

**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES  
BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact	
4.0	Land Use Policy Consistency			
LND-1	Effect on community character.	2	As a part of environmental review of future industrial development within the LUO/LUE amendment area, the analysis shall evaluate potential impacts to any nearby residences. As a condition of approval, should any potential impacts be determined significant, mitigation would be required to reduce these impacts to less than significant levels.	3
LND-2	Compatibility with San Luis Obispo County Land Use Categories	3	To minimize inconsistency with the land use designations of the South County Area Plan, the following shall be implemented: A. Implement Mitigation AES-2; B. Implement Mitigation Measure AES-3; C. Implement Mitigation Measure AES-4; D. Implement Mitigation Measure AES-6; E. Implement Mitigation Measure AES-7; F. Implement Mitigation Measure BIO-5; G. Future industrial development in the project area shall adhere to Objective C-2 of the County of San Luis Obispo Design Guidelines, which provides design guidelines for promoting the visual interest of commercial buildings adjacent to highways. Prior to approval, the County shall verify that future development applications within the project area are designed to promote the visual interest of the are; and, H. In addition, new development is expected to require discretionary permits that could require additional measures, as appropriate.	3

**IMPACT CATEGORIES**

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LND-3	Consistency with the South County Area Plan	2	3
		<p>The following existing measures are already required to prevent conflicts with the South County Planning Area Standards:</p> <p>A. At the time of application for building permits, a drainage plan shall be prepared in accordance with Land Use Ordinance Chapter 22.05 (already required by the LUO);</p> <p>B. At the time of application submittal, the County will verify that proposed projects within the project area conform to the following (already required by the LUO):</p> <ul style="list-style-type: none"> <li>• Grading Limitation. All grading, such as for building pads or access roads, shall be located away from slopes steeper than 15% on the bluff edge of the Nipomo Mesa to avoid erosion and visual impacts associated with grading, except for transmission lines and pipelines;</li> <li>• Setbacks. All new structures shall be set back at least 50 feet from the top edge and toe of the Nipomo Mesa slope bank to prevent slope failure. Structures shall not be permitted on the slope of the bluff face, except for transmission lines and pipelines; and,</li> <li>• Septic System Locations. If a subsurface disposal system is located within 150 feet of the edge of the steeper bluff slopes (30 percent or greater), the system shall be designed to meet the Central Coast Basin Plan requirements for site suitability and the prevention of “daylighting” of effluent. This system must be approved by the Chief Building Official prior to installation.</li> </ul> <p>In addition, the following measures shall be implemented:</p> <p>C. Visual Resources. Implement Mitigation Measure AES-7; and,</p> <p>D. Implement Mitigation Measure CUL-1.</p>	

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LND-4	Consistency with the County of San Luis Obispo Land Use Ordinance	<p>The following existing measures (already required) would ensure the project's consistency with the Land Use Ordinance:</p> <ul style="list-style-type: none"> <li>A. All future industrial uses within the project area shall be subject to permit requirements 22.03.040 of the Land Use Ordinance;</li> <li>B. No chemical product manufacturing facility shall be located closer than 1,000 feet to a Residential, Office and Professional, Commercial Retail, Public Facilities or Recreation land use category;</li> <li>C. A chemical product manufacturing facility shall have a minimum site area of 5 acres;</li> <li>D. No corrosive and toxic chemical manufacturing facility shall be allowed within the project area;</li> <li>E. Fuel dealers shall have a minimum site area of 20,000 square feet;</li> <li>F. Fuel and ice dealers shall provide one parking space per 1,000 square feet of use area;</li> <li>G. No aboveground fuel storage tank shall be located closer than 500 feet to a residential use;</li> <li>H. All aboveground fuel storage facilities are to be no closer than 50 feet to any property line or residential use;</li> <li>I. No petroleum refining and related industries shall be allowed within the project area;</li> <li>J. No recycling and scrap facility shall be allowed within 500 feet of any Residential, Office and Professional, Commercial Retail, Public Facilities or Recreation land use category;</li> <li>K. Recycling and scrap facilities shall have a minimum site area of one acre;</li> <li>L. Recycling and wrecking yards shall be subject to all provisions of Section 22.08.146 of the Land Use Ordinance;</li> </ul>	3

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		<p>M. No recycling collection station at the project area shall be within 100 feet of an intersection;</p> <p>N. Portable containers at a recycling collection station shall be equipped with lids and placed within a stationary wood framework, solid fence or bin, or otherwise designed to prevent the containers from being overturned;</p> <p>O. No recycling collection station at the project area shall be larger than 200 square feet; and,</p> <p>P. Appropriate instructional signage shall be maintained at any recycling collection station at the project area and the station shall be maintained in a clean and sanitary condition, with no material stored on discarded outside the container enclosure. Such stations shall be emptied at intervals sufficient to preclude containers from being filled, and no less than once every seven days.</p> <p>In addition, the following measures shall be implemented:</p> <p>Q. No waste disposal site shall be allowed within the project area; and,</p> <p>R. Implement Mitigation Measure WR-9.</p>	
LND-5	Consistency with the County of San Luis Obispo Energy Element	<p>A. Implement Mitigation Measure AQ-1;</p> <p>B. Implement Mitigation Measure AQ-2;</p> <p>C. Implement Mitigation Measure BIO-2;.</p> <p>D. Implement Mitigation Measure BIO-4;.</p> <p>E. Implement Mitigation Measure BIO-7;</p>	3

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		F. Implement Mitigation Measure CUL-1; G. Implement Mitigation Measure CUL-2; H. Implement Mitigation Measure WR-2; I. Implement Mitigation Measure WR-6; J. Implement Mitigation Measure WR-7; K. Implement Mitigation Measure WR-8; L. Implement Mitigation Measure WR-9; and, M. Implement Mitigation Measure WR-10.		
5.1	Aesthetics			
AES-1	Construction of the proposed project may result in visual impacts to motorists traveling along U.S. Highway 101.	3	No mitigation is required	3
AES-2	The proposed asphaltic concrete plant would be visible to motorists traveling along U.S. Highway 101 and some residences.	2	A. Prior to issuance of a building permit, the applicant shall submit for approval a revised landscape plan that utilizes a minimum 75 percent fast/tall growing evergreen tree species. The plan shall specify use of well-drained soils and tree species that are non-invasive to riparian vegetation. <u>Where feasible, the plan shall use species and varieties that are low or non-emitters of Biogenic Volatile Organic Compounds</u> ; and,  B. At the time of application for building permits, the applicant shall submit a landscape maintenance plan to the County Department of Planning and Building for review and approval. The maintenance plan shall identify the program for growing and maintaining the proposed vegetative screens. It shall identify long-range maintenance and vegetative replacement procedures to ensure that said screening will be maintained for the life of the project, including replacement of any trees that may die.	3

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AES-3	Use of nighttime lighting would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<p>The following measure is recommended to ensure that light or glare impacts are minimal and consistent with Section 22.10.060 of the Land Use Ordinance:</p> <p>At the time of application for building permits, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All light poles, fixtures, and hoods shall be dark (non-reflective) colored. Lighting shall be designed to eliminate any off site glare. All exterior site lights shall utilize full cut-off, "hooded" lighting fixtures to prevent offsite light spillage and glare. Light intensity shall be limited to 2.0-foot candles at ingress/egress. Fixtures shall be shield cut-off type and compatible with the project setting, subject to staff approval. All lighting shall be consistent with the County Land Use Ordinance standards for exterior lighting.</p>	3
AES-4	Implementation of Mitigation Measure NOS-2 (construction of sound walls) may create visual impacts.	<p>A. <del>Prior to issuance of a Building Permit, the applicant shall prepare a visual analysis if sound walls are constructed and amend the landscape plan identified in Mitigation Measure AES-2 (A) to include specifications for planting of trees and shrubs in front of the sound walls to visually screen the walls.</del>Prior to issuance of a Building Permit, the applicant shall prepare a visual analysis of the required sound walls and amend the landscape plan identified in Mitigation Measure AES-2 (A) to include specifications for planting of trees and shrubs in front of the sound walls to visually screen the walls.; and,</p> <p>B. The sound walls shall be painted a gray-green to blend in with the trees and shrubs that would be planted in front of the walls.</p>	3
AES-5	Implementation of Mitigation Measure PUB-2 (A) (construction of an 180,000 gallon water storage tank may create <del>short-term and long-term</del> visual impacts.	<p><del>A. During design, the edge where the walls of the tank meet the roof shall be engineered to have a rounded form with a minimum 900 mm to avoid a sharp visual angle when seen against the adjacent visual backdrop;</del></p> <p><del>B. The proposed tank shall be painted an exterior color that is a non-</del></p>	3

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		<p><del>reflective gray/green that blends with the existing and proposed vegetation;</del></p> <p><del>C. During final design, the tank shall be set into the grade with rear retaining walls to reduce its apparent visual mass when seen from Highway 101 and the residences south of the Santa Maria River; and,</del></p> <p><del>D.A. Prior to issuance of a Building Permit, the applicant shall prepare a visual analysis of the water storage tank and amend the landscape plan identified in Mitigation Measure AES-2 (A) to include specifications for planting of trees and shrubs in front of the sound walls to visually screen the walls. None required.</del></p>		
AES-6	Implementation of Mitigation Measure HAZ-3 (A), WR-2 (B), WR-6, WR-7, and WR-9, which involve construction of structures, such as berms, and detention basins, at elevations a minimum 1-foot above the 100-year flood profile and designed to withstand a 100-year flood event, may create visual impacts.	2	According to the results of Mitigation Measure WR-2 (A), if the required heights of the berms, detention basins, and related structures will be greater than 6 feet, the applicant shall prepare a visual analysis and amend the landscape plan identified in Mitigation Measure AES-2 (A) to include specifications for planting of trees and shrubs in front of the structures to visually screen them.	3
AES-7	Construction of either a machinery manufacturing or chemical products manufacturing facility within the LUO/LUE amendment area may result in greater visual impacts than either a residential care facility or a metal fabricating facility.	2	<p>A. New discretionary development proposals may need to include a visual impact analysis using photo-simulation to identify visual impacts associated with the development;</p> <p>B. At the time of application for building permits, the applicant shall submit landscape, landscape irrigation, and landscape maintenance plans and specifications to the County Department of Planning and Building for review and approval. The landscape maintenance plan shall identify programs for growing and maintaining proposed vegetative screens so that they achieve short-term and long-term objectives, including measures to ensure that screening will be maintained for the life of the project, including replacement of any trees that may die;</p> <p>C. At the time of application for building permits, the applicant shall</p>	3

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		<p>provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All light poles, fixtures, and hoods shall be dark (non-reflective) colored. All exterior lighting sources shall be of heights no more than absolutely necessary and adjusted so that light is directed down and inward to avoid light from extending into sensitive areas (e.g., residential, highway, etc.);</p> <p>D. Lighting shall be consistent with the County Land Use Ordinance; and,</p> <p>E. Utilities shall be placed underground to minimize their visibility from public view corridors.</p>		
5.2	Agricultural Resources			
AG-1	Fugitive dust and asphalt plant operations may indirectly impact adjacent agricultural fields.	2	See Air Quality section (Section 5.3) for dust and emissions controls.	3
AG-2	The LOU/LUE amendment may have an indirect impact on agricultural resources.	2	<p>A. Prior to approval of any future development within the LUO/LUE amendment area, the applicant shall submit the proposed project to the County Agricultural Commissioner for review and approval to determine if potentially significant impacts to agricultural resources would result, and to identify appropriate mitigation measures to reduce such impacts.;</p> <p>B. indicating compliance with necessary buffers. The County's Agricultural Commissioner's office makes buffer determinations and other mitigation measures on a case-by-case basis considering all relevant factors. County wide standard or minimum setback distances are not used (Agriculture &amp; Open Space Element, 1998); and,</p> <p>C. To minimize the impact to agricultural resources, the County shall require that any proposed industrial land use authorized in this area be required to maintain appropriate air emission reduction equipment per the requirements of the San Luis Obispo Air Pollution Control District (APCD).</p>	3

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5.3	Air Quality			
AQ-1	Construction activity would generate air emissions that may adversely impact local and regional air quality.	2	<p>A. Dust Control Measures. Dust generated by construction activities shall be kept to a minimum by full implementation of the following measures.</p> <ul style="list-style-type: none"> <li>• During clearing, grading, earth moving, excavation, or transportation of dust-containing materials (soil, aggregate, crushed concrete and asphalt), water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease;</li> <li>• During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the morning and after work is completed for the day and whenever wind exceeds 15 miles per hour;</li> <li>• Stockpiled earth material shall be sprayed as needed to minimize dust generation;</li> <li>• During construction, the amount of disturbed area shall be minimized, and onsite vehicle speeds should be reduced to 15 mph or less;</li> <li>• Exposed ground areas that are planned to be reworked at dates more than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;</li> <li>• After clearing, grading, earth moving, or excavation is completed, the entire area of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders to minimize dust generation until the area is paved or otherwise compacted so that dust generation is minimized;</li> </ul>	3

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		<ul style="list-style-type: none"> <li>• All heavy equipment and truck activity in unpaved areas shall be suspended when wind speeds exceed 20 mph (one hour average); and,</li> <li>• All roadways associated with construction activities should be paved as soon as possible.</li> </ul> <p><u>B. Asbestos Containing Materials. Any suspected asbestos-containing cement pipes observed within the existing concrete rubble piles shall be segregated by the operator and not processed on-site. Upon discovery of suspect asbestos-cement pipe, the San Luis Obispo APCD shall be immediately notified. The material shall be wrapped in plastic sheeting and disposed as asbestos waste in accordance with state and federal regulations.</u></p> <p><u>Prior to demolition of any on-site buildings, the applicant shall complete a demolition asbestos survey prepared by a California-licensed asbestos consultant. The Asbestos Survey report shall be submitted to the San Luis Obispo County APCD along with an asbestos demolition notification pursuant to the National Emissions Standards for Hazardous Air Pollutants (NESHAP) at least 10-days prior to initiation of demolition activities. Additionally, on-site utility pipes may be constructed with asbestos-cement pipe. These materials must be properly abated using a California-licensed asbestos abatement contractor and specially trained workers.</u></p> <p><u>A.</u></p>	
AQ-2	Operation of the proposed asphalt hot mix plant would result in NO <sub>x</sub> , ROG, CO, SO <sub>2</sub> and PM <sub>10</sub> emissions that may adversely affect local and regional air quality.	<p>A. The asphalt plant site and all access roads shall be paved to minimize fugitive dust generation by mobile equipment and vehicles;</p> <p>B. Provisions to spray down stockpiles and any other dust generating area/activity, shall be provided and utilized as needed to prevent off-site transport of fugitive dust;</p> <p>C. A dust monitor shall be designated for each work shift to monitor site</p>	3

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		<p>conditions, and shall order additional water spraying of roads, stockpiles and aggregate storage bins as needed to prevent off-site transport of fugitive dust. At a minimum, such watering shall be performed immediately when visible dust seen leaving the site. Water trucks shall be onsite from 1 pm to 6 pm when high winds are likely as well as when winds exceed 15 mph;</p> <p>D. The asphalt plant shall utilize drum mix technology (instead of a separate mixer) to reduce CO emissions; and,</p> <p>E. Project emissions following implementation of Measures A through E above, shall be offset through the contribution to an off-site mitigation fund administered by APCD to finance regional emission reduction projects in the area. Off-site mitigation measures are designed to offset emissions from large projects that cannot be fully mitigated with on-site measures. Off-site emission reductions can result from either stationary or mobile sources, but should relate to the on-site impacts from the project in order to provide proper "nexus" for the air quality mitigation. For example, NOx emissions from increased vehicle trips from a large residential development could be reduced by funding the expansion of existing transit services. The off-site strategies identified below provide a range of options available to mitigate significant emissions impacts from large projects.</p>	
AQ-3	Toxic air contaminants contained with asphalt plant operation and diesel truck exhaust may result in unacceptable human health risk.	<p><del>As part of permitting for the proposed asphalt plant generators (New Source Review), the APCD would require the project proponent to complete a comprehensive facility wide health risk assessment according to the Emission Inventory Criteria and Guidelines for the "Hot Spots" program. The Assessment would include a facility wide inventory of toxic air contaminants, air dispersion modeling to determine ground-level concentrations at adjacent residences and application of unit risk factors to identify cancer and non-cancer health risk. Should the results of the health risk assessment indicate unacceptable health risk, mitigation measures may be required to reduce health risk by reducing</del></p>	3

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		<p><del>ground-level concentrations of toxic air contaminants, such as:</del></p> <p><del>1.Limiting peak production rate which would reduce emissions from the asphalt plant, mobile equipment and trucks; and</del></p> <p><del>2.AQ-3A Installing a meteorological monitoring station and limiting asphalt production during periods when the predominant wind direction is north-south (transport emissions to residents of Nipomo or Santa Maria).</del></p> <p><del>As part of permitting for the proposed asphalt plant generators (New Source Review), the APCD required that the project proponent to complete a comprehensive facility-wide health risk assessment according to the Emission Inventory Criteria and Guidelines for the "Hot Spots" program. The Assessment included a facility-wide inventory of toxic air contaminants, air dispersion modeling to determine ground-level concentrations at adjacent residences and application of unit risk factors to identify cancer and non-cancer health risk.</del></p> <p><del><b>AQ-3B:</b> The applicant shall use ultra low sulfur diesel in all on-site diesel fuel equipment.</del></p> <p><del><b>AQ-3C:</b> A "no idling" policy shall be prepared and submitted to the APCD for review and approval, prior to the start of construction for this project. The policy shall apply to both on-site diesel fuel equipment and haul trucks and limit idling of diesel fuel equipment to a maximum of five minutes.</del></p> <p><del><b>AQ-3D:</b> Project loaders shall be powered by engines that are Tier 2 or better and equipped with add-on controls for diesel particulate matter. Add-on controls chosen shall be consistent with the highest level of ARB verified technology approved for use with the loaders at the time of issuance of a certificate of occupancy.</del></p>	
AQ-4	Hot asphalt generates odors and has the potential to be considered a nuisance, in violation of APCD Rule 402.	No mitigation is required.	3
AQ-5	Generation of manufacturing-related air quality	<ul style="list-style-type: none"> <li>• <u>    </u> A project-specific air quality assessment study shall be conducted</li> </ul>	3

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emissions.		<p>by a qualified air quality specialist at the time a new use is proposed within the LUO/LUE amendment area that exceeds established air quality thresholds or involves hazardous materials. The study shall quantify impacts to adjacent residences, and specify emission reduction measures to minimize air quality impacts to the extent feasible, as determined by the County. If necessary, the APCD may require the project proponent to complete a comprehensive facility-wide health risk assessment. All measures recommended by the air quality assessment, and the health risk assessment, if required, shall be fully implemented. Such measures may include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Paving the project site and all access roads;</li> <li>• Minimizing fugitive dust;</li> <li>• Possible contribution to an off-site mitigation fund to finance regional emission reduction projects, such as bikeways, diesel bus conversions, agricultural engine replacements and similar activities; and,</li> <li>• Limiting peak production rates.</li> </ul>		
5.4	Biological Resources			
BIO-1	Plant construction activities may indirectly affect non-listed wildlife occupying adjacent habitats.	3	No mitigation is required.	3
BIO-2	Plant construction activities could adversely affect avian and terrestrial special-status species, including nesting activities of protected nesting birds and sensitive species (e.g., California horned lizard).	2	<p>A. Initial grading and demolition operations shall be conducted prior to, or after, the nesting season (February 15 to September 15) to avoid any potential impact to nesting birds. Therefore, construction activities should be conducted between the months of October and January to the extent feasible;</p> <p>B. <del>B.</del> If Measure A is infeasible, pre-construction surveys shall be conducted by a qualified biologist between February 15 and September 15 to identify potential bird nesting sites:</p>	

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		<ul style="list-style-type: none"> <li>• If active nest sites of common bird species protected under the Migratory Bird Treaty Act (e.g., northern mockingbird, house finch, etc.) and Fish and Game Code 3503 and 3503.5 are observed within 300 feet of the plant site, then the project shall be modified and/or delayed as necessary to avoid direct take of the identified nests, eggs, and/or young; and,</li> <li>• If active nest sites of raptors and/or species of special concern are observed within the vicinity of the plant site, construction shall be avoided or terminated until CDFG is contacted and an appropriate buffer zone around the nest site is established. Construction activities in the buffer zone shall be prohibited until the young have fledged the nest, or the nest is abandoned.</li> </ul> <p>C. A County-approved biologist shall conduct pre-activity surveys to determine presence/absence of California horned lizard within and adjacent to the project site. Surveys shall only be required during the active period of California horned lizards (generally April through September). If California horned lizards are identified adjacent to and/or within work areas, then hand rakes or an equivalent shall be utilized by the biologist to scarify the ground surface and encourage the horned lizards (and other wildlife) to vacate the immediate area prior to construction. Alternatively, sampling composed of drift fences shall be used to capture horned lizards. As necessary, the qualified biologist shall physically relocate California horned lizard to suitable habitat located outside the construction zone. Exact procedures and protocols for relocation shall be based up on pre-project consultation with CDFG; and,</p> <p>D. A County-approved biological monitor shall be on-site during all vegetation clearing and shall periodically monitor the project site during construction activities to inspect protective fencing, equipment staging areas, and physically relocate/remove any special-status wildlife species entering the construction zone (e.g.,</p>	

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		California horned lizard, etc.). All species-status shall be relocated to suitable habitat located outside the construction zone by a qualified biologist. Exact procedures and protocols for relocating shall be based upon pre-project consultation with CDFG.	
BIO-3	Construction activities could adversely affect aquatic and semi-aquatic special-status species within the Santa Maria River and Nipomo Creek.	Implement Mitigation Measure WR-10.	3
BIO-4	Construction activities could result in short-term habitat loss to sensitive habitats (e.g., Santa Maria River, Nipomo Creek, and mixed willow habitat).	<p>A. All equipment staging areas, construction-crew parking areas, and construction access routes shall be established in previously disturbed or developed areas;,</p> <p>B. Prior to any earth disturbance, exclusionary fencing shall be erected at the boundaries of all construction areas to avoid equipment and human intrusion into adjacent habitats, with emphasis on protection of sensitive habitats (e.g., Santa Maria River, Nipomo Creek, mixed willow habitat);</p> <p>C. In the event that impacts would occur to the bed or banks of Santa Maria River or Nipomo Creek, the appropriate permits shall be obtained by the governing regulatory agency (e.g., Army Corps of Engineers, CDFG, RWQCB) as necessary;</p> <p>D. Construction (e.g., clearing and grubbing of vegetation, rough grading, etc.) of any area within a buffer zone of 25 feet from the top of bank of Santa Maria River, Nipomo Creek, or their tributaries shall be prohibited with the exception of activities related to restoration efforts approved by the County of San Luis Obispo. Where the requirements of any regulatory agency having jurisdiction are different, the more restrictive regulations shall apply. The required 25-foot buffer shall be illustrated on final project plans and adhere to during the construction period.</p>	3
BIO-5	Grading of the plant site would result in the permanent loss of mixed willow series, a sensitive	A. Willows removed as a result of project-related construction activities shall be replaced at a 10:1 ratio on-site. Restoration of mixed willow	3

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	plant community and wetlands under the definition adopted by CDFG and USFWS.	<p>habitat shall be conducted by a qualified individual with experience in native plant restoration. Such restoration shall be maintained for a minimum 5 years to ensure successful establishment. If restoration is not successfully after 5 years, additional planting shall be conducted;</p> <p>B. Mitigation Measure BIO-4(B); and,</p> <p>C. Mitigation Measures BIO-4(C).</p>	
BIO-6	Grading of the plant site would result in the permanent loss of special-status plant species.	<p>Although impacts to Blochman's ragwort are considered to be less than significant, the following measures shall be implemented to avoid and/or minimize potential impacts to this special-status plant to the extent feasible:</p> <p>A. Protective fencing shall be installed around populations of Blochman's ragwort to prevent loss of this special-status plant species.</p>	3
BIO-7	Long-term habitat loss would result in adverse effects to special-status wildlife species.	A. Mitigation Measures BIO-5(C).	3
BIO-8	Implementation of Mitigation Measure REC-2 may result in impacts to riparian vegetation and wildlife adjacent to Santa Maria River.	<p>A. Prior to construction of the trail, County Parks shall have pre-activity surveys for special-status wildlife species (e.g., California red-legged frog, southwestern pond turtle, two-striped garter snake, etc.) conducted by a qualified biologist, according to regulatory agency protocols. In the event that these species are identified, then the appropriate regulatory agencies (USFWS and/or CDFG) shall be contacted prior to trail construction activities to determine appropriate buffers from project activities and any additional appropriate project-specific mitigation measures to be implemented; and,</p> <p>B. Following construction of the trail, County Parks shall establish interpretive signage to encourage users to stay within trail boundaries and to increase environmental awareness of the sensitivity of riparian habitat and special-status species.</p>	3

**IMPACT CATEGORIES**

1	Significant and Unavoidable	3	Insignificant
2	Significant but Mitigable	4	Beneficial

**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES  
BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact	
BIO-9	The proposed change in land use could result in direct and indirect impacts to existing habitats and wildlife within, and/or adjacent to, the LUO/LUE area.	2	<p>The following measures shall be implemented to avoid and/or minimize potential special-status species impacts associated with the proposed LUO/LUE amendment:</p> <ul style="list-style-type: none"> <li>A. Mitigation Measure BIO-4(C);</li> <li>B. Implement Mitigation Measure WR-9;</li> <li>C. Implement Mitigation Measure WR-10; and,</li> <li>D. Prior to any new development within 150 feet of Nipomo Creek, Nipomo Creek tributary, and/or Santa Maria River under the proposed IND land use category, pre-activity surveys for special-status wildlife species (e.g., California red-legged frog, southwestern pond turtle, two-striped garter snake, etc.) shall be conducted by a qualified biologist, according to regulatory agency protocols. In the event that these species are identified, then the appropriate regulatory agencies (USFWS and/or CDFG) shall be contacted prior to development activities to determine appropriate buffers from project activities and any additional appropriate project-specific mitigation measures to be implemented.</li> <li>E. Prior to any new development within the LUO/LUE Amendment Area, a qualified biologist shall determine whether the project site contains suitable habitat (i.e., chaparral, coastal dunes, and riparian scrub) for Black-flowered figwort. If suitable habitat is present, then pre-activity surveys for Black-flowered figwort shall be conducted by a qualified biologist, according to regulatory agency protocols. In the event that this species is identified, then the appropriate regulatory agencies (USFWS and/or CDFG) shall be contacted prior to development activities to determine appropriate buffers from project activities and any additional appropriate project-specific mitigation measures to be implemented.</li> </ul>	3
5.5	Cultural Resources			
CUL-1	Future industrial development associated with the	2	A. Prior to development, a qualified cultural resource professional as	3

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**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES  
BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact
	LUO/LUE Amendment could have a potentially significant impact on historic cultural resources.	approved by the County (historian/architectural historian) shall be retained to conduct a historical evaluation of the Nelson farmhouse and barn, and any associated outbuildings, animal pens, and farm equipment. The historic structure evaluation should include the history of the property, and the farm complex should be recorded on appropriate California Department of Parks and Recreation (DPR) forms. Any important/significant historic resources identified shall be mitigated as specified by the historical evaluation prior to its demolition or relocation; and,  B. Prior to construction permit issuance, a Phase I archaeological survey shall be conducted for parcels 090-302-34 and 090-302-35. All recommended measures shall be required of new development to reduce impacts to less than significant levels.	
CUL-2	Development of the LUO/LUE amendment area may have a significant impact on unknown/buried cultural resources.	2  The County's LUO (Sec. 22.10.040) requires the following in the event archaeological resources are unearthed or discovered during any construction activity:  A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal laws; and,  B. In the event archaeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.	3
5.6	Geology and Soils		
GEO-1	Construction and operation of the proposed asphalt plant could expose occupants to liquefaction, severe ground shaking, and land subsidence during an earthquake.	2  The project foundation and structural design shall follow the recommendations of a design level geotechnical investigation and shall address items including groundshaking, liquefaction, expansive soils, and soil subsidence. The geotechnical investigation shall also address	3

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**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES  
BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact
		potential seismic hazards from the Wilmar Avenue/Santa Maria River fault.	
GEO-2	Industrial development along the western fringe of the LUO/LUE amendment area, located along the edge of the Nipomo Mesa, could result in significant impacts from construction on unstable slopes and improper drainage control. Significant erosion could occur if development/disturbance is allowed on it.	2	3
		<p>The project shall be required to comply with the County Land Use Ordinance regulations, Section 22. 112.020(B), which address development along the Nipomo Mesa bluff edge. These standards include the following:</p> <p>A. Drainage plan requirements. Land use permit and land division applications shall include a drainage plan in compliance with Chapter 22.52. The plan shall identify the point of change to 15 percent slop, in addition to other required drainage plan contents. The drainage plan requirement may be waived through an adjustment approved in compliance with Section 22.70.040, where a development will be located a sufficient distance from the bluff top edge to be of no concern;</p> <p>B. Standards for projects requiring Zoning Clearance or Site Plan Review. Projects requiring Zoning Clearance or Site Plan Review shall be designed in compliance with the following standards. Projects that are unable to meet these requirements may be considered through Minor Use Permit review, with the applicant paying the difference in fees.</p>	
5.7	Hazards and Hazardous Materials		
HAZ-1	The construction of the proposed asphalt plant would include the installation of asphaltic oil aboveground storage tanks (ASTs) which could potentially impact the project site and potentially the Santa Maria River if ruptured during an upset condition.	2	3
		<p>A. Asphaltic oil ASTs installed at the project site shall be provided with secondary containment capable of holding 110% of the volume of the AST. The containment shall provide adequate protection to prevent inundation of the containment area in the event of a 100-year flood; and,</p> <p><u>B. Prior to operation, the applicant shall prepare and implement a SPCC plan for the operation of on-site ASTs containing oil with capacities greater than 55 gallons.</u></p>	

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Impact	Impact Category	Mitigation Measures	Cumulative Impact	
		<del>B. Prior to operation, the applicant shall prepare and implement a SPCG plan for the operation of on-site ASTs containing petroleum hydrocarbons in excess of 660 gallons.</del>		
HAZ-2	Use of diesel fuel or other petroleum hydrocarbon-containing liquids to coat the beds of trucks hauling asphalt from the proposed facility could result in the contamination of soil, storm water, and groundwater.	2	During operations, the asphalt plant operator shall not allow the loading of any trucks that have had their beds sprayed with diesel fuel or any other petroleum hydrocarbon-containing liquid. Annual inspections will be conducted by the County Certified Unified Program Agency (CUPA, administered by County Environmental Health) to ensure that soil contamination has not occurred at the site due to spraying of truck beds with diesel fuel or other petroleum hydrocarbon-containing liquids.	3
HAZ-3	Due to the project site's presence within a 100-year floodplain, hazardous materials could be released during a significant storm event.	2	A. Hazardous materials and hazardous wastes shall be stored in areas provided with secondary containment capable of holding 110% of the volume of the materials stored and designed to prevent storm water associated with a 100-year flood event from inundating the storage area (e.g. flood walls with heights above 100-year flood elevation); and,  B. In accordance with the County's Land Use Ordinance, Title 22, Section 22.14.060(D)(2), propane tanks, ASTs and USTs installed on-site shall be provided with anchoring to prevent the tank from being washed away during a flooding event at the project site.	3
HAZ-4	The existing 55-gallon drum and former containment area may have contaminated underlying soils.	2	<u>A.</u> The existing 55-gallon drum at the southeastern containment area shall be removed by a waste oil recycler or hazardous waste transporter after adequate characterization as to the composition of the liquid. The identified containment area at the southeastern portion of the proposed project site shall be adequately assessed to determine whether potential soil contamination exists at this area. This assessment shall include the advancement of shallow drill holes and the collection of soil samples for chemical analyses to determine whether soil contamination is present at this area. A Technical Work Plan for the site assessment activities shall be prepared by a registered geologist or licensed civil engineer and	3

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BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact
		<p>submitted to the County CUPA agency for review and approval prior to implementation. A report documenting results of the site assessment activities shall be submitted to the CUPA agency for review. Identified soil contamination shall be adequately removed from the site for proper disposal prior to construction of the proposed asphalt plant.</p> <p><u>B. Should contaminated soil be encountered during construction activities, the SLO APCD shall be notified immediately. Any storage pile of contaminated material must be covered at all times, except when soil is added or removed. The following measures shall be implemented:</u></p> <ul style="list-style-type: none"> <li><u>• Covers on storages piles shall be maintained in place at all times in areas not actively involved in soil addition or removal;</u></li> <li><u>• Contaminated soil shall be covered with at least six inches of packed uncontaminated soil or other TPH-non-permeable barrier, such as plastic tarp. No headspace shall be allowed where vapors could accumulate;</u></li> <li><u>• Covered piles shall be designed in such a way to eliminate erosion due to wind or water. No openings in the covers are permitted;</u></li> <li><u>• During soil excavation, odors shall not be evident to such a degree as to cause a public nuisance; and,</u></li> <li><u>• Clean soil must be segregated from contaminated soil.</u></li> </ul>	
HAZ-5	Due to the LUO/LUE amendment area's presence within a 100-year floodplain, hazardous materials	A. Future industrial development within the LUO/LUE amendment area shall implement Mitigation Measure HAZ-3; and,	3

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SUMMARY OF IMPACTS AND MITIGATION MEASURES  
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Impact	Impact Category	Mitigation Measures	Cumulative Impact
	could be released during a significant storm event.		
5.8	Noise		
NOS-1	Construction activities would result in short-term noise impacts to nearby residences.	<p>2</p> <p>B. In accordance with the County's Land Use Ordinance, Title 22, Section 22.14.060(D)(2), propane tanks, ASTs, and USTs installed within the LUO/LUE Amendment area shall be provided with anchoring to prevent the tank from being washed away during a flooding event at the project site.</p> <p>A. No use of heavy equipment or heavy-duty trucks shall occur between 9 p.m. and 7 a.m. on weekdays, or between 5 p.m. and 8 a.m. on weekends.</p> <p>B. Equipment engine covers shall be in place and mufflers shall be in good condition;</p> <p>C. Adjacent residents and the County of San Luis Obispo will be given advanced written notification of proposed construction activities, scheduling and hours of construction, and noise compliant procedures to minimize potential annoyance related to construction activities.</p>	3
NOS-2	Asphalt plant operation would result in noise impacts to nearby residences.	<p>2</p> <p><u>Noise monitoring at the two nearest residences shall be conducted immediately following project implementation to determine if noise levels are significant (greater than 58.1 dBA Leq, or 1 dBA above existing, without the asphalt plant operating). If noise monitoring indicates that noise levels are significant, the applicants shall:</u></p> <ul style="list-style-type: none"> <li>• <u>Construct and maintain an 8-foot high concrete or masonry block wall (noise barrier) along the northern and western boundaries of the asphalt plant site. The noise barrier shall be placed between the plant and associated internal access roads and land uses north of the site. The noise barrier would reduce noise levels at the nearest residential receptor by approximately 4 dBA Leq (see barrier insertion loss in Harris, 1991). However, many components of the asphalt plant extend greater than 8 feet above the ground and noise generated by these components would not be reduced by the noise barrier. Therefore, the noise barrier would not reduce ambient noise</u></li> </ul>	3

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BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact
		<p style="text-align: center;"><u>levels generated by the proposed asphalt plant by 4 dBA Leq;</u></p> <ul style="list-style-type: none"> <li>• <u>Purchase and demolish the two affected residences; or</u></li> </ul> <p><u>Retrofit the receptor homes with noise attenuating building materials (e.g., windows or insulation. An 8-foot high concrete or masonry block wall (noise barrier) shall be constructed and maintained along the northern and western boundaries of the asphalt plant site. The noise barrier shall be placed between the plant and associated internal access roads and land uses north of the site. The noise barrier would reduce noise levels at the nearest residential receptor by approximately 4 dBA Leq (see barrier insertion loss in Harris, 1991). However, many components of the asphalt plant extend greater than 8 feet above the ground and noise generated by these components would not be reduced by the noise barrier. Therefore, the noise barrier may not reduce ambient noise levels generated by the proposed asphalt plant by 4 dBA Leq.</u></p> <p><u>Due to the complexity involved with modeling the magnitude, location, operating hours, and frequency of the numerous noise sources proposed (vehicles, mobile equipment, and stationary equipment), it is unclear if an 8-foot noise barrier would reduce the project noise impact to a level of less than significant. A taller wall may be proposed, but would likely have significant aesthetics impacts. Therefore, noise monitoring at the two nearest residences shall be conducted immediately following project implementation to determine if noise levels are significant (greater than 58.1 dBA Leq, or 1 dBA above existing, without the asphalt plant operating). If noise monitoring indicates noise levels are significant, noise walls adjacent to the affected residences shall be provided to reduce noise levels at these two residences below the significance threshold. Alternatively, the applicant may purchase and demolish the two affected residences.</u></p>	
NOS-3	The LUO/LUE Amendment would result in manufacturing-related noise.	A project-specific acoustical study shall be conducted by a qualified acoustical engineer at the time an industrial land use is proposed for the LUO/LUE amendment area that identifies loud noise-making activities. The study shall quantify impacts to adjacent residences, and specify	2

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Impact	Impact Category	Mitigation Measures	Cumulative Impact	
		<p>noise reduction measures and structures to minimize noise levels to the extent feasible, as determined by the County. All measures recommended by the acoustical study shall be fully implemented. Such measures may include:</p> <ul style="list-style-type: none"> <li>• All noise-producing activities shall be conducted within insulated enclosures;</li> <li>• Masonry block walls shall be constructed along the property boundaries in a manner that does not result in significant flooding or potentially-related erosion problems; and</li> <li>• Equipment shall be fitted with isolators to reduce ground vibration.</li> </ul>		
5.9	Population and Housing			
POP-1	The proposed project would result in additional job opportunities, thus increasing the population and the demand for housing.	3	No mitigation is required.	3
POP-2	The proposed project would result in an overall increased level of energy consumption.	3	No mitigation is required.	3
POP-3	The proposed land use designation change of the 9.3-acre area from RS to the IND land use category would result in a loss of land, which could be potentially utilized for future building opportunities for new housing.	3	No mitigation is required.	3
5.10	Public Services and Utilities			
PUB-1	The proposed asphalt plant facility would increase the potential demand on fire protection services located within the asphalt plant area.	2 (facilities) 1 (personnel)	Prior to construction, the applicant shall pay the required fire facilities impact fee of \$375 per sq-ft of structure area.	3 (facilities) 2 (personnel)
PUB-2	The proposed asphalt plant facility would increase the demand for water resources for adequate onsite water services for fire protection services.	2	<a href="#">A. Upon submittal of building permit application, applicant shall provide a letter from CAL FIRE on their review of the project design and the need for an automatic extinguishing system. If an automatic</a>	3

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Impact	Impact Category	Mitigation Measures	Cumulative Impact
		<p><u>extinguishing system is recommended, it shall meet industry standards, as well as any additional CAL FIRE recommendations. All measures recommended by CAL FIRE, including a water tank that includes 5,000 gallons for fire water storage, shall be shown on all applicable construction plans. Prior to occupancy or final inspection, whichever occurs first, all CAL FIRE recommendations shall be installed.</u></p> <p><del>A. In accordance with the fire flow and water storage requirements of the County adopted California Fire Code (CFC), the applicant shall construct a firewater storage tank with a minimum storage capacity of 180,000 gallon; and,</del></p> <p>B. Prior to construction, the applicant shall submit for review and approval a Fire Safety Plan to the Department of Planning and Building and <del>CDF/County Fire Department</del><u>CAL-FIRE</u>. The Fire Safety Plan shall:</p> <ul style="list-style-type: none"> <li>• Emergency procedures to be used in case of fire,</li> <li>• Instructions on ways to prevent fires and methods to control fire hazards throughout the business;</li> <li>• Information about the appointment, organization and instruction of designated supervisory staff and other occupants, including their related fire safety duties and responsibilities;</li> <li>• The method and frequency of conducting fire drills;</li> <li>• Detailed maintenance procedures for fire protection systems and building features;</li> <li>• The identification of alternate fire safety measures in the event of a temporary shutdown of fire protection equipment or systems, so that occupant safety can be assured;</li> <li>• Instructions and schematic diagrams describing the type, location, and operation of building fire emergency systems.</li> </ul>	

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BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact	
PUB-3	The proposed asphalt plant facility could increase the potential demand on police protection services located within the asphalt plant area.	3	No mitigation is required.	3
PUB-4	The proposed asphalt plant facility could increase the potential demand on school services located within the asphalt plant area.	3	Prior to construction, the applicant will pay the appropriate school impact fees.	3
PUB-5	The proposed asphalt plant facility could increase the potential demand on solid waste services located within the asphalt plant area.	3	No mitigation is required.	3
PUB-6	The LUO/LUE amendment would increase the potential demand on the fire protection services located within the LUO/LUE amendment area.	2	<del>All new development within the LUO/LUE amendment area shall meet the fire flow requirements of the County adopted California Fire Code (CFC). Minimum water storage and hydrant requirements are outlined in Appendix IIIA of the CFC. This requirement is usually met through the establishment of a community water system. Prior to issuance of a building permit, the applicant shall prepare a Water/Fire Suppression Master Plan, to the satisfaction of CAL FIRE, for the 55-acre area re-designated to the Industrial land use category. The scope of the Master Plan shall be prepared in collaboration with CAL FIRE, the New Cuyama Mutual Water Company and the San Luis Obispo County Department of Planning and Building. Should a pro-rata reimbursement agreement be developed, the benefiting property owners shall contribute their fair share, pursuant to a Reimbursement Agreement.</del>	3
PUB-7	The LUO/LUE amendment may cause a minor change in the potential demand on police protection services located within the LUO/LUE amendment area.	3	No mitigation is required.	3
PUB-8	The LUO/LUE amendment may cause a minor change in the potential demand on school services located within the LUO/LUE amendment area.	3	No mitigation is required.	3
PUB-9	The LUO/LUE amendment may result in an increase	3	No mitigation is required.	3

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Impact	Impact Category	Mitigation Measures	Cumulative Impact	
	solid waste services located within the LUO/LUE amendment area.			
5.11	Recreation			
REC-1	Construction of the proposed asphalt plant would not greatly affect the need for parks and recreational facilities.	3	No mitigation is required.	3
REC-2	The proposed asphalt plant would be built within a parcel of land, which is targeted by the County of San Luis Obispo Parks Division as a potential location for the Santa Maria River Trail according to the County Trails Plan.	2	To ensure permanent establishment of the Santa Maria River Trail would take place in accordance with the County's adopted Trails Plan, prior to obtaining building permits for the proposed plant the applicant will grant a permanent easement to the County for the proposed trail corridor (25-foot wide minimum). The location of the trail and the offer to dedicate shall be reviewed and approved by County Parks prior to the applicant receiving a building permit. Based on discussions with County Parks and the applicant, the approximate location of this easement shall be located to the south of the project site, parallel to the Santa Maria River and the southern boundary of the proposed asphalt plant.	3
REC-3	The proposed LUO/LUE amendment would decrease the acreage of land, which could be potentially utilized for recreational purposes.	3	No mitigation is required.	3
REC-4	Future development under the LUO/LUE amendment could reduce the availability of land, which is suitable for the proposed Santa Maria River Trail Plan.	2	Future development projects along the southern boundary of the project area that require discretionary permits shall require coordination with the County of San Luis Obispo Parks Division to determine the feasibility of establishing a trail easement through the subject parcel.	3
5.12	Transporation and Circulation			
TRA-1	Operation of the proposed asphaltic concrete plant would affect roadways within the project area.	3	Although no impacts were identified, as a condition of approval, the applicant shall pay its fair share contribution to mitigate its incremental impact to roadways.	3
TRA-2	Operation of the proposed asphaltic concrete plant would impact intersections within the project area.	<del>3</del>	<u>A. Prior to building permit issuance for the asphalt plant, the applicant, its heirs or assignees, shall enter into an Agreement for Pro-Rata</u>	3

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BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact
		<p><u>Share of Improvements” with the California Department of Transportation (Caltrans), in which the applicant agrees to deposit \$150,000 towards the Santa Maria River Bridge Widening Project. Applicant, its heirs or assignees, shall provide receipt or other written documentation from Caltrans that the funds have been deposited.</u></p> <p><u>B. Prior to issuance of a building permit for the asphalt plant, evidence shall be provided to the county that a bond has been posted by the applicant, its heirs or assignees, or comparable financial commitment in place that is acceptable to Caltrans, to cover the costs to provide one and one half inch thick asphalt concrete pavement overlay on the four State Route 101/166 on and off ramps. Caltrans shall provide the applicant, its heirs or assignees, with at least ninety days prior written notice to proceed with said paving work. The applicant, its heirs or assignees, shall obtain an encroachment permit from and shall coordinate the paving with Caltrans.</u></p> <p><del>A. Although no significant impacts were identified, as a condition of approval, the applicant shall be required to pay its fair share contribution toward signalization of project area intersections when warrants are met for the installation of traffic signals; and,</del></p> <p><u>B.C.</u>As a condition of approval, the applicant shall implement a truck traffic-monitoring program.</p>	
TRA-3	Increased industrial development associated with the LUO/LUE amendment would not increase the number of traffic during peak hour periods in the LUO/LUE amendment area.	For projects generating substantial amounts of traffic or may result in unacceptable road service levels, a project-specific traffic study shall be conducted by a qualified transportation engineer at the time an industrial land use is proposed within the LUO/LUE amendment area. The study shall quantify impacts to existing roadways, and specify measures to minimize impacts, as determined by the County Public Works Department and Planning and Building Department. All measures	3

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Impact	Impact Category	Mitigation Measures	Cumulative Impact
		recommended by the traffic study shall be fully implemented.	
5.13	Wastewater		
WW-1	Wastewater from the proposed septic system may contact groundwater or adversely affect surface waters and result in exceedances of water quality objectives.	2 The following measures shall be completed prior to permit issuance to ensure compliance with regulatory requirements and prevent significant water quality impacts: A. A Piezometer test to be conducted at the proposed leach field during early spring to identify groundwater levels; B. A percolation test shall be conducted at the site to determine expected percolation rates; and, C. The septic system design shall be submitted to the County for review and approval, demonstrating compliance with County and State septic system requirements regarding location, sizing, installation and maintenance of facilities. The septic system design must be approved by the County prior to permit issuance.	3
WW-2	Proposed changes in land use designations would decrease the amount of wastewater generation and associated potential impacts to water quality.	2 To minimize such impacts, future industrial development within the LUO/LUE amendment area shall implement Mitigation Measures WW-1 (A through C).	3
5.14	Water Resources		
WR-1	Concrete dust at the asphalt plant site may increase the pH of water percolating to the alluvial aquifer following storm events.	3 No mitigation is required.	3
WR-2	Ground disturbance may result in storm water run-off to the Santa Maria River that may exceed water quality objectives.	2 The following measures should be fully implemented at the asphalt plant site, should any construction activity occur between October 15 and April 15: A. Prior to issuance of a Building Permit, the applicant shall conduct a flood analysis to determine the flood stage elevation of the project area. Results of this analysis will be used to determine the required elevation of berms, detentions basins, etc; B. Earthen berms shall be constructed around the perimeter of the	3

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Impact	Impact Category	Mitigation Measures	Cumulative Impact	
		<p>asphalt plant site to contain storm water within the asphalt plant site. Such berms shall be constructed a minimum 1-foot above the 100-year flood profile and designed to withstand a 100-flood event;</p> <p>C. Stormwater detention basins shall be constructed and maintained during the construction period to reduce turbidity and suspended solids of stormwater discharged to surface waters. <del>Such detention basis shall be constructed a minimum 1-foot above the 100-year flood profile and designed to withstand a 100-flood event;</del></p> <p>D. All construction-related equipment and vehicles shall be inspected daily and maintained as needed to ensure fluid leaks are minimized;</p> <p>E. Sufficient materials (absorbent pads) shall be on-site to facilitate spill clean-up; and,</p> <p>F. Materials contaminated by fluid leaks shall be removed from the asphalt plant site to a suitable handling/storage facility.</p>		
WR-3	Construction-related water production from the on-site well may adversely affect existing users of the Nipomo Mesa subarea of the Santa Maria Groundwater Basin.	3	No mitigation is required.	3
WR-4	Water production from the on-site well may adversely affect existing users of the Nipomo Mesa subarea and possibly the Santa Maria Valley subarea of the Santa Maria Groundwater Basin.	3	<p>A. Although the proposed project would have a less than significant impact on groundwater supply, because the asphalt plant utilize groundwater resources from the Nipomo Mesa sub-<del>basin</del><u>area</u>, the following water conservation measures shall be followed:</p> <ul style="list-style-type: none"> <li>• Implement a well-monitoring program for the proposed asphalt plant;</li> <li>• Undertake and implement a comprehensive water conservation program designed specifically to reduce the overall water demand from the asphalt plant; and,</li> <li>• Preparation of a landscape irrigation plan that specifies a drip irrigation system with automatic controllers and auto rain shut-off devices for achieving low volume, high efficiency irrigation.</li> </ul>	3

**IMPACT CATEGORIES**

1	Significant and Unavoidable	3	Insignificant
2	Significant but Mitigable	4	Beneficial

**TABLE 2-1  
SUMMARY OF IMPACTS AND MITIGATION MEASURES  
BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact	
		B. <del>Because the distance drawdown analysis was based on a 5,000-gallon water storage tank, and not an 180,000-gallon tank, as will be required by CDF/County Fire, prior to issuance of a building permit, the applicant shall conduct a distance drawdown analysis for the 180,000-gallon tank. If the findings of the analysis show potentially significant impacts on groundwater supply, the applicant shall implement the above-mentioned water conservation measures.</del>		
WR-5	The project-related increase in impervious surfaces may reduce recharge of the alluvial aquifer through reduced percolation of rainfall.	3	No mitigation is required.	3
WR-6	Overflow of the proposed storm water detention basin would concentrate storm run-off and result in erosion.	2	The detention basin outlet/overflow shall be piped to the bank of the Santa Maria River and provided with an energy dissipation structure to minimize erosion. The detention basin shall be designed to withstand a 100-year flood event. Prior to issuance of a Building permit, the applicant shall submit detailed specifications for review and approval on the design of the detention basin. The walls of the detention basin shall be designed and constructed a minimum 1-foot above the 100-year flood profile and designed to withstand a 100-flood event.	3
WR-7	Rainfall would percolate through lime-treated aggregate and potentially increase pH of groundwater and surface waters.	2	Lime-treated aggregate shall be stored on elevated concrete pads under shelters to prevent direct contact with rainfall, storm run-off and floodwaters. Such pads shall be constructed a minimum 1-foot above the 100-year flood profile and designed to withstand a 100-flood event.	3
WR-8	Operation of the proposed asphalt plant may generate contaminated storm water run-off to surface waters and result in exceedances of water quality objectives of the Water Quality Control Plan.	2	Prior to operation, the applicant shall prepare an industrial SWPPP for the proposed asphalt plant and submit a notice of intent to the SWRCB to comply with the General Industrial Storm Water Permit. All measures identified in the SWPPP and conditions of the General Permit shall be fully implemented.	3
WR-9	The proposed asphalt plant and other areas of the larger Project Area are located within the 100-year floodplain for Nipomo Creek and the Santa Maria	2	A. The project shall comply with the County Land Use Ordinance regulations relating to development within floodplains as stipulated in Section 22.14.060. The requirements include proof that the	3

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SUMMARY OF IMPACTS AND MITIGATION MEASURES  
BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact
	River.	<p>proposed structures will not limit the capacity of the floodway or increase flooding heights downstream; new structures are required to be built with finish floors either one foot above the 100-year flood elevation or a minimum of two feet above surrounding finish grade; and,</p> <p>B. Mitigation Measures HAZ-3A and HAZ-3B shall be fully implemented to mitigate potential upsets of hazardous materials/waste storage areas during flood events.</p>	
WR-10	Ground disturbance associated with future industrial development within the LUO/LUE amendment area may result in storm water run-off to the Santa Maria River that may exceed water quality objectives.	<p>A. Prior to construction, the applicant(s), In compliance with the Land Use Ordinance, will prepare and implement a Sediment and Erosion Control Plan (SECP) for the proposed project. The SECP will include:</p> <ul style="list-style-type: none"> <li>• Slope surface stabilization measures, such as temporary mulching, seeding, and other suitable stabilization measures to protect exposed erodible areas during construction, and installation of earthen or paved interceptors and diversion at the top of cut of fill slopes where there is a potential for erosive surface runoff;</li> <li>• Erosion control devices, such as energy absorbing structures or devices, will be used, as necessary, to reduce the velocity of runoff water and related erosiveness;</li> <li>• Sedimentation control measures, such as straw dikes, mulches, vegetative sediment filters, dugout ponds, and other measures that reduce overland flow velocity, reduce run-off volume or entrap sediment;</li> <li>• Regular maintenance of all drainage devices and basins to ensure in good working order;</li> <li>• Check during 10-year and greater storm events to verify in good working order and appropriate remedial actions, if necessary;</li> <li>• Installation of mechanical and/or vegetative final erosion control</li> </ul>	3

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SUMMARY OF IMPACTS AND MITIGATION MEASURES  
BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact
		<p>measures within 30 days after completion of grading;</p> <ul style="list-style-type: none"> <li>• Confining land clearing and grading operations to the period between April 15 and October 15 to avoid the rainy season;</li> <li>• Minimizing the land area disturbed and the period of exposure to the shortest feasible time;</li> <li>• The SECP will be prepared in accordance with the Land Use Ordinance; and,</li> <li>• Install long-term drainage devices for site drainage, including headwalls, basins, culverts with down-drains and energy dissipating devices (riprap or diffusers).</li> </ul> <p>B. Prior to construction, In compliance with Section 22.52– Grading, the applicant(s) will prepare a grading plan for the project; and,</p> <p>C. Prior to initiation of construction activities, the applicant(s) will be required to comply with the Construction Storm Water General Permit, which is required for construction projects which will disturb more than one acre. Compliance with the General Permit includes filing a Notice of Intent with the State Water Resources Control Board to comply with the general permit, and preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will be required to include provisions for the installation and maintenance of Best Management Practices (BMPs) to reduce the potential for erosion of disturbed soils at the Project Site. Additionally, construction activities associated with the construction of new facilities allowed under the land use designation changes for the larger Project Area will also be required to comply with the Construction Storm Water General Permit if ground disturbance will exceed one acre.</p>	
WR-11	Water demand of the LUO/LUE Amendment area may affect existing users of the Nipomo Mesa	Although the proposed LUO/LUE amendment would result in a reduction in water use, future development would utilize groundwater resources	3

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BIORN CUP AND LUO/LUE AMENDMENT**

Impact	Impact Category	Mitigation Measures	Cumulative Impact
	subarea and possibly the Santa Maria Valley subarea of the Santa Maria Groundwater Basin.	<p>from the Nipomo Mesa sub-basin, which is currently considered to be in overdraft by several experts and in adjudication. As such, all future industrial development with the LUO/LUE amendment area must adhere to the following water conservation measures:</p> <ul style="list-style-type: none"> <li>• Implement a well-monitoring program for the proposed industrial development;</li> <li>• Undertake a comprehensive water quality assessment and develop a water quality-monitoring program for the proposed industrial development;</li> <li>• Undertake and implement a comprehensive water conservation program designed specifically to reduce the overall water demand from the industrial development; and,</li> <li>• Require landscape plans that include low water plant landscaping materials and drip irrigation systems with automatic controllers and auto rain shut-off devices. Landscape plans shall include the location and extent of permeable and impervious landscape materials, plant materials selected from the County's approved plant list, and an irrigation plan indicating the method for achieving low volume, high efficiency irrigation.</li> </ul>	
WR-12	Potential land uses allowed under the proposed industrial land use designation may involve wastewater discharges that may result in exceedances of the water quality objectives of the Central Coast Water Quality Control Plan.	Prior to operation, the applicant shall obtain a NPDES permit from the Regional Water Quality Control Board. The requirements of the Permit shall be fully implemented including waste discharge limitations, and monitoring and reporting requirements.	3

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