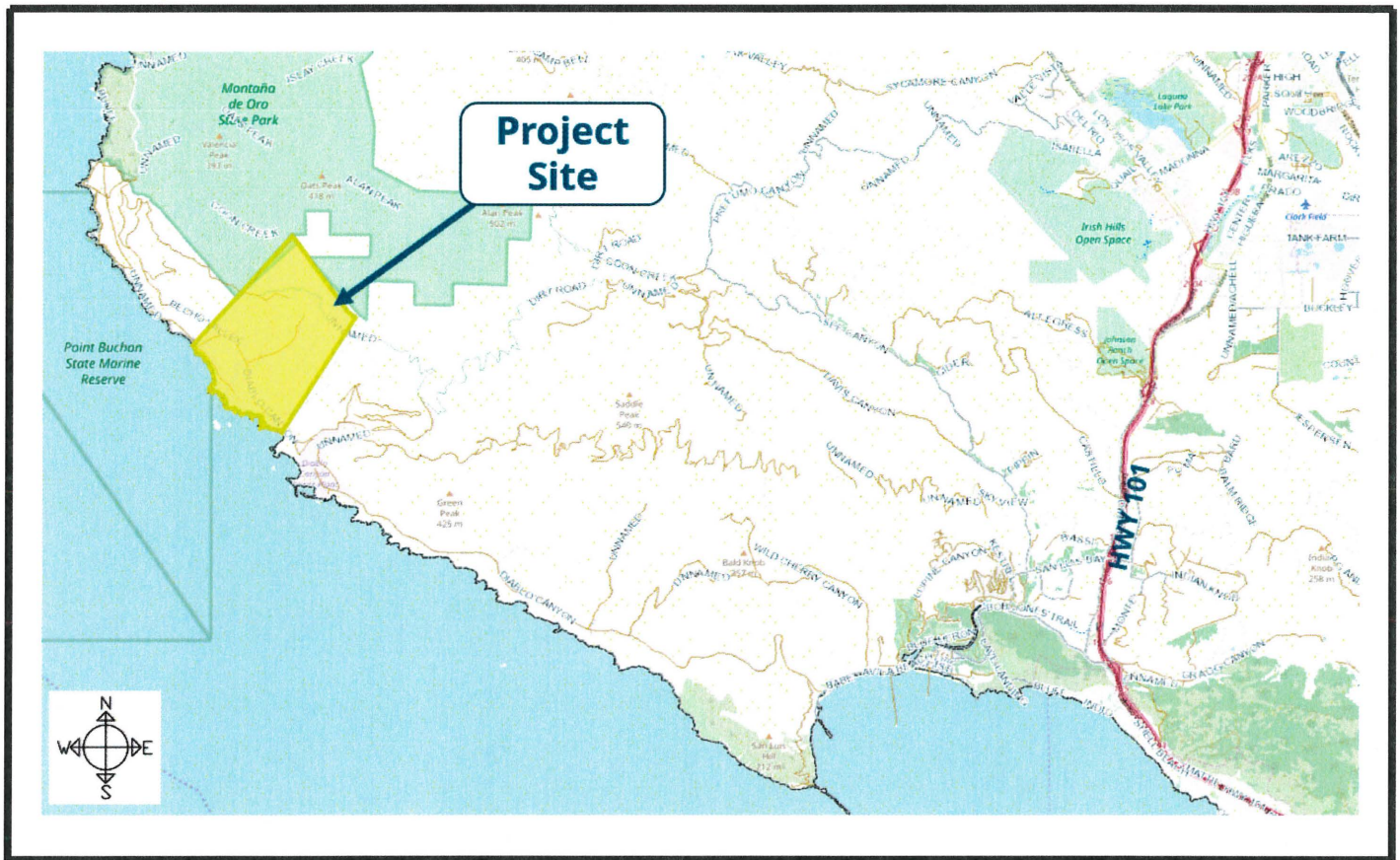
9. **At the time of application for construction permits**, if the project disturbs more than 1.0 acre or is part of a common plan of development, the applicant must enroll for coverage under California's Construction General Permit. Sites that disturb less than 1.0 acre must implement all required elements within the site's erosion and sediment control plan as required by San Luis Obispo County Codes.

Storm Water Control Plan (SWCP):

10. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject post-construction stormwater requirements by submitting a Storm Water Control Plan application.
 - a. If required, the applicant must submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate stormwater control measures, shall demonstrate compliance with Storm Water Quality Standards (are these listed somewhere?) and shall include a preliminary drainage plan, a preliminary erosion control and sedimentation plan, and complete drainage calculations for review and approval.

- b. If applicable, the applicant shall submit a draft stormwater operations and maintenance plan for review by the County. The operations and maintenance plan may be incorporated into existing or proposed CC&Rs or drafted as an Agreement.
- c. If applicable, following approval by the County, the applicant shall record with the County Clerk the stormwater operations and maintenance plan to document on-going and permanent storm drainage control, management, treatment, inspection and reporting.
- d. If applicable, the applicant shall submit a draft General Notice to document the location and type of control measures that were installed to mitigate Performance Requirement #2. Following approval by the County, the applicant shall record the General Notice with the County Clerk. The recorded control measures shall remain in good working order in perpetuity.

Vicinity Map



Project Overview Map



