



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. ED16-259

DATE: October 26, 2017

PROJECT/ENTITLEMENT: Maddalena Conditional Use Permit; DRC2016-00041

APPLICANT NAME: HS Buckley LLC **Email:**
Rbachmann@specialtyconstruction.com

ADDRESS: 645 Clarion Court, SLO

CONTACT PERSON: Emily Ewer, Oasis Associates **Telephone:** (805) 541-4509

PROPOSED USES/INTENT: Request by HS Buckley LLC for a Conditional Use Permit to allow a self-service storage facility consisting of 166,251 square feet of indoor storage, a 1,000 square foot manager's office, and a 1,200 square foot caretaker unit to be built in five phases. The project also proposes 153,857 square feet of interim outdoor storage during the first four phases of the project as it is being built out. The project will consist of 14 one-story buildings containing 1,603 storage units. The project will result in the disturbance of approximately 10.7 acres of a 10.8 acre parcel. The proposed project is within the Industrial land use category.

LOCATION: The project site is located on Buckley Road, approximately 450 feet south of the SLO County Reginal Airport and approximately 0.75 mile south of the southern city limits of the City of San Luis Obispo. The site is in the San Luis Obispo subarea of the San Luis Obispo 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: Regional Water Quality Control Board

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. November 9, 2017

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

Notice of Determination State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

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

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

Stephanie Fuhs (sfuhs@co.slo.ca.us)

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.10) Using Form

Project Title & No. Maddalena Conditional Use Permit ED16-259 (DRC2016-00041)

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

Stephanie Fuhs (sfuhs@co.slo.ca.us)

Prepared by (Print)

Stephanie Fuhs
Signature

10/17/17
Date

Steve McMasters

Reviewed by (Print)

Steve McMasters
Signature

Ellen Carroll,
Environmental Coordinator
(for)

10/17/17
Date



Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by HS Buckley LLC for a Conditional Use Permit to allow a self-service storage facility consisting of 166,251 square feet of indoor storage and a 1,000 square foot manager's office to be built in five phases. The project also proposes 153,857 square feet of interim outdoor storage during the first four phases of the project as it is being built out. The project will consist of 14 one-story buildings containing 1,603 storage units. The project will result in the disturbance of approximately 10.7 acres of a 10.8 acre parcel. The proposed project is within the Industrial land use category and is located on the south side of Buckley Road, approximately 650 feet west of Hwy. 227, south of the San Luis Obispo County Regional Airport and approximately 0.75 mile south of the southern city limits of the City of San Luis Obispo. The site is in the San Luis Obispo subarea of the San Luis Obispo planning area.

ASSESSOR PARCEL NUMBER(S): 076-063-034

Latitude: 35° 13' 52" N Longitude: 120° 38' 2" W

SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLAN AREA: San Luis Obispo **SUB:** San Luis Obispo(North) **COMM:** Rural

LAND USE CATEGORY: Industrial

COMB. DESIGNATION: Airport Review

PARCEL SIZE: 10.8 acres

TOPOGRAPHY: Gently sloping

VEGETATION: Agriculture, grassland

EXISTING USES: Dry grain farming

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Industrial; San Luis Obispo County Regional Airport	<i>East:</i> Agriculture; Tolosa Vineyard, winery
<i>South:</i> Agriculture; Scattered residences	<i>West:</i> Agriculture; commercial service; commercial services businesses

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	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aesthetics

Setting. The project site is located within the Industrial land use category on the south side of Buckley Road across from the San Luis Obispo County Regional Airport. Properties to the west of the site are zoned Commercial Service and Agriculture. The commercial service properties are developed with warehouses and offices; the agriculturally zoned property is developed with a residence and is dry farmed. The property to the east is zoned Agriculture and has scattered residences. Property to the south is zoned agriculture and residential rural. The adjacent agriculture parcel is currently planted with dry grain crops; the residential rural properties are developed with single family residences. The site is gently sloping to the south. There is a creek that is a tributary to San Luis Creek that runs along the northern portion of the property.

Impact. The site is visible from Buckley Road and Highway 227, however, development along this corridor includes warehouses and offices, so future development, given the land use category, will be compatible with the surrounding uses. The proposed plans show green buildings with white trim, a silver metal water tank, and extensive landscaping along the northern and eastern property lines to screen the project when viewed from Buckley Road and Highway 227. Because the site is located in close proximity to the airport, lighting will have to be low intensity, shielded and directed downward onto the site to avoid creating a hazard for aircraft descending on the adjacent runway.

Mitigation/Conclusion. Mitigation measures for lighting have been included. No further measures are considered 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Agricultural Resources

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

Land Use Category: Industrial

Historic/Existing Commercial Crops: Yes, Rotational Crops

State Classification: Farmland of Statewide Importance, prime farmland if irrigated

In Agricultural Preserve? Yes, Edna Valley AG Preserve Area

Under Williamson Act contract? No

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

Diablo clay (5 - 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: steep slopes, slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Salinas silty clay loam (0 - 2 % slope). This nearly level fine loamy bottom 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: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

Tierra sandy loam (2 - 9 % slope). This gently sloping coarse loamy claypan soil is considered very poorly 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.

Impact. The project site and the adjacent property to the west and south have historically been planted with dry grain crops. The subject property is zoned Industrial and is intended for more urbanized development. Introducing industrial uses next to an agricultural operation could impair the historical agricultural uses because of dust, noise, and pesticide applications.

Mitigation/Conclusion. Referrals from the Agricultural Commissioner's office on the adjacent property to the west and on the subject parcel for a previous General Plan amendment recommended a 100-foot buffer from the adjacent agricultural parcel be placed on the property. This buffer would begin at the edge of the crops on the adjacent property and extend onto the subject site. The applicant has incorporated the recommended 100-foot buffer into the design of the current parcel.



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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>
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 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 into 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 10.7 acres of a 10.8 acre parcel. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on APCD's CEQA Handbook (2012), the project will exceed the daily and/or quarterly Tier 1 and Tier 2 thresholds of one or more of criteria air pollutants during construction based on the amount of site disturbance (greater than four acres). The project is subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan.

This project is a phased self-storage facility. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions.

Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Due to the underlying soils in on and in the vicinity of the project site, there is a potential for naturally occurring asbestos.

Mitigation/Conclusion. Based on the APCD's review, the project warrants additional dust control measures based on the amount of site disturbance, along with developmental burning standards and construction permit requirements. In addition, prior to grading or site disturbance, the applicant has agreed to retain a qualified individual to conduct a geologic investigation for naturally-occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program. These measures have been included in the Exhibit B mitigation measures summary below.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Dry farm grains, shrubs and grassland

Name and distance from blue line creek(s): An unnamed tributary to the San Luis Obispo Creek is approximately 60 feet north of parcel boundary

Habitat(s): None

A biological assessment was prepared for the property adjacent to the project site, which included field surveys of the subject property (ATC Associates, Inc., July 2008). An addendum to this report was prepared for the project site (Sage Institute, January 2017). The report and addendum identified the following habitats and species exist within the proposed project site:

Habitats

Agricultural Land – Comprises the majority of the project site. The site has historically been planted in grain and safflower crops.

Non-Native Grassland – Covers a small portion of the site along Buckley Road (approximately 0.1 acre).

Riparian – Runs in an east-west direction near the southern property boundary along the un-named tributary to San Luis Obispo Creek. The eastern portion contains a small stand of Arroyo Willow.

The assessment addendum indicated that 13 special status plant and lichen species and 10 special status wildlife species have the potential to occur “within the project footprint in the active agricultural land.”

Impact. The biological assessment and addendum concluded that the project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Significant impacts to biological resources are not expected because the majority of the site has been used for farming for at least 50 years.

The primary area of concern on the site is the un-named tributary of San Luis Creek that is located toward the northern portion of the property. This area contains wetland vegetation, including arroyo willows, cattails, bulrush and rushes and meets the criteria for a wetland and would be under jurisdiction of the US Army Corps of Engineers. Potential wildlife species include Southwestern Pond Turtle and California Red-Legged Frog. Development in or near this tributary could result in removal or impacts to these plant and animal species. The field surveys found a population of pond turtles, and indicated that this area is probably used during favorable conditions. The report indicated that development of the parcels was not likely to impact migration of the species along the tributary with standard wetland mitigation and setbacks. No red-legged frogs were observed during the field survey and a habitat assessment indicated a low potential for their occurrence.

The riparian vegetation provides suitable habitat for nesting birds. Removal of trees during nesting season should be avoided to protect migratory bird species. Fish and Game Code 3503 protects birds, their eggs and nests from disturbance or destruction from construction activities. The area containing the riparian species (willows, bulrush, cattails and sedges) will be avoided according to the preliminary grading and drainage plans submitted with the project application.

Mitigation/Conclusion. Mitigation measures are recommended to provide a minimum 50-foot setback from the edge of the riparian vegetation to proposed structures, providing construction fencing at the edge of the riparian vegetation during any site disturbance, and avoiding removal of vegetation or any other ground disturbance between February 15 and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks prior to construction or site disturbance activities. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures during all construction activities on the site.

5. CULTURAL RESOURCES

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>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 type="checkbox"/>

Cultural Resources

Setting. The project is located in an area historically occupied by the Obispeno Chumash and Salinan. No historic structures are present and no paleontological resources are known to exist in the area.

The project is within 300 feet of a perennial water body. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

In order to meet AB52 Cultural Resources requirements, outreach to four Native American tribes groups had been conducted (Northern Salinan, Xolon Salinan, Yak Tityu Tityu Northern Chumash, and the Northern Chumash Tribal Council). Comments were received from one of the tribal groups on March 17, 2017 requesting that a phase I surface survey be prepared. Based on the Salinan Tribe's review of the Phase I survey, they disagreed with the Cultural background and Ethnography discussion and recommended that monitoring be done during all site disturbance activities.

Impact. A Phase I surface survey was conducted (Conway, Heritage Discoveries, Inc., April 2017). No evidence of cultural materials was noted on the property; however, based on information provided by the Salinan Tribe regarding tribal resources in the vicinity of the project, impacts to historical or paleontological resources could occur. Based on further discussion with another member of the Salinan tribe, because of resources within ¼ mile of the project site, it is recommended that monitoring occur only during initial site disturbance and any trenching activities.

Mitigation/Conclusion. Based on discussions with the tribal members and on the results of the surface survey, there is a limited potential for tribal cultural resources to occur on the project site. Therefore, a measure has been added for a monitoring plan that includes monitoring to occur during initial site disturbance and for any trenching activities.

6. GEOLOGY AND SOILS

<i>Will the project:</i>	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 type="checkbox"/>	<input checked="" type="checkbox"/>



6. GEOLOGY AND SOILS

Will the project:

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

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to moderate

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Distance? 0.44 miles west and 0.6 miles southwest

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

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 10.7 acres. Project grading will create exposed graded areas subject to increased soil erosion and down-gradient sedimentation. Proposed development would be located downslope of the tributary.

In addition, stormwater runoff from the development may adversely impact adjacent agricultural crops, including soil erosion and sedimentation. Drainage and stormwater management measures are recommended to mitigate this impact.

The project has the potential to reduce the soil's ability to absorb rainfall by covering ground with impervious surfaces. Increased impervious areas have the potential to result in downstream flooding, higher peak flows, and carry polluted runoff.

Mitigation/Conclusion. The applicant is required to comply with the NPDES program. In addition, pursuant to the Land Use Ordinance (LUO), the applicant is required to prepare and implement a Stormwater Pollution Prevention Plan, a drainage plan, and erosion and sedimentation control plan. Based on compliance with existing LUO standards, and NPDES requirements, impacts resulting from drainage, erosion, and sedimentation would be less than significant. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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



7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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

j) Other: _____

Hazards and Hazardous Materials

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a ‘high’ or ‘very high’ severity risk area for fire. The project is within the Airport Review area.

With regards to potential fire hazards, the subject project is within the moderate Fire Hazard Severity Zone(s). Based on the County’s fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project is within the County’s Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo County Regional Airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered “conditionally approvable”. The project was reviewed and conditionally approved by the Airport Land Use Commission (ALUC) on May 24, 2017. The ALUC included the following recommendations for this development: maintaining the 500-foot setback from the runway, eliminating the (original proposed) caretaker unit based on incompatibility with airport operations, and allowing an increase in the maximum building coverage for the entire project based on the project being storage and a low density project with regard to the density of people on the site. The project was referred to the County Airport Manager, who recommended a 500 foot setback from the runway centerline and that the project be reviewed by the FAA using the Form 7460 process. All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace.

Impact. The project is located in the Airport Review area and development at this location could affect the safe and efficient use of the airport by aircraft. The project does not propose the use of hazardous materials, or the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond recordation of an aviation easement and compliance with the recommendations of the ALUC and Airport Manager which will be required as conditions of approval.

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?*

b) *Generate permanent increases in the ambient noise levels in the project vicinity?*

8. NOISE

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise

Setting. The project is not within close proximity of loud noise sources other than the San Luis Obispo County Regional Airport on the north side of Buckley Road. The noise contours in the Noise Element show the 70 decibel line along the north eastern property line, the 65decibel line approximately 100 feet from the northern property line, with the 60 decibel line over the southwestern edge of the parcel. Based on the Noise Element’s projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area for uses allowable in the Industrial land use category.

The project is within the Airport Review designation and the area is subject to relatively low aircraft flyovers.

Impact. Because the caretakers’ residence was eliminated from the project, noise related impacts are less than significant. The project is not expected to generate loud noises.

Mitigation/Conclusion. Compliance with current construction standards for the manager’s office will be required by the Uniform Building Code to achieve the 45 decibel interior noise level. No additional mitigation measures are considered necessary.

9. POPULATION/HOUSING

<i>Will the project:</i>	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Population/Housing

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

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. The project will mitigate its cumulative impact to the shortage of affordable housing stock by payment of the housing impact fee. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<u>Police:</u> City of San Luis Obispo	<u>Location:</u> City of San Luis Obispo (Approximately 4.35 miles to the north)	
<u>Fire:</u> Cal Fire (formerly CDF)	<u>Hazard Severity:</u> Moderate	<u>Response Time:</u> 0-5 minutes
<u>Location:</u>		
<u>School District:</u> San Luis Coastal Unified School District.		

Public Services

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

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project’s direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

The project is located on Hidden Springs Road, via Buckley Road, approximately 700 feet west of the Buckley Road/Highway 227 intersection. The project will contribute trips to the Highway 227 corridor

that is operating at a Level of Service D/F during peak hours. A traffic study was prepared and reviewed by Public Works, CalTrans and the City of San Luis Obispo. Proposed mitigation measures are discussed in detail under the Transportation section below.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels. Traffic impacts and mitigation measures are discussed in the Transportation section below.

11. RECREATION

<i>Will the project:</i>	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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>

Recreation

Setting. Based on the County Trails Map, the project is within reasonably close proximity to the Juan Bautista de Anza National Historic Trail. After review by the County Parks Division, the project will have no impact on this trail and no trail-related improvements are necessary.

Impact. The proposed project will 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

12. TRANSPORTATION/CIRCULATION

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

Transportation

Setting. The County has established the acceptable Level of Service (LOS) on roads for this urban area as “D” or better. The existing road network in the area, including the project’s access street(s) Hidden Springs and Buckley Roads are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. As mentioned in the Public Services section above, the project will contribute trips to the Highway 227 corridor that is operating at a Level of Service D/F during peak hours. The County is in the process of establishing a fee program as a mitigation option for projects that contribute to the Hwy. 227 corridor. Participation in the program will be evaluated on a case by case basis along with consideration of frontage and off-site improvements that would also provide an areawide circulation benefit.

Referrals were sent to County Public Works, Caltrans and the City of San Luis Obispo. The referral responses all recommended that a traffic study be prepared to address the project’s cumulative impacts to Highway 227.

Airport Review Combining Designation. The project is within the County’s Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo County Regional airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered conditionally approvable. The project was reviewed by the Airport Land Use Commission (ALUC) on May 24, 2017. The ALUC included the following recommendations for this development: maintaining the 500-foot setback from the runway, eliminating the (originally proposed) caretaker unit based on incompatibility with airport operations, and allowing an increase in the maximum building coverage for the entire project based on the project being storage and a low density project with regard to the density of people on the site. The project was referred to the County Airport Manager, who recommended a 500 foot setback from the runway centerline and that the project be reviewed by the FAA using the Form 7460 process. All projects within the AR designation are required to obtain an aviation easement to secure avigable airspace.

Impact. According to the traffic study, the proposed project is estimated to generate about 401 new daily trips, with 32 am and 32 pm peak hour trips. While the project does not generate a significant amount of new trips; cumulatively, the additional traffic generated further impacts the Highway 227 corridor to the east and the South Higuera Street/Vachell Lane intersection to the west, both of which are operating at unacceptable levels of service during both am and pm peak hours.

Mitigation/Conclusion. The traffic study recommended that the project pay into the City of San Luis Obispo’s transportation impact fee program to address cumulative impacts to City transportation facilities. Public Works recommended improvements to Buckley Road and Hidden Springs Road. These improvements include some off-site improvements to provide a widened Buckley Road from the project frontage to Hwy 227. In addition, the Hidden Springs Road improvements will also provide an areawide benefit to the Rolling Hills neighborhood to the south as a part of a future secondary access route. Payment of City of San Luis Obispo transportation impact fees along with construction of the improvements as recommended by Public Works was determined to be sufficient mitigation to reduce the project specific cumulative impacts to a level of insignificance. Participation in the Hwy. 227 Corridor Fee Program was determined to not be 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. Regulations and guidelines on proper wastewater system design and criteria are found within the County’s Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the “Water Quality Control Plan, Central Coast Basin” (Regional Water Quality Control Board [RWQCB] hereafter referred to as the “Basin Plan”), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

An unnamed tributary to the San Luis Obispo Creek is approximately 60 feet north of parcel boundary.

See Agriculture section for each soil type found within the parcel boundary and relative septic compatibility. Soils on this site had the following potential septic system constraints: slow percolation.

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

- ✓ Sufficient land area (refer to County’s Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil’s ability to percolate or “filter” effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil’s depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);



- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

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

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

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

- **slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch. In this case, the soils report identified percolation rates for the soil ranges from 20 to 120 minutes per inch for the four leach line locations tested. Several measurements had a "no measureable percolation" reading.

No additional measures above what is already required for a standard septic system are needed.

Impacts/Mitigation. Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

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

potential groundwater quality impacts are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>

Water

Setting. The project proposes to obtain its water needs from a shared well. Based on available information, the proposed water source is known to have some availability problems. This parcel, along with the adjacent parcel to the south were the subject of a proposed General Plan Amendment (GPA) that was reviewed in 2008 to change the zoning from Agriculture to Commercial Service and Industrial. While the GPA was never approved, the environmental review done at that time mentioned that the findings for consistency with agricultural policies regarding water could be made because there wasn't sufficient water to support agricultural uses. The limited water supply would be sufficient for the



proposed storage use.

The topography of the project is gently sloping. The closest creek from the proposed development is approximately 60 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed tributary to the San Luis Obispo Creek Distance? Approximately 60 feet

Soil drainage characteristics: Not well drained to poorly drained

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

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

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

Impact – Water Quality/Hydrology

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

- ✓ Approximately 10.7 acres of site disturbance is proposed;
- ✓ 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;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;

- ✓ The project is subject to the County’s Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the “Water Quality Control Plan, Central Coast Basin” for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Water Quantity

Based on the project description, as calculated on the County’s water usage [worksheet](#), the project’s water usage is estimated as follows:

Total Use: 6.65 AFY
 Water Conservation: 3.4 AFY
 Total Use w/ Conservation: 3.25 AFY

Sources used for this estimate include one or more of the following references: County’s Land Use Ordinance, 2000 Census data, Pacific Institute studies (2003), City of Santa Barbara Water Demand Factor & Conservation Study ‘User Guide’ (1989).

Based on available water information, including pump test results for the shared well showing 10 gallons per minute, there appears to be sufficient water to supply the project because the primary use of the water will be for landscaping. The landscaping plan shows a mix of drought tolerant, low water using plants that, once established, will use very little water.

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. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

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. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, 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 (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

PROJECT MANAGER: PLANNING AREA STANDARDS APPLY

The proposed project is subject to the following Planning Area Standard(s) as found in the County’s LUO:

1. LUO Section 22.96.060 A4 – San Luis Obispo Airport Area
2. LUO Section 22.96.040 – San Luis Obispo Sub-Area
3. LUO Section 22.96.020 – Airport Review 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:

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

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 checked="" type="checkbox"/>	County Airport Manager	In File**
<input checked="" type="checkbox"/>	Airport Land Use Commission	Attached
<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 type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	Attached
<input type="checkbox"/>	Community Services District	Not Applicable
	_____ <input type="checkbox"/>	Other
	_____ <input type="checkbox"/>	Other

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

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

<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 type="checkbox"/> Coastal Plan Policies	<input checked="" 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 checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> San Luis Obispo Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> SLO Area Plan/SLO (north) sub area 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 Assessment (ATC Associates, Inc., July 2008)

Biological Assessment Addendum (Sage Institute, January 2017)

Phase I Surface Survey (Conway, Heritage Discoveries, Inc., April 2017)

Transportation Impact Study, Central Coast Transportation Consulting, April 2017

Report on Exploratory Borings, and Percolation and LID Infiltration Testing, Earth Systems Pacific, August 2016)

Pumping Test Results, November 2014

Bacteria Analysis, Environmental Agricultural Analytical Chemists, December 2014

Exhibit B - Mitigation Summary Table

Aesthetics

- V-1. **At the time of application for construction permits**, the applicant shall provide a lighting plan for review and approval. The lighting plan shall show low intensity lighting, shielded lighting and lighting directed downward onto the project site to avoid creating a hazard for low-flying aircraft using the adjacent runway.

Agricultural Resources

- AG-1. **Prior to issuance of construction permits**, the applicant shall show a buffer area of 100 feet on all construction plans. No habitable part of the caretakers' unit is allowed within the buffer area. All subsequent building permits shall show these buffers, as applicable.

Air Quality

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

- a. Reduce the amount of 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. Please note that when water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- 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 CVC Section 23114;

- j. To prevent 'track out', install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. '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 California Vehicle Code Section 23113 and California Water Code 13304. The 'track-out prevention device' can be any device or combination of devices that is 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.
- 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 used 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 to monitor the fugitive dust emissions and enhance the implementation of the 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. The name and telephone number of such persons shall be provided to the APCD Compliance Division **prior to the start of any grading, earthwork or demolition.**

AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

AQ-3. **Prior to any site disturbance**, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.

Biological Resources

BR-1. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks **prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures **during all construction activities on the site**.

BR-2. **At the time of application for construction permits on all parcels**, the applicant shall show the 50-foot setback from structures to riparian vegetation on the construction plans.

BR-3. **Prior to any site disturbance**, the applicant shall provide construction fencing at the edge of the riparian vegetation on the project site. This area will be marked by orange construction fencing which shall be installed **prior to any site disturbance** and remain in place throughout the grading and construction phases.

Cultural Resources

- CR-1. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
- a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered “significant” archaeological resources?);
 - f. Description of procedures for halting work on the site and notification procedures;
 - g. Description of monitoring reporting procedures.
- CR-2. **During initial ground disturbing construction activities and any trenching activities**, the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
- CR-3. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection** (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Transportation and Circulation

- TR-1. **Prior to final inspection of construction permits for each development phase**, the applicant shall pay the following traffic/transportation impact fees as calculated by the City of San Luis Obispo:
- a. The project's fair share of the Citywide Transportation Impact Fee. This fee mitigates impacts outside the project study area – primarily, the LOVR interchange project.
 - b. The project's fair share of the City Airport Area Specific Plan Add On Fee. This fee mitigates project impacts to City roads, primarily Broad Street, Santa Fe Road and Tank Farm Road.
- TR-2. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
- a. **Buckley Road** shall be widened to complete the project frontage to an A-3 urban street section with a continuous center left turn lane fronting the project side, Class 2 Bike Lanes both sides, and standard left-turn channelization at Hidden Springs Road (in accordance with Caltrans California Highway Design Manual, Chapter 400), within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.

- b. The intersection of the **Buckley Road** and **Hidden Springs Road**, shall be redesigned and constructed in accordance with California Highway Design Manual Figure 405.7 and County sight distance standards, within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.

- c. **Hidden Springs Road** shall be reconstructed to an A-2 urban street section, full improvements on the project side plus dedicated left and right turn lanes on the opposite side (northbound), within a minimum 50-foot dedicated right-of-way easement, with additional width as needed to contain all elements of the roadway prism.



**DEVELOPER'S STATEMENT FOR
Maddalena Conditional Use Permit
DRC2016-00041 / ED16-259**

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

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

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

Aesthetics / Visual Resources

AE-1. **At the time of application for construction permits**, the applicant shall provide a lighting plan for review and approval. The lighting plan shall show low intensity lighting, shielded lighting and lighting directed downward onto the project site to avoid creating a hazard for low-flying aircraft using the adjacent runway.

Monitoring AE-1: Compliance will be verified by the Department of Planning and Building prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

Agricultural Resources

AG-1. **Prior to issuance of construction permits**, the applicant shall show a buffer area of 100 feet on all construction plans. No habitable part of the caretakers' unit is allowed within the buffer area. All subsequent building permits shall show these buffers, as applicable.

Monitoring AG-1: Compliance will be verified by the Department of Planning and Building prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

Air Quality

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

- a. Reduce the amount of 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. Please note that when water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;

- 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 CVC Section 23114;
- j. To prevent 'track out', install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. '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 California Vehicle Code Section 23113 and California Water Code 13304. The 'track-out prevention device' can be any device or combination of devices that is 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.
- 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 used 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 to monitor the fugitive dust emissions and enhance the implementation of the 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. 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.**

Monitoring AQ-1: Compliance will be verified by the Department of Planning and Building prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

- AQ-2. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

Monitoring AQ-2: Compliance will be verified by the Department of Planning and Building in consultation with the APCD prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

- AQ-3. **Prior to any site disturbance**, the applicant shall have a geologic evaluation completed to determine if naturally occurring asbestos (NOA) is present within the area of disturbance. If NOA is not present, an exemption request shall be filed with the APCD. If NOA is present, the applicant shall comply with all requirements of the Air Toxics Control Measure.

Monitoring AQ-3: Compliance will be verified by the Department of Planning and Building in consultation with the APCD prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

Biological Resources

- BR-1. The applicant shall avoid removal of vegetation or any other ground disturbance between February and September 15 to avoid impacts to native breeding and nesting birds. If construction activities during this period cannot be avoided, a county-approved biologist shall survey all breeding and nesting habitat on the site and adjacent sites for breeding and/or nesting birds no more than two weeks **prior to construction or site disturbance activities**. Results of the surveys shall be submitted to the Department of Fish and Wildlife (CDFW) for concurrence with the report. If nesting and/or breeding birds are found, appropriate mitigation measures shall be developed in consultation with the CDFW and the applicant shall adhere to these measures **during all construction activities on the site**.

Monitoring BR-1: Compliance will be verified by the Department of Planning and Building prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

- BR-2. **At the time of application for construction permits on all parcels**, the applicant shall show the 50-foot setback from structures to riparian vegetation on the construction plans.

Monitoring BR-2: Compliance will be verified by the Department of Planning and Building prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

- BR-3. **Prior to any site disturbance**, the applicant shall provide construction fencing at the edge of the riparian vegetation on the project site. This area will be marked by orange construction fencing which shall be installed **prior to any site disturbance** and remain in place throughout the grading and construction phases.

Monitoring BR-3: Compliance will be verified by the Department of Planning and Building prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

Cultural Resources

- CR-1. **Prior to issuance of construction permits**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
- a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - f. Description of procedures for halting work on the site and notification procedures;
 - g. Description of monitoring reporting procedures.

Monitoring CR-1: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator, prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

- CR-2. **During initial ground disturbing construction activities and any trenching activities**, the applicant shall retain a qualified archaeologist approved by the Environmental Coordinator to monitor earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Monitoring CR-2: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator, prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

- CR-3. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection** (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all

monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring CR-3: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator, prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

Transportation and Circulation

TR-1. **Prior to final inspection of construction permits for each development phase,** the applicant shall pay the following traffic/transportation impact fees as calculated by the City of San Luis Obispo:

- a. The project's fair share of the Citywide Transportation Impact Fee. This fee mitigates impacts outside the project study area – primarily, the LOVR interchange project.
- b. The project's fair share of the City Airport Area Specific Plan Add On Fee. This fee mitigates project impacts to City roads, primarily Broad Street, Santa Fe Road and Tank Farm Road.

Monitoring TR-1: Compliance will be verified by the Department of Planning and Building in consultation with the City of San Luis Obispo, prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

TR-2. **At the time of application for construction permits,** public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:

- a. **Buckley Road** shall be widened to include the following:
 - i. Sidewalk, curb, and gutter on the south side of Buckley Road along the project frontage, which may be phased with the buildout of the project
 - ii. Class 2 Bike Lanes both sides of Buckley Road
 - iii. Standard left-turn channelization at Hidden Springs Road (in accordance with Caltrans California Highway Design Manual, Chapter 400)
 - iv. Dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- b. The intersection of the **Buckley Road** and **Hidden Springs Road**, shall be redesigned and constructed in accordance with California Highway Design Manual Figure 405.7 and County sight distance standards, within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
- c. **Hidden Springs Road** shall be reconstructed to an A-1 rural street section on the west side of Hidden Springs Road between Buckley Road and the project

driveway, full improvements on the project side plus dedicated left and right turn lanes on the opposite side (northbound), within a minimum 40-foot dedicated right-of-way easement, with additional width as needed to contain all elements of the roadway prism.

Monitoring TR-2: Compliance will be verified by the Department of Planning and Building in consultation with the Public Works Department, prior to issuance of grading/ construction permits. Permits will not be issued until this measure is satisfied.

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.

RCB
Signature of Owner(s)

9/27/17
Date

Rudy C. Bachmann
Name (Print)



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: May 16, 2017
To: Stephanie Fuhs, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2016-00041 Maddalena CUP, Buckley Rd., San Luis Obispo, APN 076-063-034**

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. On March 16, 2017, we reviewed and submitted our comments on the "Buckley Warehouse Mini-Storage Draft Transportation Impact Study", dated February 2017 and prepared by Central Coast Transportation Consulting.
 - a. We added a pay fair share condition (COA #19) for the SLOCOG SR227 Corridor Study improvements.
- B. The applicant must coordinate project traffic impacts and mitigations with the City of San Luis Obispo and Caltrans.
- C. The project site is located within the Urban Reserve Line and triggers Curb Gutter and Sidewalk requirements per 22.54.030. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 22.54.030 D. However, there is no guarantee that a waiver will be granted.
- D. The proposed project is gaining access off Hidden Springs Road, a non-county maintained road. In accordance with Resolution 2008-152 no proposed land development which attracts public traffic shall be permitted on privately maintained roads without a submission of a road maintenance agreement acceptable to all residents served by those roads.
- E. Project site is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA). City road impact fees may be applicable to this project.
- F. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer. The drainage plan (SWCP) provided lacks the detail required for our preliminary review. It is unclear how the detention basins will function straddling the creek as shown. Provide additional comments or plans illustrating how those basins will be filled and outlet prior to future submittal of development permits.
- G. The project meets the applicability criteria for Storm Water Management and is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:
<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+D>

The Post Construction Requirement (PCR) Handbook can be found at:

http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
 - a. **Buckley Road** shall be widened to complete the project frontage to an A-3 urban street section with a continuous center left turn lane fronting the project side, Class 2 Bike Lanes both sides, and standard left-turn channelization at Hidden Springs Road (in accordance with Caltrans California Highway Design Manual, Chapter 400), within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - b. The intersection of the **Buckley Road** and **Hidden Springs Road**, shall be redesigned and constructed in accordance with California Highway Design Manual Figure 405.7 and County sight distance standards, within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - c. **Hidden Springs Road** shall be reconstructed to an A-2 urban street section, full improvements on the project side plus dedicated left and right turn lanes on the opposite side (northbound), within a minimum 50-foot dedicated right-of-way easement, with additional width as needed to contain all elements of the roadway prism.
 - d. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - e. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
 - f. Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.
 - g. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
2. **At the time of application for construction permits**, the applicant shall enter an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
3. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been 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. All public improvements shall be completed prior to occupancy of any new structure.

4. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
5. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of Hidden Springs Road fronting the property in a form acceptable to the County. The road maintenance agreement must be signed by the owners of all properties which have shared access rights, or be fully assumed by the applicant for the full width across their property frontage and back to the nearest county maintained road; be binding upon their heirs and assigns; and be recorded with the County Clerk on each of the effected properties.
6. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc. without a valid encroachment permit issued by the Department of Public Works.
7. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks and landscaping in a viable condition and on a continuing basis into perpetuity.

Offers of Dedication

8. **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for **Buckley Road** widening purposes of sufficient width to contain all elements of the roadway prism including slopes, sidewalks, driveway aprons, curb returns and other improvements. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
9. **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for **Hidden Springs Road** widening purposes of sufficient width to contain all elements of the roadway prism including slopes, sidewalks, driveway aprons, curb returns and other improvements, 50-foot minimum. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
10. **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

Drainage

11. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance. All drainage must be detained on-site and the design of the basin shall be approved by the Department of Public Works. The drainage plans and report shall also address:
 - a. The project is to detain a 50-year storm and release a metered outflow 2-year storm per County Standards. Provide a drainage report and calculations.

12. **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.
13. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
14. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

15. **At the time of application for construction permits**, the applicant shall submit a Stormwater Control Plan (SWCP) demonstrating the project's compliance with Central Coast Regional Water Quality Board post-construction stormwater performance requirements (Resolution R3-2013-0032).
16. **At the time of application for construction permits**, the applicant must submit a draft Stormwater Operations and Maintenance Plan for all structural post-construction stormwater treatment or retention facilities for review. The approved Operations and Maintenance Plan must be recorded as an agreement with the County.
17. **Prior to issuance of construction permits**, the applicant shall record with the County Clerk an approved Stormwater Operations and Maintenance Plan for all structural post-construction stormwater treatment or retention facilities. The plan shall document on-going and permanent storm drainage control, management, treatment, disposal and reporting of the post construction stormwater improvements.

Fees

18. **Prior to issuance of construction permits**, the applicant must pay be required to pay the following road impact fees to the City of San Luis Obispo:
 - a. [Applicant and Planner must coordinate applicable road improvement fees with the City of San Luis Obispo]



April 20, 2017

To: Stephanie Fuhs, Project Planner

From: Tim Bochum, Deputy Director of Public Works
Jake Hudson, Transportation Manager

Subject: County Referral – Public Works Comments on DRC2016-00041 Maddalena CUP, Buckley Rd., San Luis Obispo, APN 076-063-034

Thank you for the opportunity to provide information on the proposed subject project and the Traffic Impact Study (TIS) prepared for the project by Central Coast Transportation Consulting (CCTC). The following comments are submitted for your consideration.

Project Mitigation Recommendation – City Fee Programs, additional study locations

The TIS reviews two specific intersections in the vicinity of the project: 1) Vachell/S. Higuera and 2) Buckley Road/Broad Street (HWY 227).

Intersection #1 is under City jurisdiction; Intersection #2 is under County jurisdiction but under State control by Caltrans.

The TIS identifies project specific impacts at these two locations and makes the recommendation that:

“...that the project make an equitable share contribution towards future improvements by paying the City’s Transportation Impact Fee.”

Neither of these improvement projects are currently contained in the City’s Impact Fee program. Therefore, the recommendation for use of the City TIF program as a mitigation source for project impacts is not appropriate.

Additionally, the TIS identifies that the project will contribute 46 daily trips to the Buckley Road Extension that is currently proposed to be constructed as part of the Avila Ranch development project. However, no recommendation is made for a fair share participation for this project even though it is the primary mitigation for the Vachell/S. Higuera intersection.

The TIS does not study potential project impacts at locations in the immediate vicinity of the project such as: Santa Fe Road south of Tank Farm Road, Santa Fe Road at Tank Farm Road or the Tank Farm Road corridor – even though project traffic will need to use these roads to access the project site.

The City's Airport Area Specific Plan currently includes fee collections from development projects in the area to help assist in funding improvements caused by Airport Area development. The County should conduct the project to pay AASP impact fees to help address potential project impacts on these streets or require the TIS to analyze these roadways for determination of potential project specific impacts.

Suggested Conditions of Approval for the project

The Project site is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA). City road impact fees are applicable to this project to help mitigate project specific and cumulative impacts.

1. Prior to issuance of occupancy permits for the project the applicant shall pay the following traffic/transportation impact fees and calculated by the City of San Luis Obispo:
 - a. The projects fair share of the Citywide Transportation Impact Fee. This fee assists in mitigating project impacts outside of the project study area – most notably, the LOVR Interchange project.
 - b. The Project's fair share of the City Airport Area Specific Plan Add on Fee. This fee assists in mitigating project impacts along City roads outside of the project study area – most notably, impacts along Broad Street, Sana Fe Road and Tank Farm Road that the project will impact.

The fees shall be paid to the City of San Luis Obispo Public Works Department.

The project should contribute fair share amounts of mitigation fees to project specific impacts that include:

2. Calculation and payment of a fair share participation amount to the Buckley Road Extension project that is the primary mitigation for project traffic impacts forecast for the intersection of Vachell and S. Higuera. This mitigation fee could be paid to the City or County and will ultimately help reimburse the Avila Ranch project for some costs of this project.
3. Calculation and payment of a fair share participation amount for the Buckley Road/Broad Street (HWY 227) intersection improvement project.

This mitigation fee is not a City fee because the intersection is not within the City's jurisdiction. The City suggests that the County act as lead agency in coordinating these improvements and should determine the best agency to receive and hold these funds for use to ensure the improvement project gets completed.

Design Considerations

The project is located within the City's Airport Area Specific Plan (AASP) that includes recommendations for public infrastructure within the County area. Project improvements along Buckley Road should be designed to be consistent with those recommendations, if possible.

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3111



*Serious Drought.
Serious drought.
Help save water!*

December 7, 2016

Stephanie Fuhs
San Luis Obispo County
Planning and Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408

05-SLO-227-R9.6
DRC2016-00041

MADDALENA CUP, BUCKLEY ROAD (DRC2016-00041) PROJECT REFERRAL

Dear Ms. Fuhs:

Thank you for providing the California Department of Transportation (Caltrans) the opportunity to review the project referral for the Maddalena self-storage facility located off of Buckley Road in consideration of potential impacts to State Highway System Route 227.

According to the September 2, 2016 Central Coast Transportation Consulting memorandum for this project, it is anticipated that this project would generate 401 daily trips, including 32 AM peak hour and 32 PM peak hour trips. It is also indicated that an estimated 75 percent of the trips would be generated from the SR 227 corridor. This is of concern to Caltrans as the intersection of SR 227/Buckley Road is operating at deficient Levels of Service (LOS). This is validated in the San Luis Obispo Council of Government's traffic analysis for the October 12, 2016 draft State Route 227 Operations Study. This study identifies that this intersection is operating at LOS D during the AM and PM peak hour.

Caltrans requests that the County require the applicant to complete a traffic impact study to disclose the project generated impacts to the SR 227/Buckley Road intersection in order to propose appropriate near term Existing Plus Project impact mitigation. If this is unfeasible then we request the applicant ask the County for a statement of overriding considerations. The memorandum also indicates that the additional project traffic does not warrant a left turn lane on Buckley Road under Existing Plus Project conditions. Please request that the applicant clarify why this improvement would not be warranted.

We appreciate the opportunity to review of this project. Please contact me at Melissa.streder@dot.ca.gov or 805-549-3800 if you have any additional questions.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Streder".

Melissa Streder
Planning and Development Review
Caltrans District 5

RE: AB52 -- DRC2016-00041, MADDALENA, South County E-Referral, Conditional Use Permit, San Luis Obispo

Gary Arcemont

Mon 5/15/2017 4:35 PM

To: Stephanie Fuhs <sfuhs@co.slo.ca.us>;

Hi Stephanie-

I suggest including the following measures as well (the lot looks vacant – but for informational purposes, I would include the Developmental Burning and Demolition/Asbestos comments):

Construction Permit Requirements

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

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

- 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 generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

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

Truck Routing

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

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at (805) 781-5912.

Demolition/Asbestos

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered

during the demolition or remodeling of existing structures or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to slocleanair.org/business/asbestos.php for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: slocleanair.org/business/onlineforms.php.

Naturally Occurring Asbestos

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

From: Gary Arcemont

Sent: Monday, May 15, 2017 4:19 PM

To: Stephanie Fuhs <sfuhs@co.slo.ca.us>

Subject: RE: AB52 -- DRC2016-00041, MADDALENA, South County E-Referral, Conditional Use Permit, San Luis Obispo

Hi Stephanie-

Here are the dust mitigation measures for disturbed areas greater than 4 acres:

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Projects with grading areas greater than 4 acres 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. Please note that when water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- 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 CVC Section 23114;
- j. To prevent 'track out', install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. '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 California Vehicle Code Section 23113 and California Water Code 13304. The 'track-out prevention device' can be any device or combination of devices that is 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.
- 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 used 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 to monitor the fugitive dust emissions and enhance the implementation of the 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. 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.

From: Stephanie Fuhs

Sent: Monday, May 15, 2017 10:40 AM

To: Gary Arcemont <garcemont@co.slo.ca.us>

Subject: Fw: AB52 -- DRC2016-00041, MADDALENA, South County E-Referral, Conditional Use Permit, San Luis Obispo

Hi Gary,

For some reason, this project never got referred to you. I'm working on the environmental document for the project and realized that they will be doing about 10.7 acres of site disturbance which is over the threshold that would require some sort of mitigation.

Is this something you can help me with? Let me know when you have a chance, thanks.

I hope the bluegrass festival was fun!

Stephanie Fuhs

Planner

County of San Luis Obispo Planning and Building Department

976 Osos Street, Room 300



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 11/23/2016

TO: CIAL FICE

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2016-00041 MADDALENA – Proposed minor use permit for a self-service storage facility, totaling 13 one-story self-storage buildings. Project location is off of Buckley Road and Hidden Springs Road.
APN: 076-063-034

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

See Attached

12-2-16
Date

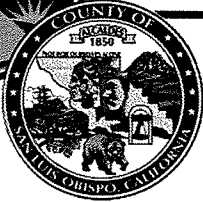
Tony Gomes
Name

543-4244
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

Commercial Fire Safety Plan

December 2, 2016

Project Summary

Name: self storage Facility Project Number: **DRC#2016-00041**
Street Name: Buckley Rd. City: **San Luis Obispo** State: **Ca.** Zip: **93401**
Project Description: Self Storage facility Phone #: (805)541-4509

This project is located approximately 5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wild land fires, and is designated as a **Moderate** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

OPERATIONAL REQUIREMENTS

Special Concerns

- This project has an extended fire engine response time of over _____ minutes where emergency services are not readily available. The cumulative effects of large scale special events and increased commercial operations within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide emergency services within rural areas.
- Of specific concern to CAL FIRE/County Fire, is the numerous "poly" water storage being utilized to meet the water storage demands of the existing on site fire protection system(s). The Registered Fire Protection Engineer shall provide his/her professional input as to whether or not this condition satisfies the requirements of N.F.P.A 13 (Installation of Sprinkler Systems), N.F.P.A 1142 (Water Supplies for Suburban and Rural Firefighting), CA. Fire Code Appendix B/BB (Fire Flow Requirements for Buildings), CA. Fire Code Appendix C/CC (Fire Hydrant Locations and Distribution) as well as any other applicable laws, codes, standards and regulations.

Public Assemblage and Events

- Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.
- A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250. The fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.
- A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. **A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event.** If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.
- Any time a tent, canopy or membrane structure in excess of 400 square feet is erected; it must be placed and utilized in accordance with California Fire Code – Chapter 31. The applicant shall be required to notify County Fire a minimum of 48-hours in advance of any tent or membrane structure being placed on site. Submittal requirements can be found on line at www.calfireslo.org

Fire Safety and Evacuation Plans

- Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire Evacuation Plans

- Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where *approved*, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for *persons* unable to use the general *means of egress* unassisted.
4. Procedures for accounting for employees and occupants after evacuation have been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire Safety Plans

- Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.5. Areas of refuge.
 - 4.6. Exterior areas for assisted rescue.
 - 4.7. Manual fire alarm boxes.
 - 4.8. Portable fire extinguishers.
 - 4.9. Occupant-use hose stations.
 - 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Building Construction requirements and Vegetation Management

Vegetation Management

- A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

Screening and Environmental Considerations

- Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.
- Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans.

Ignition Resistant Construction

- Your project is located within a wildland fire hazard severity zone and must comply with California Fire and Building Code Chapter 7A Ignition resistant Construction in Wildland Urban Interface areas. The construction type shall be designed to withstand a wildfire. The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505.

Building Height and Area

- A building that is greater than 20,000 square feet (1.858 m²) of floor area and greater than 18 feet (5.49 m) in height shall have a dry or wet standpipe system with a 2 1/2 inch (64 mm) outlet at the roof near the roof access. Location of the outlet and the fire department connection to the standpipe shall be labeled and approved by the fire code official.

Address Requirements

- New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of **Commercial** 8 inches high with a minimum stroke width of 0.5 inch (12.7mm).

Site Access /Roads/Knox/Exiting

Commercial and Residential Access Road Standards

- All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at: <http://www.slocounty.ca.gov/Assets/PW/DevServ/general/2008+Standards.pdf>

Commercial and Residential Road Grades

- The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.
- All roads shall:
- Be able to support Fire Apparatus.
 - Provide a vertical clearance of 13'6"
 - Provide a 10 foot fuel modification zone on both sides.

Commercial

- The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.
- Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required.
- Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.
- Fire access shall be provided to within 150 feet of the outside building perimeter.

Secondary Access Road

- More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Emergency Access Knox Keys and/or Gate Switches

Structural Access Requirements

- All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Gate Access Requirements

- Gate must be setback a minimum of 75 feet from the SLO County maintained road.
- Gate must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Exiting

- All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

Setbacks

- A 30-foot building setback from property line required for parcels 1 acre in size or larger.

Fire Protection Systems Sprinklers Hydrants Alarms

Fire Sprinklers in Structures

- This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.

Hydrants

- All fire hydrants and required access roads shall be installed PRIOR to structural construction.

Sprinkler System Supervision and Alarms

- All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

Fire Protection Engineer required

- A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>.
- Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.

Private Water System Requirements

- Commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures.** NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.
- The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

PRESSURIZED System and Hydrant Specifications

- Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 1/2 inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

FDC

- The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

ALARMS

NFPA 72 Alarm systems

- A centralized interlinked Fire Alarm System is required for this project.** The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.

General Fire Precautions and Signage

Portable Fire Extinguishers

- Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material

- Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire, CCR Title 19 Division 1.
- Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Electrical

- Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

Fire Safety during Construction:

- Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Tony Gomes

Inspector

Fire Captain

**STAFF REPORT
SAN LUIS OBISPO COUNTY AIRPORT LAND USE COMMISSION**

DATE: MAY 24, 2017

TO: AIRPORT LAND USE COMMISSION (ALUC)

FROM: BRIAN PEDROTTI, COUNTY PLANNING AND BUILDING

REFERRING AGENCY: COUNTY OF SAN LUIS OBISPO
APPLICANT: ANDY MADDALENA
COUNTY FILE NUMBER: DRC2016-00041
PROJECT MANAGER: STEPHANIE FUHS

SUBJECT: A REFERRAL BY THE COUNTY OF SAN LUIS OBISPO (COUNTY) FOR A DETERMINATION OF CONSISTENCY OR INCONSISTENCY REGARDING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A SELF STORAGE FACILITY, ON A 10.8-ACRE PROPERTY.

LOCATION: THE 10.8-ACRE PROPERTY (APN: 076-063-034) IS LOCATED AT THE SOUTHWEST CORNER OF BUCKLEY ROAD AND HIDDEN SPRINGS ROAD, AND IS WITHIN THE INDUSTRIAL LAND USE CATEGORY. THE PROPOSED PROJECT IS LOCATED IN THE AIRPORT LAND USE PLAN FOR THE SAN LUIS OBISPO COUNTY REGIONAL AIRPORT (Airport) (ALUP) - AIRPORT SAFETY ZONE RPZ, S-1B and S-1C.

PROJECT DESCRIPTION:

Proposal: Self-storage center

Setting: Rolling grassland

Existing Uses: Agriculture (seasonally dry farmed)

Site Area: Approximately 10.8 acres

DISCUSSION:

At its meeting on February 15, 2017, the ALUC considered the consistency of the proposed project with the ALUP during a discussion item. Although the ALUC was generally supportive of the proposed project, a number of Commissioners expressed concerns regarding the level of noise exposure to the proposed caretaker's unit. The proposed project, as stated below, is not strictly consistent with the ALUP, i.e. it is not consistent with all applicable specific land use policies for noise and safety. However, staff has included additional discussion under "ALUC Action Choices" (see below) regarding the authority of the ALUC to find the project consistent with the ALUP pursuant to Section 2.7 of the ALUP provided that certain findings are made.

Self-Storage Proposal

The applicant has submitted a proposal for a Conditional Use Permit to allow a self-storage facility consisting of fourteen one-story storage buildings providing 1,603 storage units, a 1,000 square-foot manager's office, one 1,200 square-foot two-bedroom caretaker's unit, and 153,857 square feet of outdoor storage area (vehicle and equipment storage). The total building coverage at full build-out is 167,451 square feet, constructed in five phases.

Setting/Existing Uses/Site Area

The project site consists of one parcel totaling 10.8 acres located at the southwest corner of Buckley Road and Hidden Springs Road, and is within the Industrial land use category. The site is vacant and has been seasonally dry-farmed. Surrounding land uses include: vacant Industrial land to the north, Agriculture (seasonal dry farming) to the south and west, and the Airport to the east.

Airport Land Use Plan Applicability

The project site is located within ALUP Safety Area RPZ, S-1b and S-1c, and is approximately 350 feet from the Airport active runway 11-29. The project site is entirely within the 60 dB ALUP Noise Contour, as shown on ALUP Figure 1 (Airport Noise Contours). No development is proposed with the RPZ.

ALUP 4.3 Specific Land Use Policies: Noise

The proposed use of a caretaker's unit as part of the project is inconsistent with strict application of the Specific Land Use Policies for Noise. More specifically, the proposed caretaker's unit is considered an extremely noise sensitive land use and is located within the 60 dB noise contour. Therefore, it is prohibited as shown in Table 5 of the ALUP and its inclusion renders the proposed project inconsistent with the ALUP unless the ALUC exercises its authority under Section 2.7 to find the project consistent with the ALUP. The applicant has indicated that noise mitigation will be provided in the form of enhanced construction methods that will reduce the interior noise level to 45 dB in accordance with the guidelines for noise in the ALUP. If the ALUC desires to find the project consistent with the ALUP under the authority of Section 2.7, staff recommends that a condition of approval be added to verify the interior noise level of the unit prior to occupancy.

ALUP 4.4 Specific Land Use Policies: Safety

The proposed project is located primarily within Safety Area S-1b, with a portion at the southwest corner in the S-1c and a sliver along Buckley Road within the RPZ. The project is generally consistent with the objectives of the ALUP safety policies to minimize the risk to the safety and property of persons on the ground associated with potential aircraft accidents and to enhance the chances for survival of the occupants involved in an accident which takes place beyond the immediate runway environment. However, with a proposed building coverage of 35%, the project exceeds the maximum 10% building coverage allowed in the S-1b. Therefore, the proposed building coverage renders the proposed project inconsistent with the ALUP unless the ALUC exercises its authority under Section 2.7 to find the proposed project consistent with the ALUP.

ALUP 4.5 Specific Land Use Policies: Airspace Protection

The proposed project is consistent with the airspace protection policies of the ALUP to minimize the risk of potential aircraft accidents in the vicinity of the Airport by avoiding the development of land uses and land use conditions which pose hazards to aircraft in flight. The proposed project does not pose an obstruction to the air navigation because all structures shall be reviewed by the Air Traffic Division of the FAA regional office having jurisdiction over San Luis Obispo County to determine compliance with the provisions of FAR Part 77. All structures are proposed to be located a minimum of 500 feet from the centerline of the runway, which corresponds to the primary airport imaginary surface.

ALUP 4.6 Specific Land Use Policies: Overflight

The proposed project is consistent with the overflight policies of the ALUP to ensure that potential and prospective airport area land users are provided with sufficient information on the presence and activity of the Airport and associated noise and safety impacts in order for them to make an informed decision as to whether or not they wish to live and/or work in the Airport area. The subject property is located within both the left and right closed traffic patterns shown on Figure 10, but will have a very low density of residential use with the single caretaker's unit.

ALUP 5.3 Land Use Compatibility Table

Based on review of the ALUP Section 5.3 Land Use Compatibility Table: 1) "Caretakers or employees residence" is an Allowed land use in S-1b and S-1c; and 2) Caretaker's or employees residence within Aviation Safety Area S-1b is designated R6 (land use is Allowed provided the maximum residential density of use is limited to the values presented in ALUP Table 10 and Figure 6).

ALUP Table 7 – Density Adjustment

Based on review of the ALUP Table 7 (Planning Requirements and density adjustments for Land Uses within the Aviation Safety Areas for the San Luis Obispo County Regional Airport): 1) the maximum building coverage (% of gross area) is 10 percent for Airport Safety Area S-1b; 2) the maximum density of residential development is 0.2 persons/acre for Airport Safety Area S-1-b; and 3) Special Function and High Intensity Land Uses are not allowed within the Airport Safety Area S-1b.

Density and Building Coverage Calculations

The applicant's requested density and maximum building coverage for the proposed self-storage facility is based on 10.8 gross acres. Based on ALUP Table 7, a maximum residential density of up to 0.2 units per acre is allowed, a maximum of 472 non-residential persons are allowed, and a maximum building coverage of 10% is allowed.

Maximum Residential Density:

10.8 gross acres x 0.2 units per acre = 2 units total

Proposed Residential Units: 1

Maximum Non-Residential Density:

The allowed maximum non-residential density for the project is shown in the table below. Between the three safety areas, the total maximum project density allowed is 472 persons. Based on the traffic report submitted with the project, the number of persons at one time (based on the number of peak hour trips) is estimated to be approximately 60 persons, which is significantly below the allowed maximum non-residential density.

Safety Area	Safety Area Density (persons/ acre)	Acres in Safety Area	Allowed Project Density (persons)
RPZ	5	.8	4
S-1b	40	7.2	288
S-1c	50	3.6	180
Totals:		10.8	472 persons

Maximum Building Coverage:

10.8 gross acres x 10% = 1.08 acres (47,045 square feet)

Proposed Building Coverage: 167,451 square feet

ALUC ACTION CHOICES

Section 2.7 of the ALUP sets forth the action choices of the ALUC in its consideration of any proposed local action, namely to find the proposed local action consistent or inconsistent with the ALUP. The ALUP provides that this determination shall be made in accordance with the land use policies established by the ALUP. However, the ALUP further provides that because the ALUP covers a wide and diverse geographical area, the strict application of ALUP polices may be inappropriate under unique circumstances in the review of small-scale individual projects. In the case of a situation where a project fails to meet a specific land use policy of the ALUP, the ALUC may nonetheless find a proposed individual project consistent with the ALUP by a 2/3 majority vote provided specific findings justifying the decision are made. In the case of a general plan amendment, specific plan amendment, or zoning regulation, the ALUC is only authorized to find the proposed

project consistent with the ALUP under the authority of Section 2.7 if:

- a) the action only applies to property occupied by the referred individual project, and
- b) the action shall contain provisions sufficient to ensure that no development other than the exact project referred to and considered by the ALUC may be established within the referral area.

Based on the above, if the ALUC desires to invoke its authority under Section 2.7 and find the entirety of the proposed project consistent with the ALUP, it must find that:

- 1) The proposed project involves "unique" circumstances and qualifies as a "small-scale individual" project; and
- 2) Notwithstanding the inconsistency of the allowable maximum building coverage with the Safety Policies and the inconsistency of the caretaker's unit with the Noise Policies, the proposed project is nonetheless consistent with the ALUP.

Such findings could potentially be supported by the following, without limitation: the proposed project is unique based on the limited number of people associated with the use and the unusual nature of the caretaker's unit within a commercial facility and the proposed project is small-scale based on the overall acreage and the size of the caretaker's unit.

RECOMMENDATION

Staff recommends that the ALUC:

1. Determine that the Conditional Use Permit to allow a self-storage center on a 10.8 acre property is inconsistent with the Airport Land Use Plan for the San Luis Obispo County Regional Airport based on the findings set forth below.

Alternatively, the ALUC may determine under the authority of Section 2.7 of the ALUP and by a two-thirds vote that the proposed project to allow a self-storage center on a 10.8 acre property is consistent with the Airport Land Use Plan for the San Luis Obispo County Regional Airport based on specific findings and subject to conditions of approval approved by the ALUC.

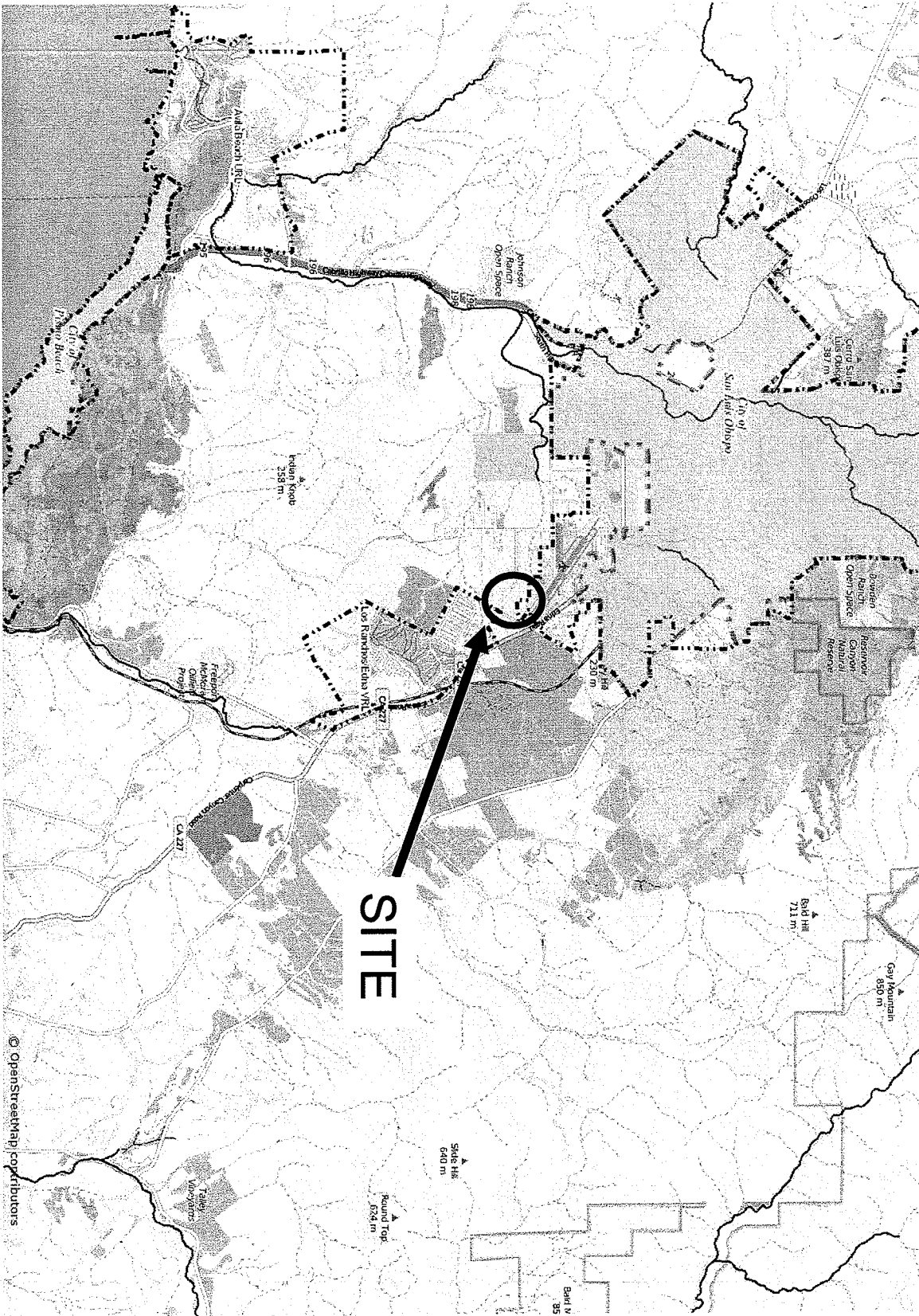
FINDINGS IN SUPPORT OF INCONSISTENCY DETERMINATION:

- a) The proposed project is inconsistent with General Land Use Policy G-2 because the proposed project presents specific incompatibilities to the continued economic vitality and efficient operation of the Airport with respect to noise and safety, as more specifically set forth in Findings (b) and (c) and in the Discussion above.
- b) The proposed project is inconsistent with General Land Use Policy G-3 because the proposed project is inconsistent with all of the applicable Specific Land Use Policies for Noise. More specifically, the proposed project includes a caretaker's unit within the 60 dB CNEL contour, which is prohibited as an extremely noise sensitive land use within the 60 dB CNEL contour under the ALUP.
- c) The proposed project is inconsistent with General Land Use Policy G-3 because the proposed project is inconsistent with all of the applicable Specific Land Use Policies for Safety. More specifically, although the proposed project would not result in a density greater than that specified in Table 7 of the ALUP and the proposed project would not result in high intensity land uses or special land use functions, the proposed project would result in a greater building coverage than permitted by Table 7 of the ALUP.

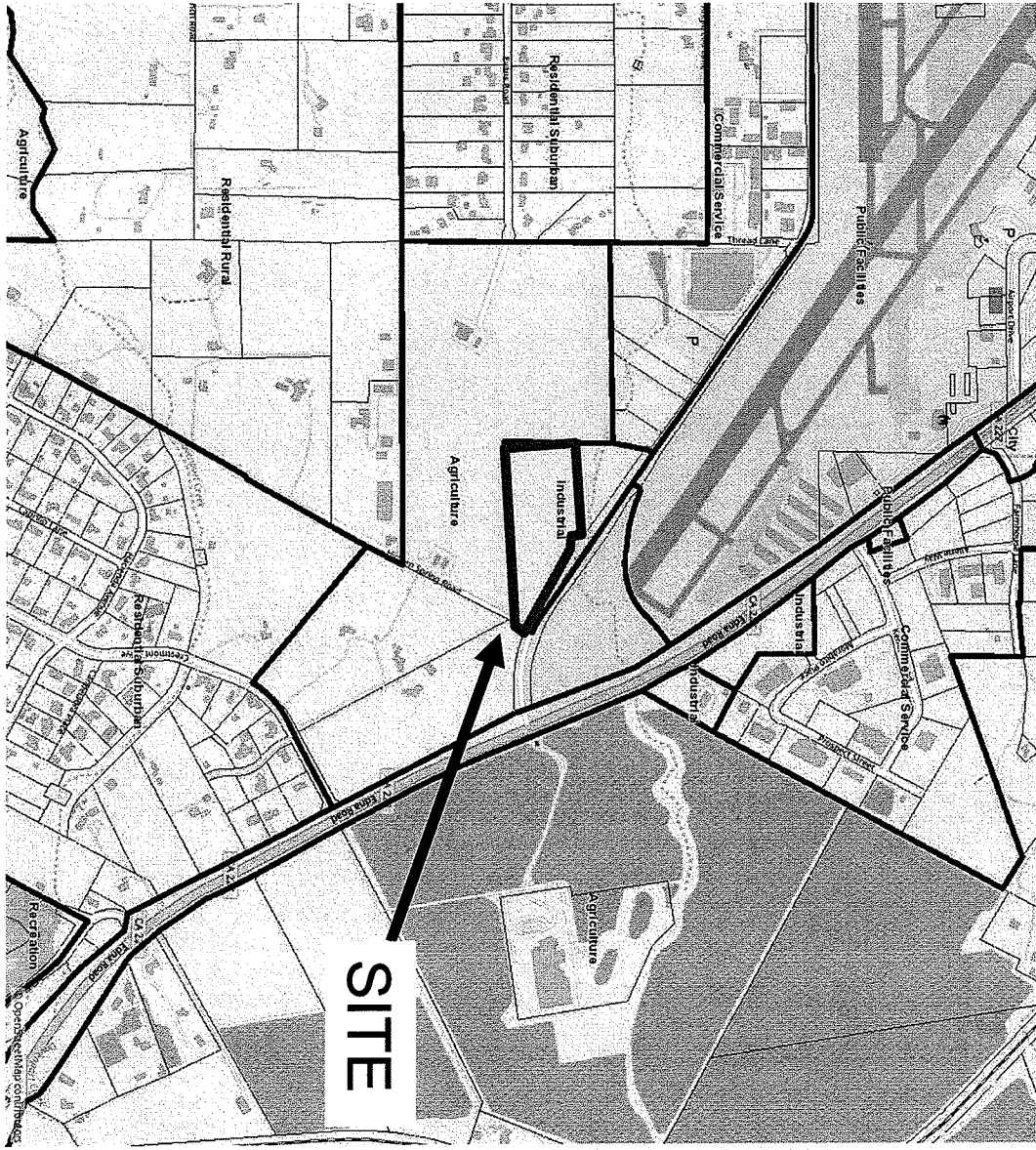
ATTACHMENTS:

Attachment 1: Project Graphics

Vicinity Map

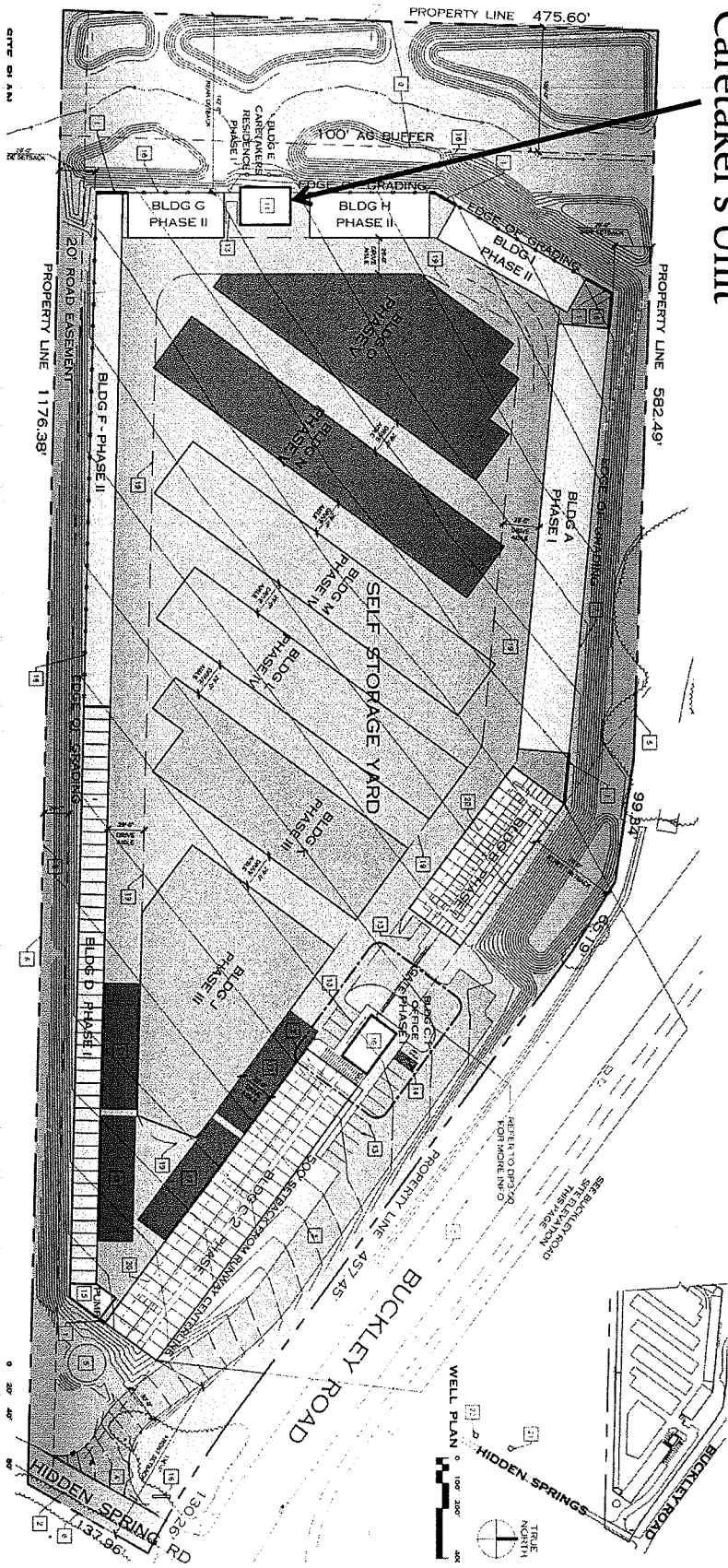


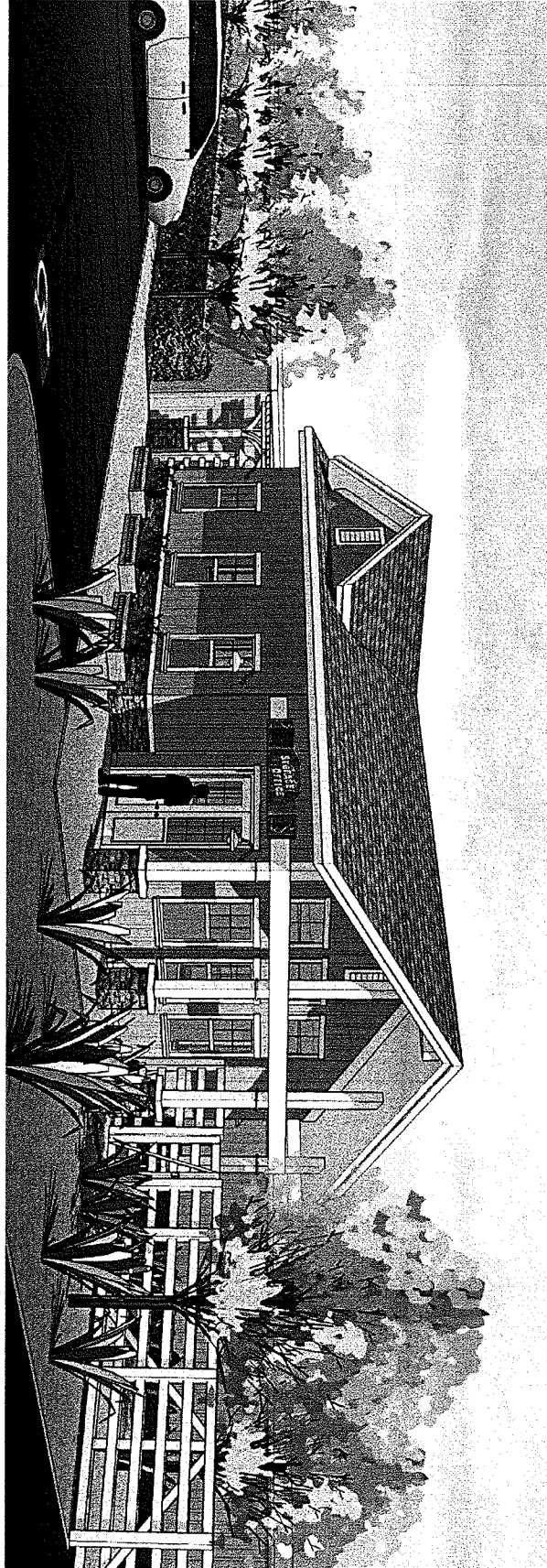
Land Use Category Map



Caretaker's Unit

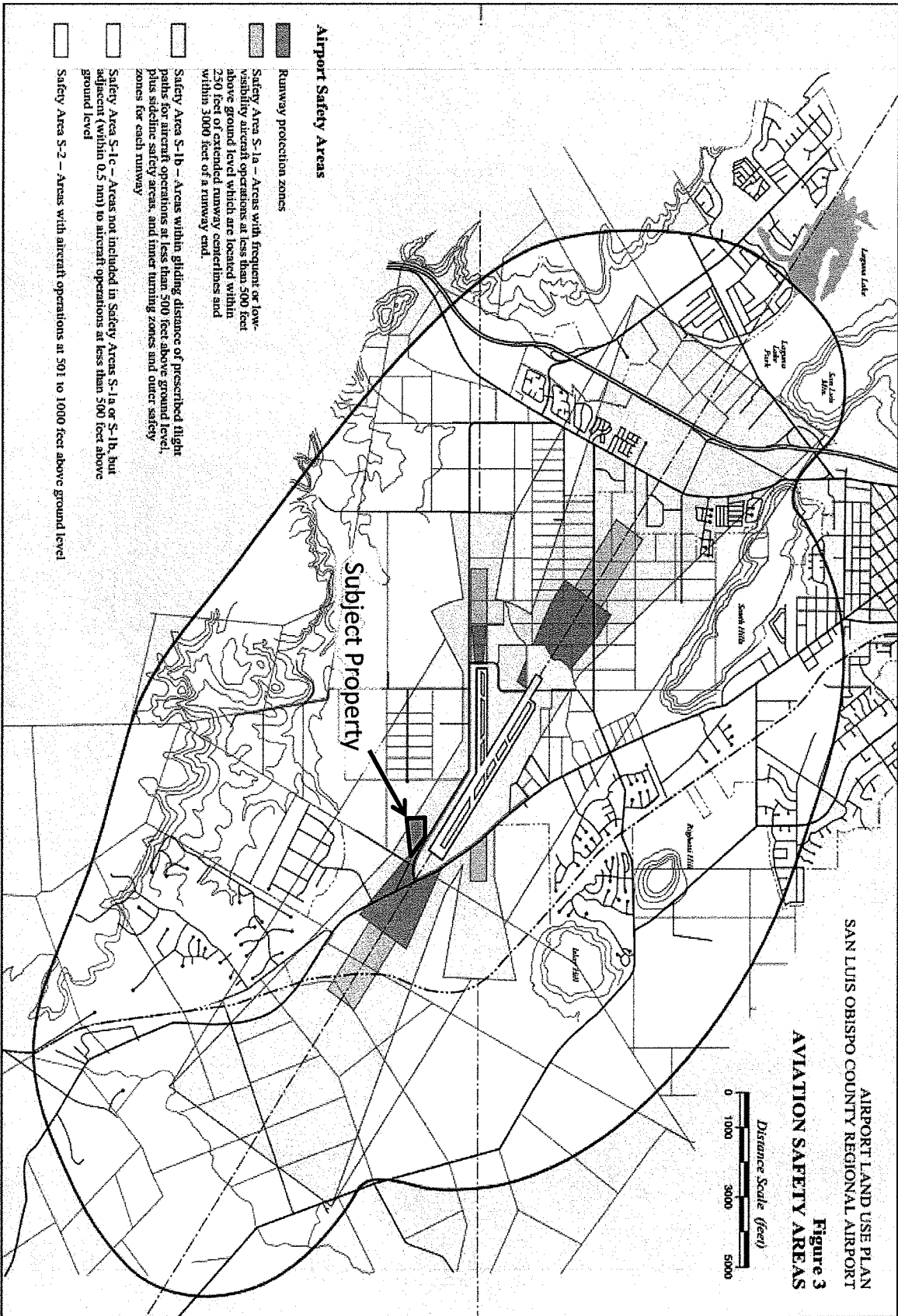
Site Plan



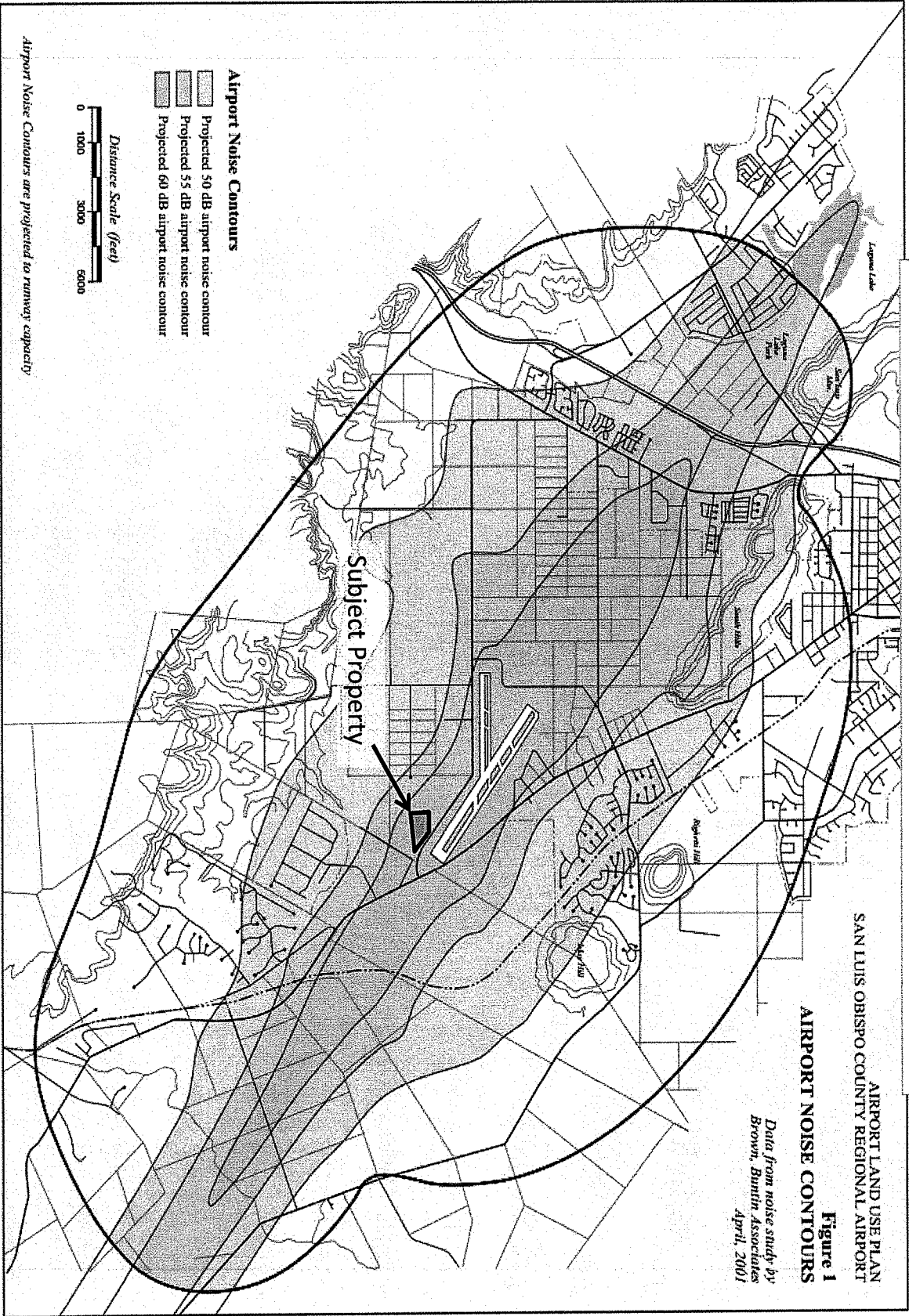


Site Rendering

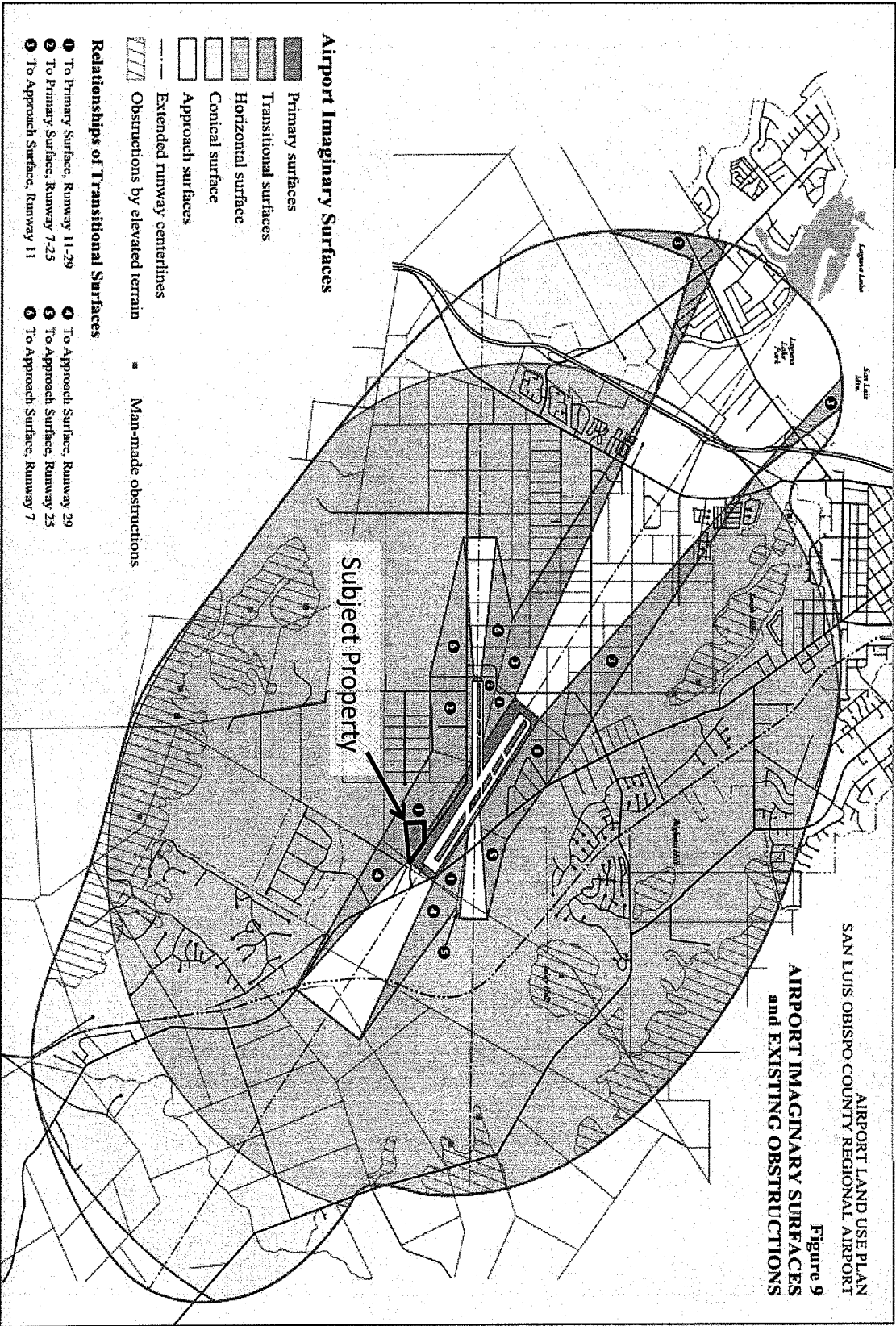
Aviation Safety Areas



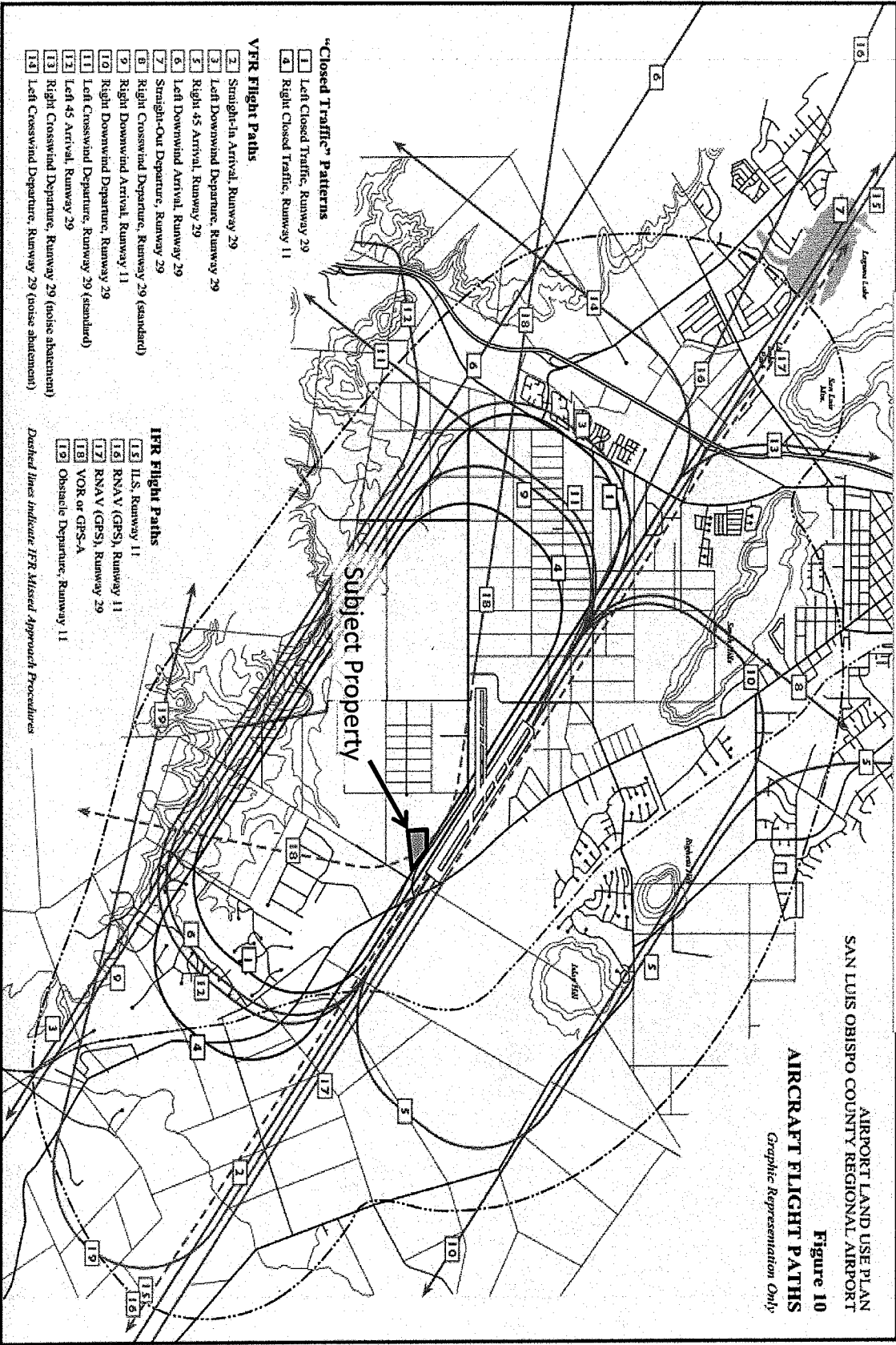
Airport Noise Contours



Airport Imaginary Surfaces



Aircraft Flight Paths



AIRPORT LAND USE PLAN
SAN LUIS OBISPO COUNTY REGIONAL AIRPORT
AIRCRAFT FLIGHT PATHS
Figure 10
Graphic Representation Only

"Closed Traffic" Patterns

- 1 Left Closed Traffic, Runway 29
- 2 Right Closed Traffic, Runway 11

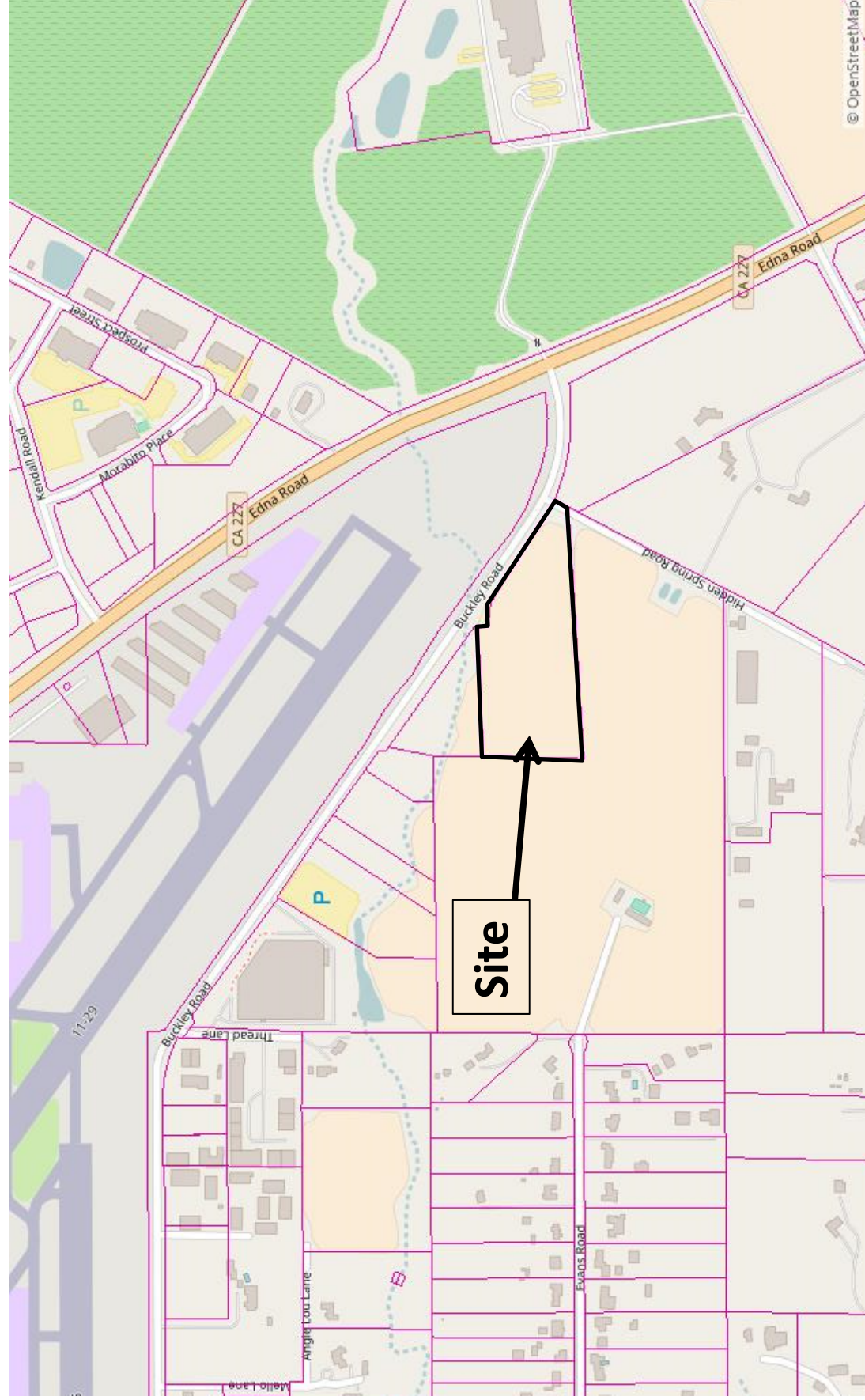
VFR Flight Paths

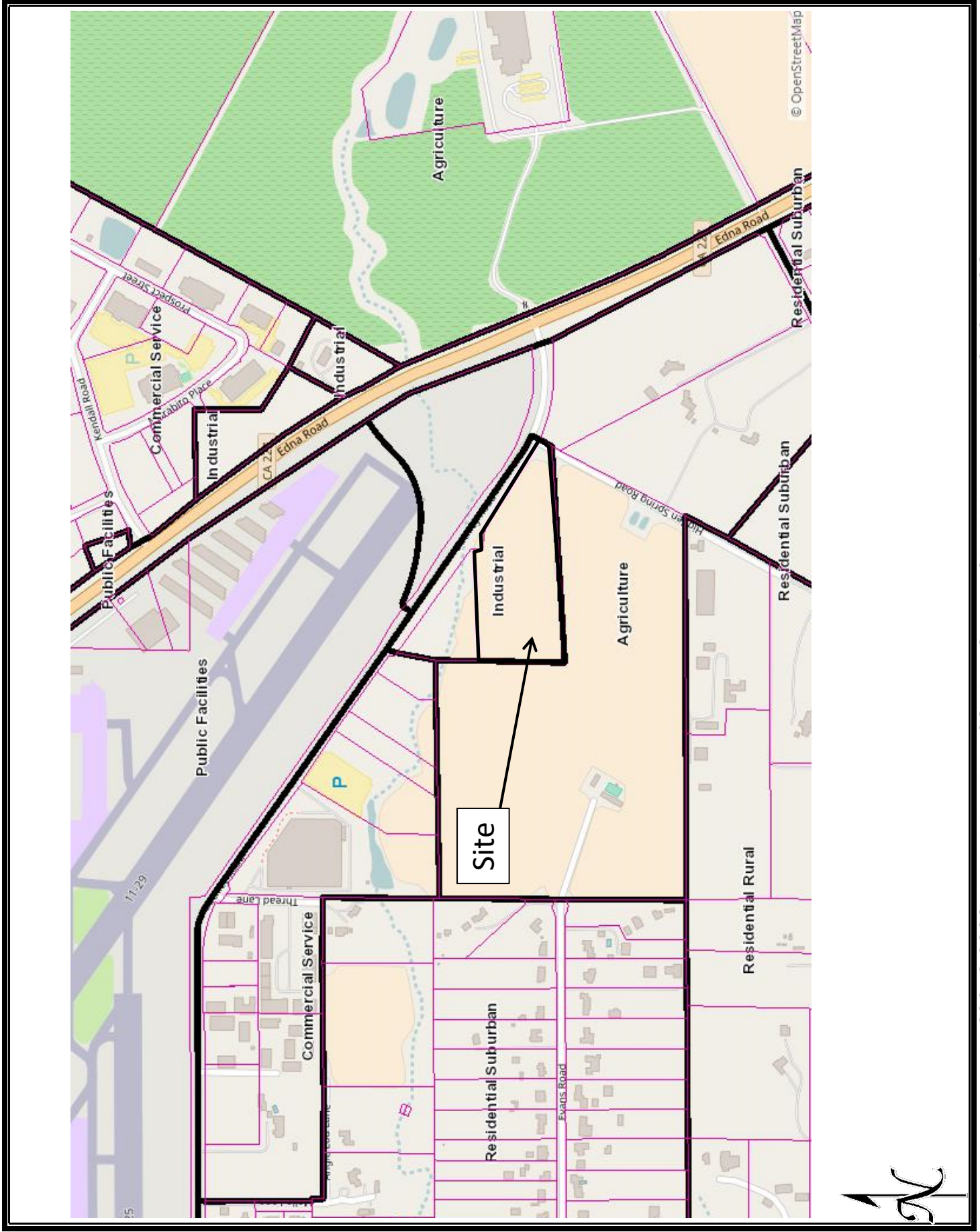
- 2 Straight-In Arrival, Runway 29
- 3 Left Downwind Departure, Runway 29
- 4 Right 45 Arrival, Runway 29
- 5 Left Downwind Arrival, Runway 29
- 6 Straight-Out Departure, Runway 29
- 7 Right Crosswind Departure, Runway 29 (standard)
- 8 Right Downwind Arrival, Runway 11
- 9 Right Downwind Departure, Runway 29
- 10 Left Crosswind Departure, Runway 29 (standard)
- 11 Left 45 Arrival, Runway 29
- 12 Right Crosswind Departure, Runway 29 (noise abatement)
- 13 Left Crosswind Departure, Runway 29 (noise abatement)

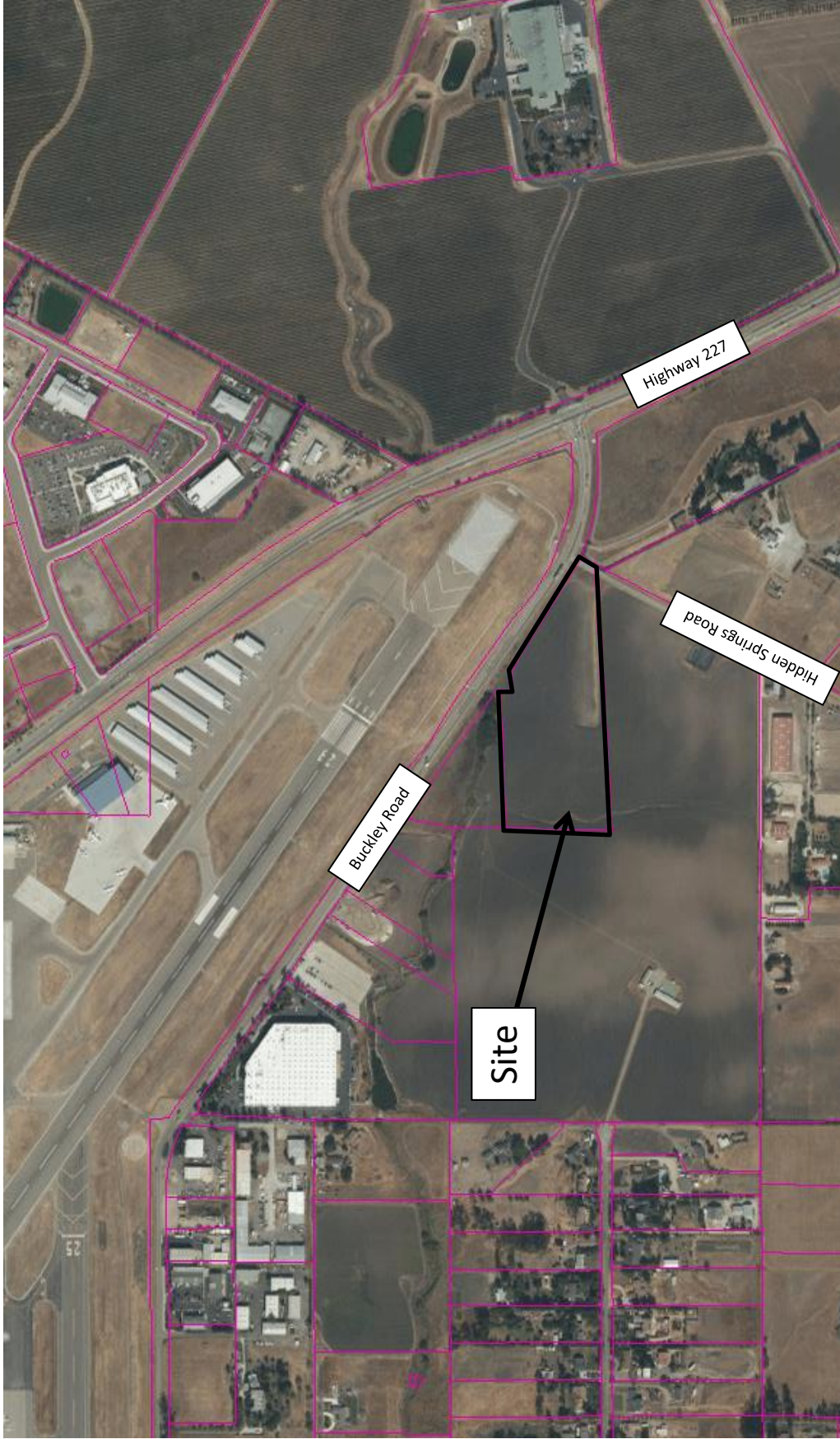
IFR Flight Paths

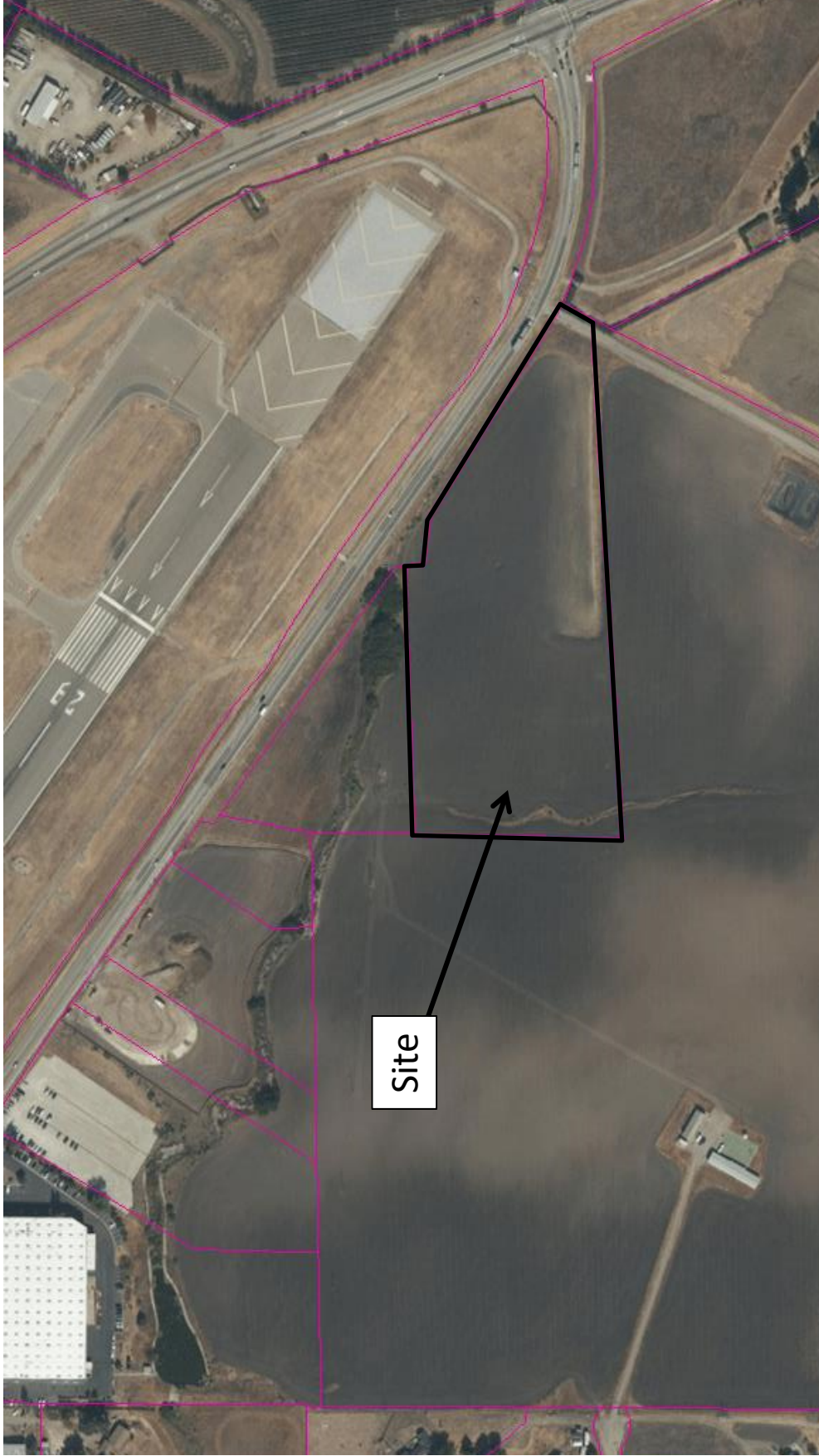
- 13 ILS, Runway 11
- 16 RNAV (GPS), Runway 11
- 17 RNAV (GPS), Runway 29
- 18 VOR or GPS-A
- 19 Obstacle Departure, Runway 11

Dashed lines indicate IFR Missed Approach Procedures







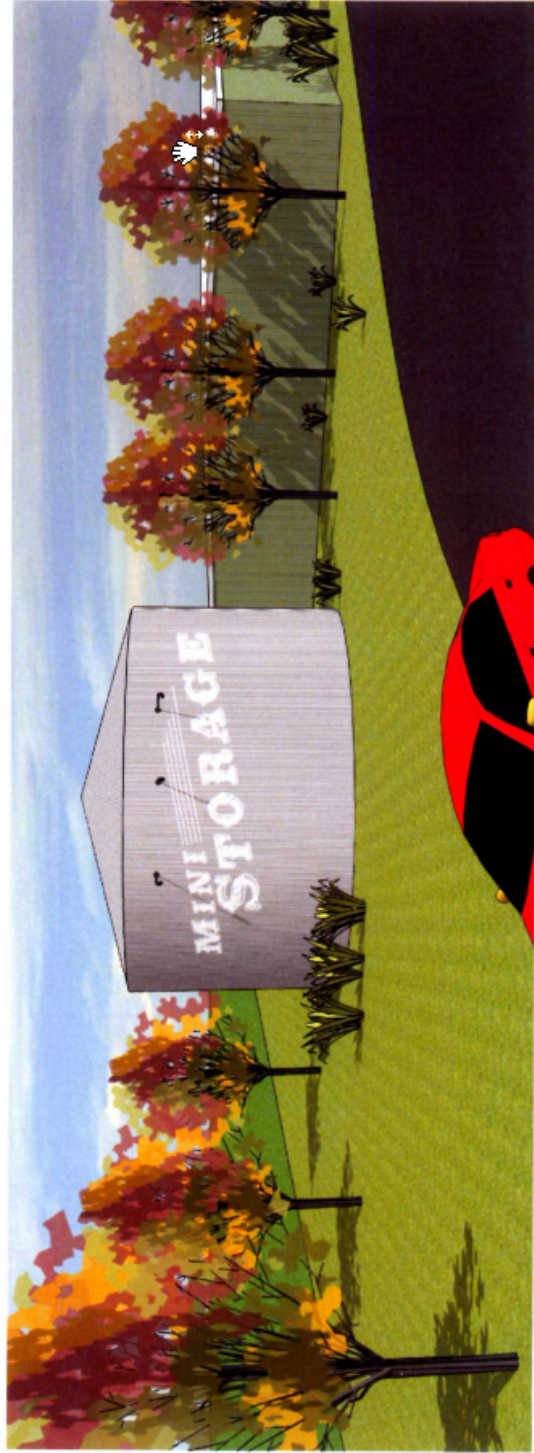


Site



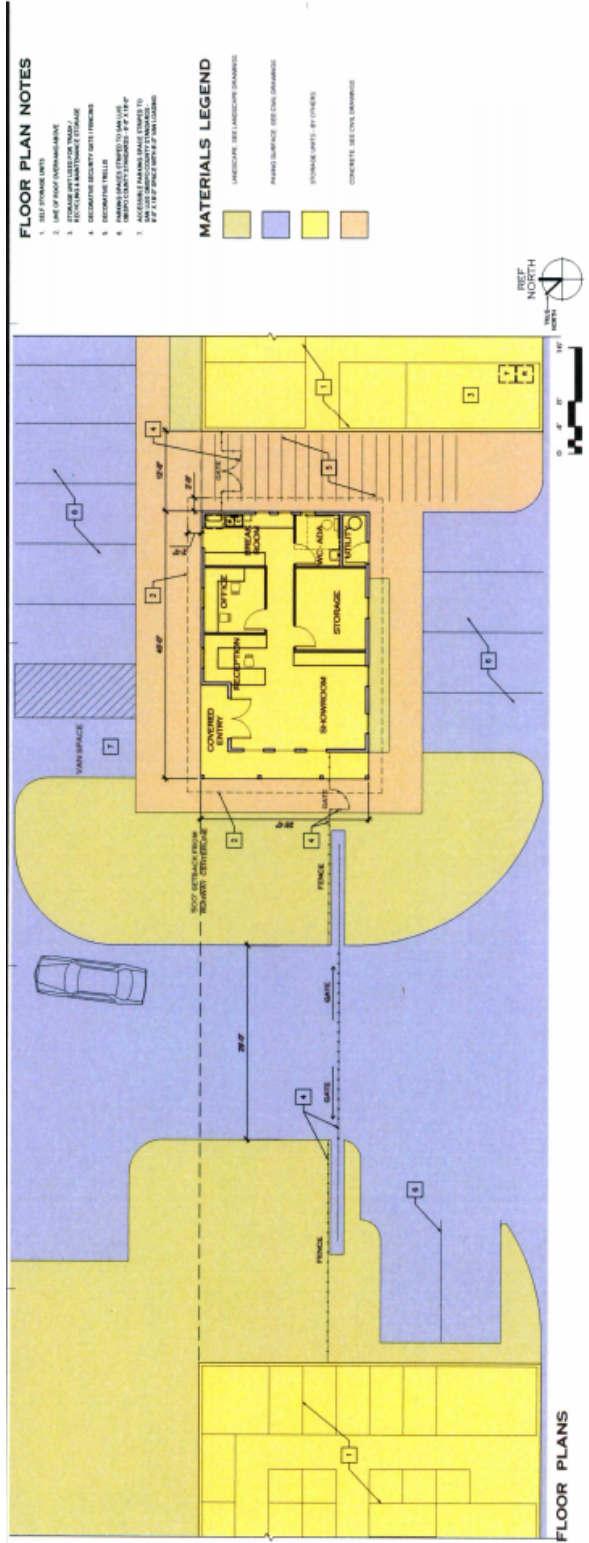


MAIN ENTRY



HIDDEN SPRINGS ENTRY
EXTERIOR PERSPECTIVES

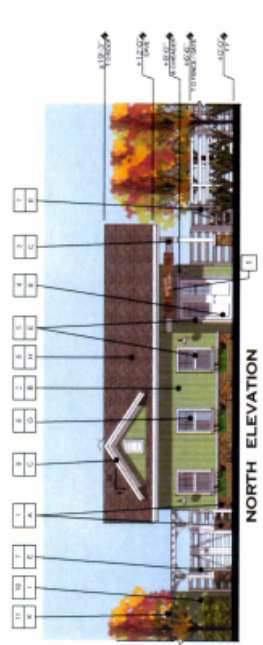
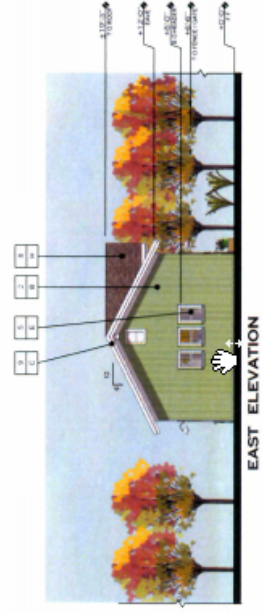
SAN LUIS OBISPO COUNTY • PLANNING and BUILDING



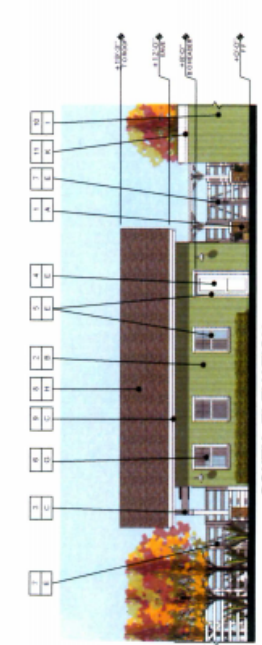
- FLOOR PLAN NOTES**
1. SEE STAIRS SHEET
 2. SEE 2' FIRST FLOOR FINISH
 3. SEE 2' FIRST FLOOR FINISH
 4. DECORATIVE SECURITY GRATE FINISHES
 5. DECORATIVE SECURITY GRATE FINISHES
 6. DECORATIVE TRILLS
 7. SEE 2' FIRST FLOOR FINISH
 8. SEE 2' FIRST FLOOR FINISH
 9. SEE 2' FIRST FLOOR FINISH
 10. SEE 2' FIRST FLOOR FINISH
 11. SEE 2' FIRST FLOOR FINISH



- REFERENCE NOTES**
1. FINISH GRADE TO BE 1" BELOW FINISHED GRADE
 2. SEE 2' FIRST FLOOR FINISH
 3. SEE 2' FIRST FLOOR FINISH
 4. SEE 2' FIRST FLOOR FINISH
 5. SEE 2' FIRST FLOOR FINISH
 6. SEE 2' FIRST FLOOR FINISH
 7. SEE 2' FIRST FLOOR FINISH
 8. SEE 2' FIRST FLOOR FINISH
 9. SEE 2' FIRST FLOOR FINISH
 10. SEE 2' FIRST FLOOR FINISH
 11. SEE 2' FIRST FLOOR FINISH



- ELEVATION NOTES**
1. VERTICAL SERRATED PANEL
 2. LAMINATED WOOD PANELING
 3. POLISHED METAL SKIN
 4. POLISHED METAL SKIN AND WINDOW FRAME
 5. BRICK
 6. SECURITY GRATE AND FINISHES
 7. COMPOSITION ROOF TILE
 8. METAL TRIM / TRUSS
 9. METAL SIDING
 10. METAL ROOF / TRIM



- COLOR DESIGNATIONS**
1. METAL SIDING
 2. METAL TRIM
 3. METAL ROOF
 4. METAL SKIN
 5. METAL SKIN AND WINDOW FRAME
 6. METAL SKIN AND WINDOW FRAME
 7. METAL SKIN AND WINDOW FRAME
 8. METAL SKIN AND WINDOW FRAME
 9. METAL SKIN AND WINDOW FRAME
 10. METAL SKIN AND WINDOW FRAME
 11. METAL SKIN AND WINDOW FRAME

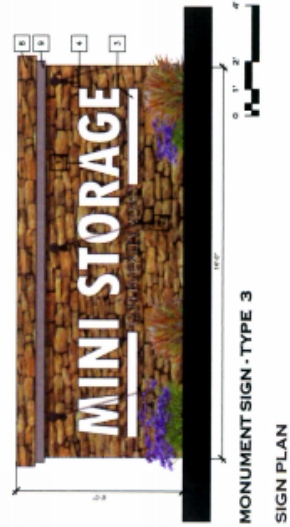
ELEVATIONS



WALL SIGN - TYPE 1



WALL SIGN - TYPE 2



MONUMENT SIGN - TYPE 3

SIGN PLAN

GENERAL NOTES

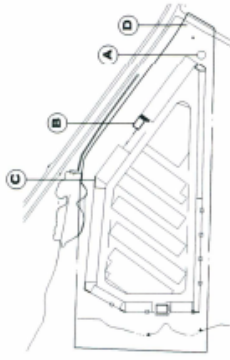
1. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT.
2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT.

REFERENCE NOTES

1. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT.
2. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT.
3. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT.
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10. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT.

SIGN AREA SUMMARY

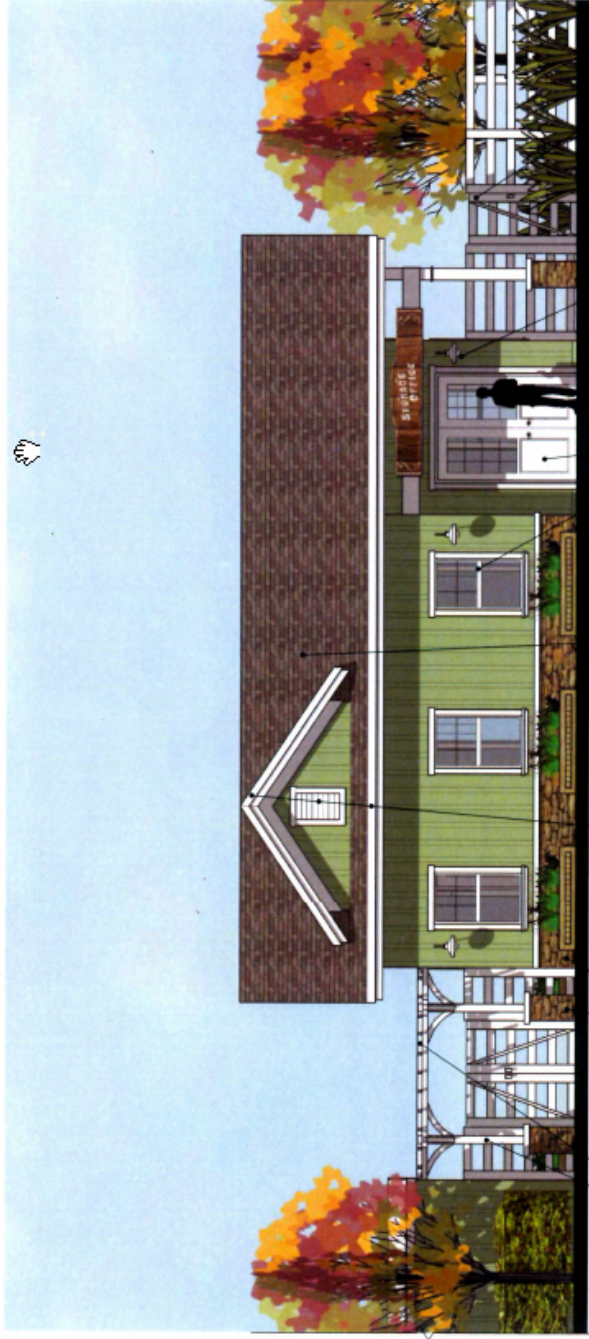
NO.	TYPE	SIZE
1	TYPE 1	10' X 20'
2	TYPE 2	15' X 30'
3	TYPE 3	10' X 20'
4	TYPE 4	10' X 20'
5	TYPE 5	10' X 20'
6	TYPE 6	10' X 20'
7	TYPE 7	10' X 20'
8	TYPE 8	10' X 20'
9	TYPE 9	10' X 20'
10	TYPE 10	10' X 20'
TOTAL		100 SQ. FT.
ADDITIONAL SIGNAGE REQUEST		100 SQ. FT.



SITE KEYPLAN - SIGNAGE



WALL SIGN - TYPE 4



- EXPANDED BRICK PAVING & TRAILS

PAVING TO MATCH EXISTING BUILDING DRIVE
 MATCH WITH EXISTING DRIVE
 PLANT WHITE
- STONE ACCENT

EL EXPANDED STONE
 MATCH WITH
 PLANT WHITE
- PAVING TRAIL CENTER/DRIVE

PAVING TO MATCH EXISTING BUILDING DRIVE
 MATCH WITH EXISTING DRIVE
 PLANT WHITE
- COMPOSITION ROOF TILE

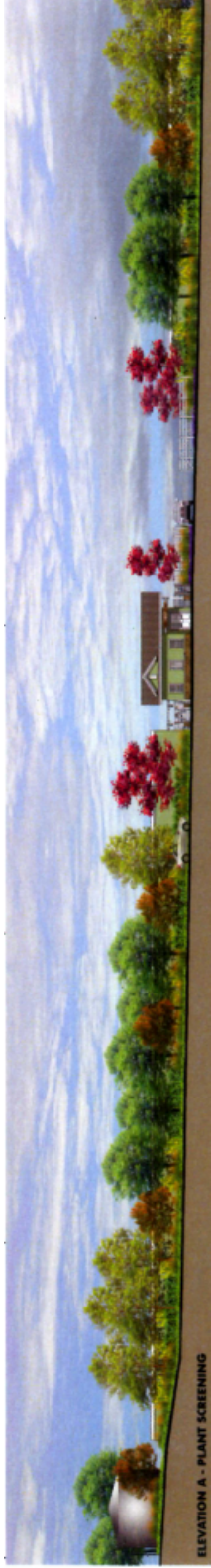
SPF 15 INSULATION
 CEILING HANGERS
- DOOR AND WINDOW FRAME AND SILL

PAVING TO MATCH EXISTING BUILDING DRIVE
 MATCH WITH EXISTING DRIVE
 PLANT WHITE
- VERTICAL SILL BOARD

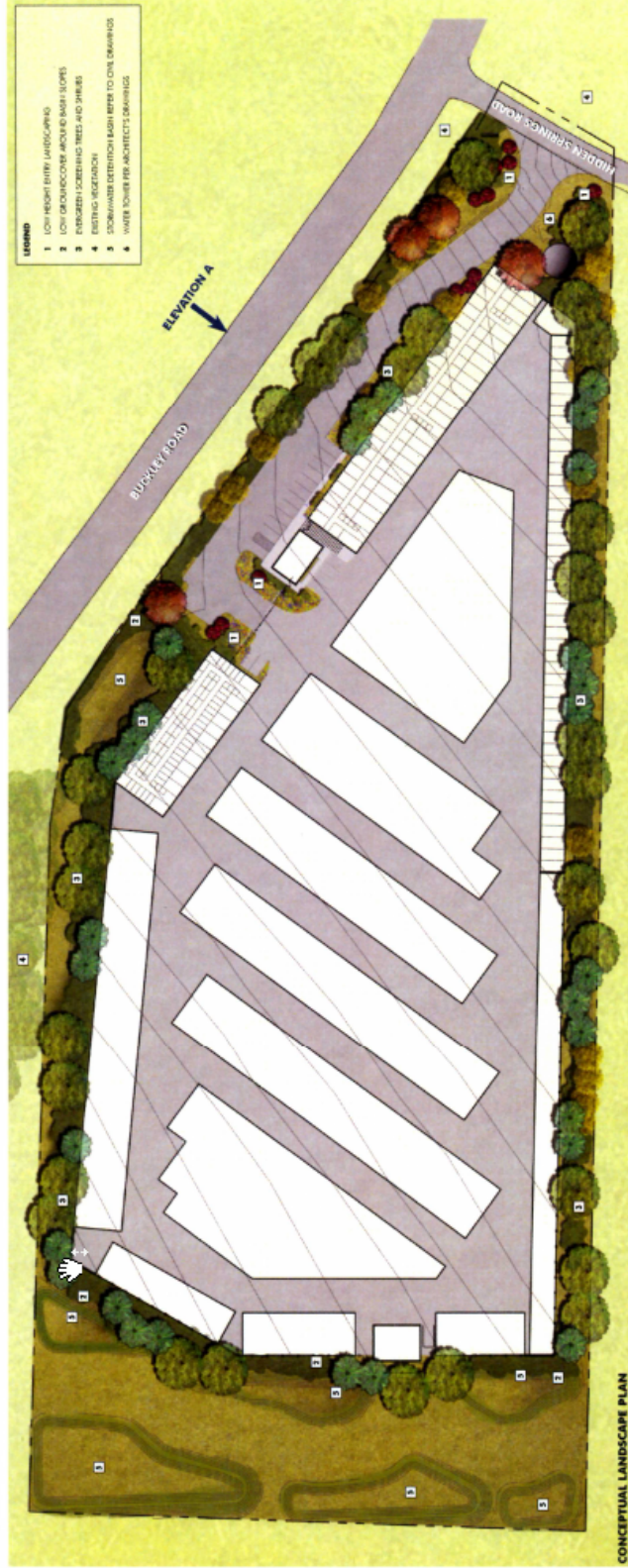
PAVING TO MATCH EXISTING BUILDING DRIVE
 MATCH WITH EXISTING DRIVE
 PLANT WHITE
- SPF 15 FLOOR

POWER COATED FLOORING FLOOR TO MATCH
 EXISTING BUILDING DRIVE
 MATCH WITH EXISTING DRIVE
 PLANT WHITE

SELF STORAGE COLOR AND MATERIAL BOARD

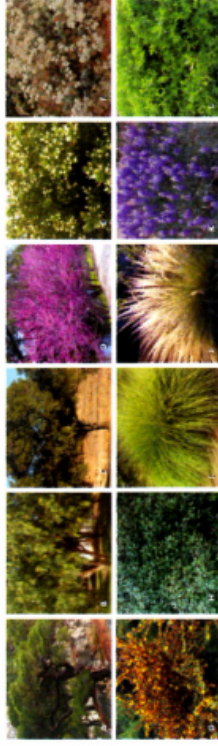


ELEVATION A - PLANT SCREENING



CONCEPTUAL LANDSCAPE PLAN

PROPOSED PLANT PALETTE



PLANT PALETTE OPTIONS

PLANT PALETTE OPTION	DESCRIPTION	INCLUDE	WATERS
OPTION 1	Low height entry landscaping with low obscure architectural slopes and enhanced screening trees and shrubs.	1, 2, 3, 4	1, 2, 3, 4
OPTION 2	Low height entry landscaping with low obscure architectural slopes, enhanced screening trees and shrubs, and existing vegetation.	1, 2, 3, 4, 5	1, 2, 3, 4, 5
OPTION 3	Low height entry landscaping with low obscure architectural slopes, enhanced screening trees and shrubs, existing vegetation, and water tower.	1, 2, 3, 4, 5, 6	1, 2, 3, 4, 5, 6

CONCEPT NOTES

1. LANDSCAPE ARCHITECTURE AND PLANTING DESIGN SHALL BE COMPLETED BY THE LANDSCAPE ARCHITECT AND SHALL BE SUBMITTED TO THE COUNTY PLANNING AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY PLANNING AND BUILDING DEPARTMENT AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE ARCHITECT SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE LANDSCAPE ARCHITECT SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

SCALE: 1" = 40'-0"

LANDSCAPE ARCHITECTURE

