

## 4.0 EXISTING ENVIRONMENTAL SETTING, ENVIRONMENTAL ANALYSIS, IMPACTS, AND MITIGATION MEASURES

The following chapter contains 15 sections; each section addresses one environmental topic outlined in Appendix G of the Guidelines for the California Environmental Quality Act (State CEQA Guidelines) (California Code of Regulations Title 14, Chapter 3, Sections 1500–15397).

For each environmental impact issue analyzed, the EIR includes a detailed explanation of the existing conditions, thresholds of significance that will be applied to determine whether the project’s impacts are significant or less than significant, analysis of the environmental impacts, and a determination of whether the project would have a significant impact if implemented. A “significant impact” or “significant effect” means “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project” (14 Cal. Code of Reg. 15382). Chapter 4.0 also includes within each environmental impact analyzed a discussion of the cumulative effects of the project when considered in combination with other projects, causing related impacts, as required by Section 15130 of the State CEQA Guidelines.

Each of the 15 sections are organized into nine subsections, as follows:

1. **Existing Environmental Setting** describes the physical conditions that exist at the present time that may influence or affect the issue under investigation. This section focuses on physical site characteristics that are relevant to the environmental topic being analyzed.
2. **Regulatory Setting** lists and discusses the laws, ordinances, regulations, and policies that relate to the specific environmental topic and how they apply to the proposed project.
3. **Methodology** describes the approach and methods employed to complete the environmental analysis for the issue under investigation.<sup>1</sup>
4. **Impact Significant Criteria** provides the thresholds that are the basis of conclusions of significance, which are primarily the criteria in Appendix G of the State CEQA Guidelines and the County of San Luis Obispo’s Initial Study and Initial Study Checklist forms.
5. **Project Impacts** describes the potential environmental changes to the existing physical conditions that may occur if the proposed project is implemented. Evidence is presented to show the cause and effect relationship between the proposed project and potential changes in the environment. The exact magnitude, duration, extent, frequency, and range or other parameters of a potential impact are ascertained, to the extent feasible, to determine whether impacts may be significant. In accordance with CEQA, potential project impacts, if any, are classified in the following way for each of the environmental topics discussed in this EIR.

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<sup>1</sup> In Section 4.6, Biology, the Methodology subsection is provided prior to the Existing Setting subsection. The unique organization of Section 4.6 provides the reader with background information that allows for a more complete understanding of the Existing Setting subsection.

**Class I Impacts:** Significant and unavoidable impacts that cannot be fully mitigated or avoided. If the project is approved, decisionmakers are required to adopt a statement of overriding considerations pursuant to State CEQA Guidelines Section 15093, explaining why the project benefits outweigh the unavoidable adverse environmental effects caused by these significant environmental impacts.

**Class II Impacts:** Significant environmental impacts that can be feasibly mitigated or avoided. If the project is approved, decisionmakers are required to make findings pursuant to State CEQA Guidelines Section 15091 that adverse significant impacts have been mitigated to the maximum extent feasible by implementation of mitigation.

**Class III Impacts:** Environmental impacts that are adverse but not significant. No mitigation is required for Class III impacts, and findings are not required.

6. **Cumulative Impacts** describes potential environmental changes to the existing physical conditions that may occur as a result of project implementation together with all other reasonably foreseeable, planned, and approved future projects producing related impacts. The State CEQA Guidelines (Section 15355) define cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Cumulative impacts may result from individually minor but collectively significant projects taking place over a period of time. Projects that have progressed to the state that CEQA review has been initiated are treated as foreseeable probable future projects. Table 4.A provides a list of foreseeable probable future projects, and the locations of these foreseeable probable future projects are illustrated in Figure 4.1. It is important to note that applications have not yet been submitted for project numbers 30–34 and as a result these projects have not reached the state that CEQA review has been initiated; therefore, unless specifically stated, these projects have not been included in the cumulative analysis for the proposed San Miguel Ranch Project. For each of the environmental topics considered in this EIR, the geographic scope of the cumulative analysis is defined. For example, the geographic scope of the cumulative analysis for potential cumulative Land Use and Traffic impacts is the same (based on the list provided in Table 4.A), while the geographic scope of potential cumulative Water Quality and Hydrology impacts is includes all projected development discharging to the upper reach of the Salinas River.
7. **Level of Significance Prior to Mitigation** summarizes the potentially significant impacts of the project, if any, prior to mitigation.
8. **Mitigation Measures** are project-specific measures that would be required of the project to avoid, minimize, rectify, reduce, eliminate, or compensate for a potentially significant adverse impact.
9. **Level of Significance after Mitigation** describes the significance of potential impacts after implementation of mitigation measures. Potential significant unavoidable impacts (Class I) are clearly stated in this section.

**Table 4.A: Cumulative Projects**

No.	General Location	General Description
1	Northwest corner of US 101/Wellsona	4,700 sf warehouse and office
2	7320 Cross Canyon Road	30,000 sf winery complex
3	1575 Mission Street	3 office buildings = 3,000 sf
4	corner N Street/11th Street	5-unit apartment building
5	corner of Tenth Street/L Street	10-unit apartment building
6	Wellsona	Storage and recycling center
7	1470 Mission Street	5,000 sf build (2 residential units and 2,700 sf commercial)
8	4444 Indian Valley Road	Sand and gravel mine
9	7595 Estrella Road	Sand and gravel mine
10	1300 N Street	Mini Storage
11	San Luis Street	Church
12	1215 Mission Street	1,900 sf commercial and two residences
13	corner of Bonita/Crispin	3.5 ac designated RS redesignated to RSF
14	525 11th Street	60 residential lots
15	610 Crispin Avenue	42 residential lots
16	998 River Road	59 additional residential lots/1 existing residential lot
17	East of river south of 14th Street	12 residential lots
18	East side of Mission Street	8 commercial retail lots
19	8691 Martinez Drive	3 residential lots
20	81 Wellsona Road	2-lot commercial service lots
21	Martinez Road	37 additional residential lots/1 existing residential lot
22	1335 N Street	22 residential lots
23	720 16th Street	14 additional residential lots/1 existing residential lot
24	620 12th Street	34 residential lots
25	1176 N. Street	3 residential lots
26	6620 Trailblazer Lane	2 residential lots
27	599 12 Street	22 residential lots
28	corner of L Street/Tenth Street	4 residential lots
29	9930 North River Road	2 residential lots
30	<i>17th Street and Mission Street</i>	<i>Two commercial building sites</i>
31	<i>390 San Marco Road</i>	<i>Winery and tasting Room</i>
32	<i>3000 Indian Valley Road</i>	<i>Redesignate 50 acres from AG to RSF</i>
33	<i>Mission Street south of 9th Street</i>	<i>Mixed use Building</i>
34	<i>East side of Mission 11th Street through 14th Street</i>	<i>68,000 sf of mixed use buildings</i>

Source: County of San Luis Obispo Department of Planning and Building. November 2007.

Note: Applications for projects shown in italics have not been submitted and these projects have not reached the state at which CEQA review has been initiated. Unless stated, these projects are not included in the cumulative analysis for the proposed San Miguel Ranch project.

ac = acre

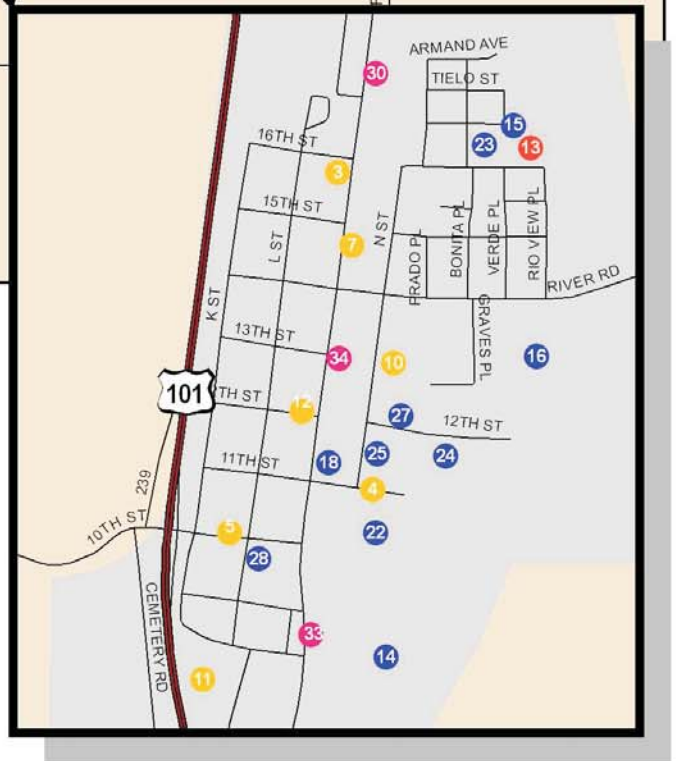
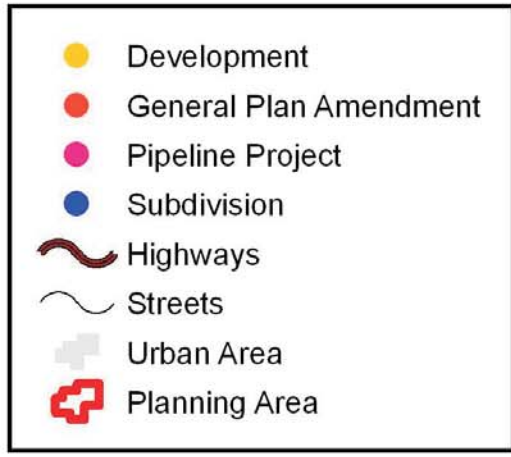
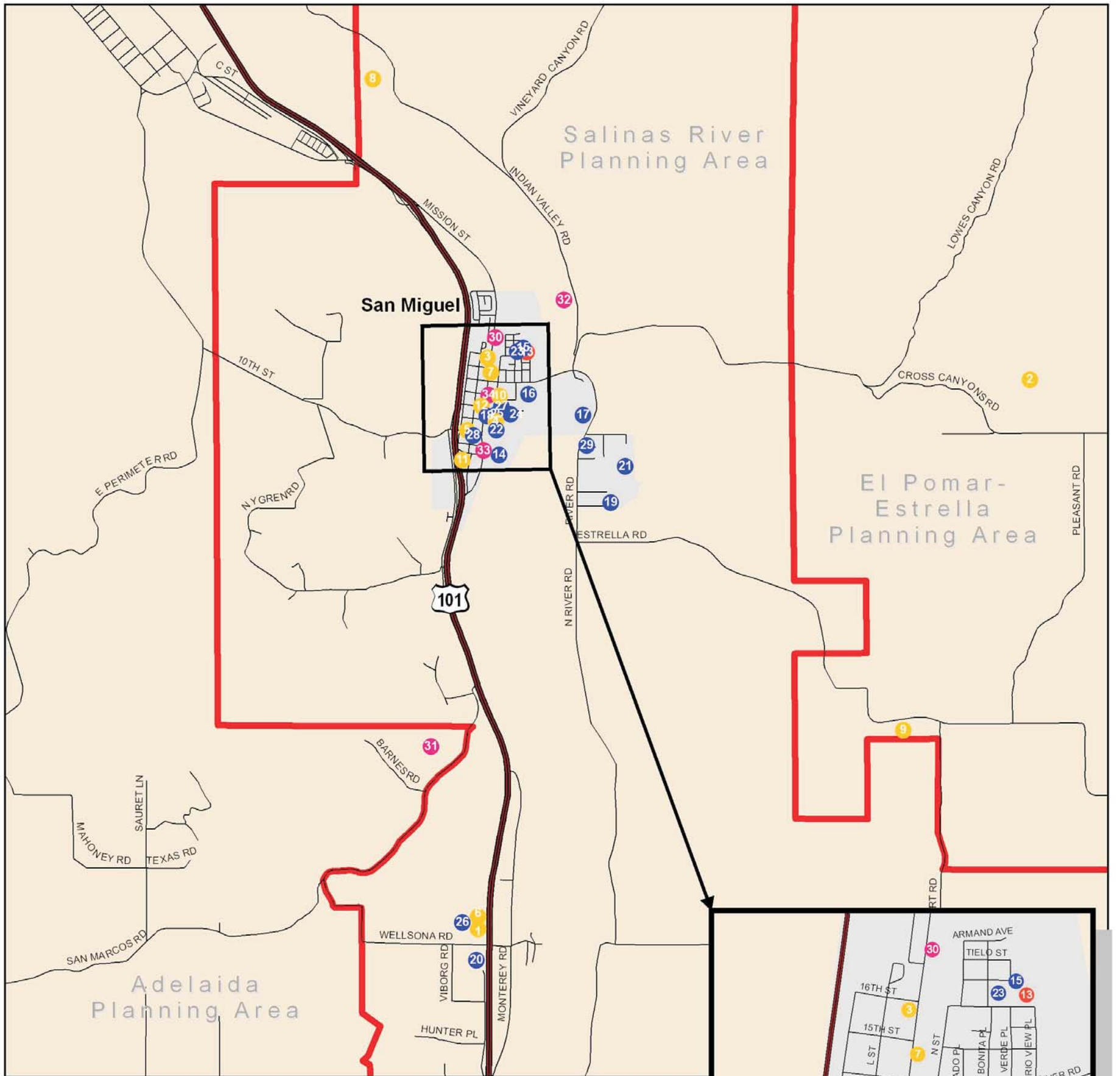
AG = Agriculture

RS = Residential Suburban

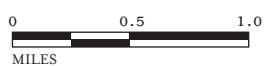
RSF = Residential Single-Family

sf = square feet

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LSA



SOURCE: County of San Luis Obispo, Department of Planning & Building

FIGURE 4.1

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