Appendix T2: Agriculture

Bob Jones Pathway – San Luis Obispo to Ontario Road Agriculture Report

Prepared for

County of San Luis Obispo

Prepared by

SWCA Environmental Consultants

December 2012

BOB JONES PATHWAY – SAN LUIS OBISPO TO ONTARIO ROAD AGRICULTURE REPORT

Prepared for

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1. INTRODUCTION

SWCA Environmental Consultants (SWCA) has prepared this agriculture report at the request of the County of San Luis Obispo (County) General Services Agency. It is intended for use by the County, regulatory agencies, and other potential project consultants. This report includes a description of the local agricultural setting, a summary of relevant federal, state, and local regulations, and descriptions of potential impacts to agriculture. It is intended to be used for National Environmental Policy Act (NEPA) compliance and subsequent California Environmental Quality Act (CEQA) documentation. A Farmland Conversion Impact Rating Form (Form NRCS-CPA-106) has been completed for the project and is included in Appendix A.

1.1. Project Description

This phase of the Bob Jones Pathway – San Luis Obispo to Ontario Road (project) is an approximately 4.4-mile route that would connect the existing Class II bikeway along South Higuera Street from the Land Conservancy of San Luis Obispo's (LCSLO) Octagon Barn to the Ontario Road Staging Area, near U.S. Highway 101 (US 101) and Avila Bay Drive, in San Luis Obispo County, California (refer to Figures 1 through 3; and Appendix B, Preliminary Plans). From that point, riders would connect with Phase 1 of the pathway which has already been constructed from the Ontario Road Staging Area to the Avila Beach commercial and recreational areas. The project would be primarily a Class I bikeway that follows San Luis Obispo Creek (SLO Creek).

In most places the bike path would be 8 feet wide with 2-foot-wide shoulders on each side. The 8-foot-wide section would likely be paved with asphalt and the shoulders would be base material. The majority of the project could be built "at-grade," although a number of creek crossings and a US 101 crossing would be necessary. The project has been broken into five segments for purposes of discussion.

Segment 1 of the new trail would begin at the Octagon Barn on South Higuera Street where a 10,000-square-foot trailhead with parking and other facilities would be constructed. The County would also construct access to the parking spaces, an emergency exit (which the bike path is located within), and the portion of the Bob Jones Pathway that occurs on the Octagon Barn site. To accommodate a turn lane devoted to traffic in and out of the Octagon Barn property, the County will widen an approximately 865-foot stretch of South Higuera Street. There would be a maximum 8 to 10 feet of permanent disturbance on either side of the road. This equates to approximately 0.40 acres of total disturbance along the edges of South Higuera Street.

The Segment 1 Class I path would proceed southwest from the Octagon Barn for approximately 300 feet with a 180-foot-long, 4- to 6-foot-high retaining wall along the east side of South Higuera Street, where a new crosswalk and traffic signal would be installed to route the pathway to the west side of South Higuera Street (the traffic signal would be part of the future Buckley Road extension project and not part of the Bob Jones Pathway Project). Segment 1 would extend approximately 2,800 feet along the west side of South Higuera Street between the road and SLO Creek (Hayashi property). The trail would then be routed across to the east side of South Higuera Street via a new crosswalk with a traffic warning device, and proceed southwest paralleling South Higuera Street for approximately 400 feet where a new South Higuera Bridge would be constructed across SLO Creek, adjacent to the Filipponi Ecological Reserve.

Segment 2 would proceed an additional 2,000 feet between the east edge of South Higuera Street and the SLO Creek corridor before reaching the Maino property. Along the Maino property, rock slope protection, a retaining wall, and curb would be added as needed where the west bank of SLO Creek slopes steeply toward the channel. At the southern end of this section, the trail would be located within the Cloveridge Lane right-of-way (ROW) and would become a Class III path for approximately 1,300 feet,

with a split rail fence, before converting to approximately 1,500 feet of Class I path on the Bunnell property. A new SLO Creek crossing would be necessary at this point.

Segment 3 would proceed for approximately 3,000 feet adjacent to the Baron Canyon open space lands east of the SLO Creek corridor, with 1,000 feet of unfenced area and 2,000 feet of t-post fencing. Once this section of the trail reaches Monte Road, it would proceed along Monte Road as a Class III path for approximately 1,000 feet with a split rail fence. At this point, the trail would convert to a Class I path through the edge of the existing apple orchard on property owned by Blythe Gable and the LCSLO just west of Monte Road for approximately 3,400 feet, with t-post fencing, before reaching San Luis Bay Drive and Segment 4.

Segment 4 begins at the intersection of Monte Road and San Luis Bay Drive, where a new crosswalk with a three-way stop would be installed. Segment 4 would continue for approximately 400 feet with a split rail fence and rock slope protection on the slope adjacent to the trail before reaching a new San Luis Bay Drive Bridge for the trail, constructed downstream of the existing bridge.

Segment 5 extends from San Luis Bay Drive to the Ontario Road Staging Area, and would be a Class I trail for its entirety. An approximately 2,500-foot-long Class I path would extend to an existing farm access road easement. A 200-foot-long retaining wall would be constructed along a portion of the trail at this location. The segment would then reach an elevated approach ramp for the new US 101 overcrossing for the pathway. The overcrossing would link the trail to the Ontario Road Staging Area.

Several proposed construction staging areas have been identified along the new route. All staging areas would result in temporary impacts unless otherwise described. Access would be along public and private roads and along California Department of Transportation (Caltrans) ROW.

1.2. Agricultural Setting

1.2.1. San Luis Obispo County

According to the most recent Census data compiled by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), San Luis Obispo County contains 2,784 farms comprising 1,369,604 acres (USDA, 2007). The average size farm is 492 acres. This data shows that the number of farms increased by 462 since the previous Census in 2002, and the actual acreage in farming production increased from 1,318,142 acres, a gain of 51,462 acres of producing farmland.

The *County of San Luis Obispo Department of Agriculture Crop Statistics for the Year 2010* documented that the County's agricultural production is distributed into several crops. Table 1 summarizes the distribution of the top 20 value crops for the County.

Figure 1. Project Vicinity Map

Figure 2. Project Location Map

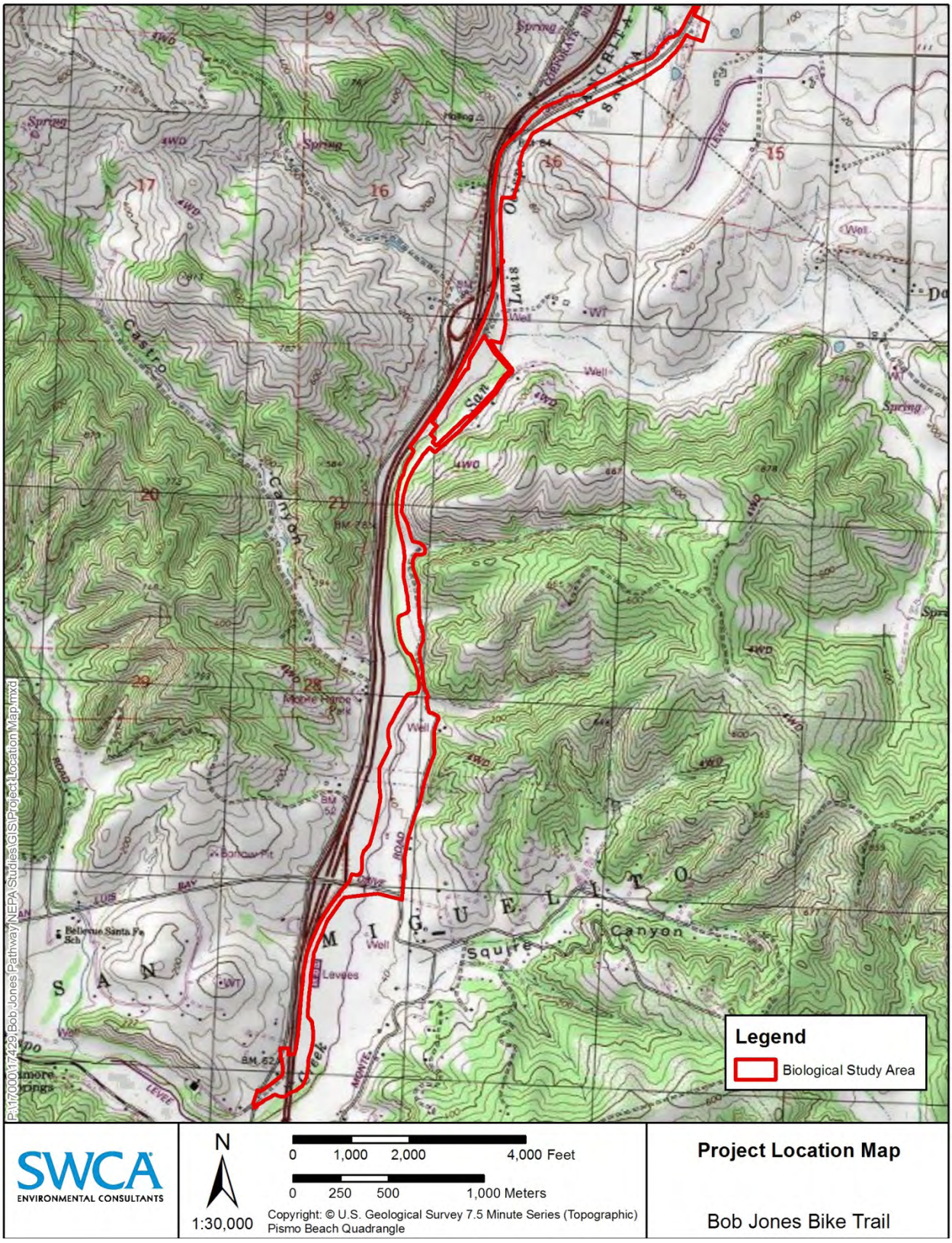

Figure 3. Trail Segments Map

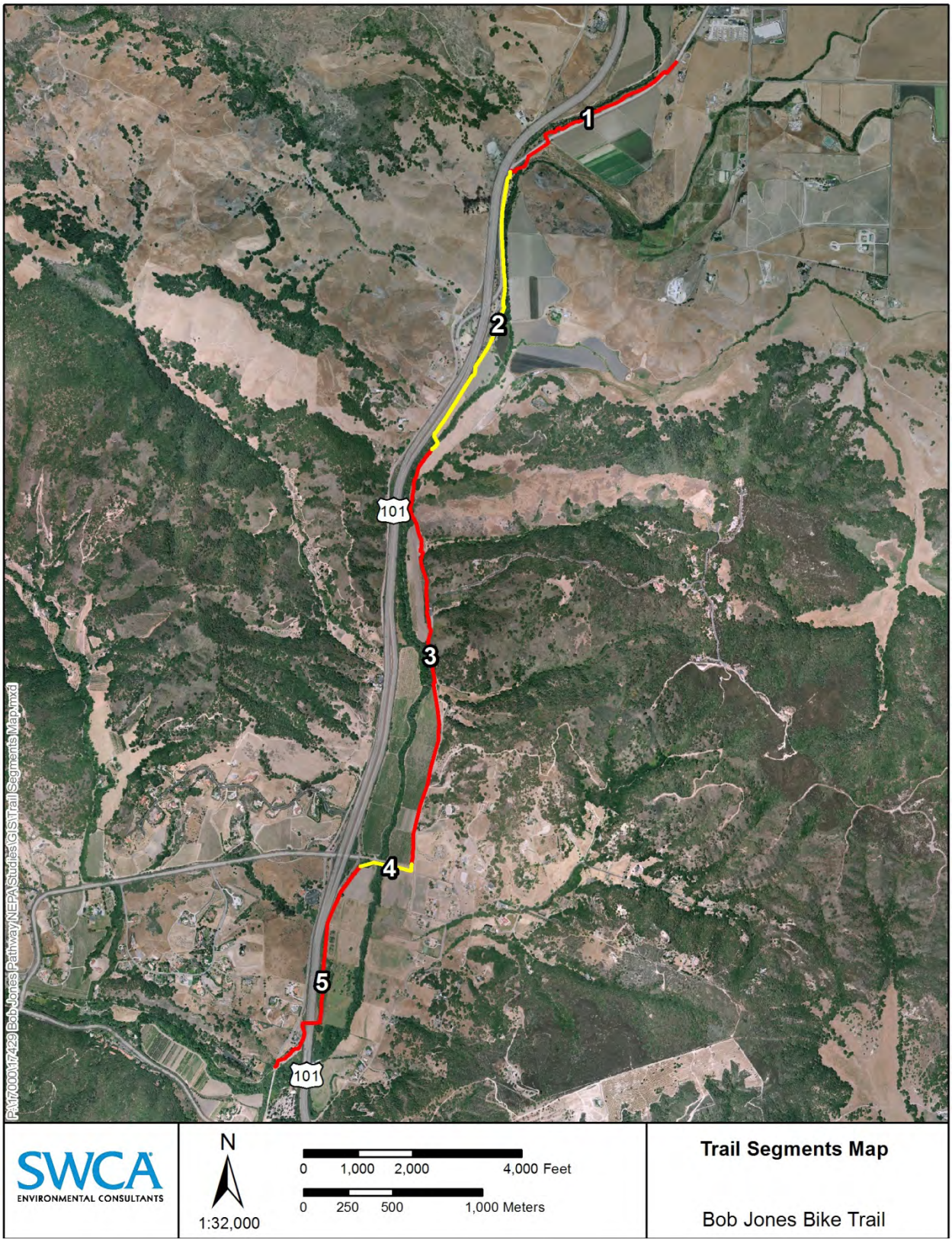

Table 1. San Luis Obispo County Top Twenty Value Crops

Crop	Value
Wine Grapes all	$173,558,000
Strawberries	$123,542,000
Broccoli	$55,830,000
Cattle and Calves	$53,374,000
Avocadoes	$35,862,000
Vegetable Transplants	$33,460,000
Cut Flowers	$23,313,000
Indoor Decoratives	$23,289,000
Head lettuce	$18,454,000
Napa Cabbage	$14,064,000
Cauliflower	$9,271,000
Rangeland Grazed	$9,225,000
Celery	$8,526,000
Lemons	$8,153,000
Outdoor Ornamentals	$8,152,000
Leaf Lettuce	$5,564,000
Bell Peppers	$4,645,000
Cabbage	$4,021,000
Bedding Plants, Sod, and Ground Cover	$3,827,000
Bok Choy	$3,620,000

Source: County of San Luis Obispo Department of Agriculture 2010 Crop Report.

1.2.2. Project Study Area

The project study area is located in an area with multiple agricultural operations, and the area has been used for agriculture for many years. Crops are generally high value crops such as apples, tomatoes, squash, and other row crops. The operations are in close proximity to the city of San Luis Obispo and South County markets and restaurants. Access to US 101 is generally good from all locations, providing a quick route to wholesale and retail outlets. NRCS Soil classifications range from I (prime) to VII (riverbed) within the corridor. Water is available for irrigation due to the proximity to SLO Creek. There are approximately 149 acres of land in the Agricultural land use category within the project study area; however, this study area includes the entire creek channel and multiple potential trail routes. The anticipated amount of disturbance is considerably lower.

1.2.2.1. LAND USE DESIGNATION

The entire project study area is located within the County's Agriculture (AG) Land Use Designation. The intent is to promote and protect the agricultural industry of the County, to provide for a continuing sound and healthy agriculture in the Country, and to encourage a productive and profitable agricultural industry by: 1) supporting increased sales of crops and livestock products produced by farmers, ranchers, and processors of food, fiber, and flowers; 2) supporting the efforts of the County's agricultural industry in developing and enhancing domestic and international markets for County products; 3) supporting the creation of value added products and the development of new consumer products; and 4) supporting long-term productivity and sustainability of the County's farms and ranches by conserving and protecting the soil, water, and air which are agriculture's basic resources (County of San Luis Obispo 2010).

1.2.2.2. SOILS

The USDA NRCS assesses potential and/or existing agricultural productivity by utilizing the Land Capability Classification system. The Land Capability Classification system classifies soil units based on limitations for field crop production, the risk of damage due to crop production, and how the soil responds to management (refer to Table 2). The system has three tiers, including capability classes, sub-classes, and capability units. Capability classes range from I to VIII, sub-classes include erosion (e); water (w); shallow, droughty, or stony (s), and; very cold or very dry (c).

Table 2. Land Capability Classifications

Class	Definition
I	Slight limitations that restrict use
II	Moderate limitations that reduce the choice of plants or require moderate conservation practices
III	Severe limitations that reduce the choice of plants or require special conservation practices, or both
IV	Very severe limitations that restrict the choice of plants or require very careful management, or both.
V	Little or no hazard of erosion but have other limitations, impractical to remove, that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
VI	Severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
VII	Very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife
VIII	Limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply or for esthetic purposes.

Source: Soil Survey of San Luis Obispo County, California Coastal Part, USDA Soil Conservation Service (September 1984)

Based on the *Soil Survey of San Luis Obispo County, California Coastal Part* soil survey maps, 11 soil units are present within the project study area and would be affected by the project to varying degrees (refer to Table 3 and Figure 4). It is important to note that the project study area includes all staging areas, areas of temporary disturbance, and proposed biological mitigation sites, and, therefore, the acreage shown below is not necessarily that which would be impacted by the proposed project.

Table 3. Soil Types

Soil Number	Soil Type	Irrigated Class	Acres	% of Total
116	Chamise Shaly Loam	VI	0.94	0.632145
120	Concepcion Loam	III	3.06	2.057835
131	Diablo And Cibo Clays	IV	4.71	3.167451
142	Gaviota Fine Sandy Loam	VII	2.11	1.418964
152	Lodo-rock outcrop complex	VII	0.07	0.047075
156	Lopez Very Shaly Clay Loam	VII	7.31	4.915938
169	Marimel Sandy Clay Loam	III	55.73	37.47814
181	Nacimiento-Calodo complex	VI	0.23	0.154674
191	Pismo-Tierra Complex	VII	1.53	1.028917
194	Riverwash	VIII	4.21	2.831204
197	Salinas Silty Clay Loam	I	10.11	6.798924
198	Salinas Silty Clay Loam	II	9.40	6.321453
210	Still Gravelly Sandy Clay Loam	II	13.40	9.011432
		Total	**148.779**	**100.0%**

Source: Soil Survey of San Luis Obispo County, California Coastal Part, USDA Soil Conservation Service (September 1984)

The County Department of Agriculture defines "prime agricultural lands or soil" in the *Agriculture Element* of the *County of San Luis Obispo General Plan* as land meeting any of the following criteria:

- Land with a Natural Resources Conservation Service land capability rating of Class I or Class II (all land to qualify for these ratings must be irrigated); or,

- Other irrigated land that have suitable soils, climate and water supply which sustain irrigated crops valued according to one of the following criteria:

    1) Land planted in crops which have produced an annual gross value of $1,000 or more per acre for three of the previous five years.

    2) Land planted in orchards, vineyards and other perennial crops that would produce an average annual gross value of $1,000 or more per acre if in full commercial bearing. Value is calculated by multiplying the average production per acre by the average value of the commodity for the previous five years as determined from the Annual Reports of the San Luis Obispo County Department of Agriculture and Measurements Standards.

Three soil types, comprising approximately 33 acres within the approximately 149-acre project study area could be considered prime because they meet the first criteria by being either Class I or II. These soils are generally located in the northern two-thirds of the project study area near South Higuera Street and

Cloveridge Lane (Segments 1 and 2). According to the 2006-2010 annual agricultural reports, numerous crops have met or exceeded the value of $1,000 or more per acre in gross production value over the last five years. Therefore, the crop areas along Monte Road south to San Luis Bay Drive (Segment 3 and portions of Segment 5) may also be considered prime even though the soil type is considered Class III. This soil type constitutes approximately 38% of the total soils in the project study area.

1.2.2.3. CALIFORNIA DEPARTMENT OF CONSERVATION CLASSIFICATION

The California Department of Conservation (CDC) Division of Land Resource Protection developed the Farmland Mapping and Monitoring Program (FMMP) in 1984 to analyze impacts to California's agricultural resources. Land is rated based on the land capability classification system, Storie Index, and land use (CDC FMMP 2012). Land designations include the following categories relevant to the proposed project:

- **Prime Farmland (P):** Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

- **Farmland of Statewide Importance (S):** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

- **Unique Farmland (U)**: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

- **Farmland of Local Importance (L):** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

- **Local Potential (LP):** Lands having the potential for farmland, which have Prime or Statewide characteristics and are not cultivated.

- **Grazing Land (G):** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

- **Urban and Build-up Land (D):** Land occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

- **Other Land (X):** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Based on the Important Farmland Map for San Luis Obispo County (CDC 2002) and the Soil Survey information, lands that fall within the following categories are located within or adjacent to the project site: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Local Potential, and Grazing Land.

1.2.2.4. AGRICULTURAL PRODUCTION

A variety of row and orchard crops is produced within the project study area and has been for many years. They include apples, tomatoes, peas, squash, and others. No specific yield or economic data is available for the agricultural operations within the project study area although the crop types produced are generally considered high value crops that require fertile soils and irrigation. Production can occur year round due to favorable climate and soil conditions.

1.2.2.5. AGRICULTURAL INVESTMENTS/IMPROVEMENTS

Agricultural operations that include improvements such as barns, storage systems, fruit trees, drainage or irrigation systems, are more likely to be able to support agriculture in the long-term because the need for capital investment is lower than on sites without these improvements. Based on field surveys and use of aerial photos, barns and agricultural accessory structures exist on the Maino, Bunnell, and Gable parcels. There are a number of bridges across SLO Creek that allow growers to access lands on both sides of the creek. Much of the producing land within the project study area is irrigated. Irrigation pipes and related equipment are stored within the project study area at numerous locations. Orchards located on LCSLO and Gable properties are well established.

1.2.2.6. WILLIAMSON ACT

California Land Conservation Act of 1965, also known as the Williamson Act, encourages and enables local governments to enter into contracts with private landowners to restrict specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming uses rather than full market value. Local governments receive a subsidy for forgone property tax revenues from the state via the Open Space Subvention Act of 1971. There are currently two parcels (both owned by Maino) in the project study area that have entered into a Williamson Act contract with the County (refer to Figure 5).

1.2.2.7. SURROUNDING LAND USES/INCOMPATIBILITIES

The Octagon Barn, the proposed northern end of Phase 2 of the Bob Jones Pathway, is located near the San Luis Obispo Urban Reserve Line. Uses to the north are more urban, and include residential, commercial, and industrial. There is, however, a fairly substantial change in land uses just south of the city limits, where agriculture and open space dominate, and few existing incompatible uses in this area.

Beginning about 0.5 mile south of the Octagon Barn, agricultural operations are generally shielded from potential incompatibilities by a number of physical barriers, including US 101, SLO Creek, and the narrow nature of the valley between the South Higuera Street//US 101 interchange and Ontario Road. Recent residential development in Squire Canyon and Baron Canyon, both accessed from San Luis Bay Drive and Monte Road, have theoretically increased the potential for incompatibilities with the operations, but local producers have not noticed an increase in the number of conflicts/complaints. The operator consulted for this report was not aware of any complaints from producers or residents (Brian Stark, personal communication, 2006). The relatively low density of the developments, and the distance between the active agricultural operations and residences, may have helped prevent significant conflicts.

Figure 4. Soils Map

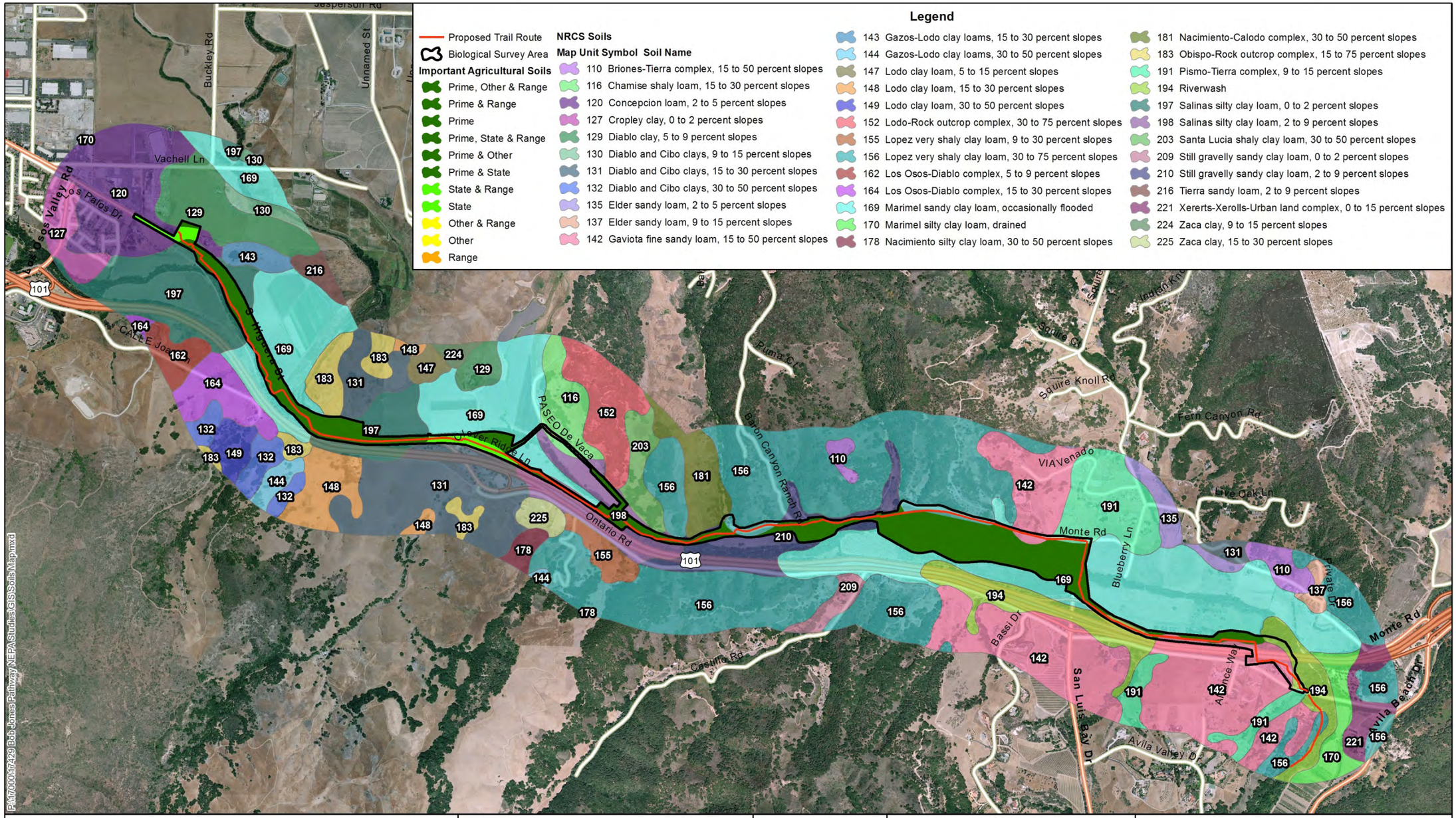

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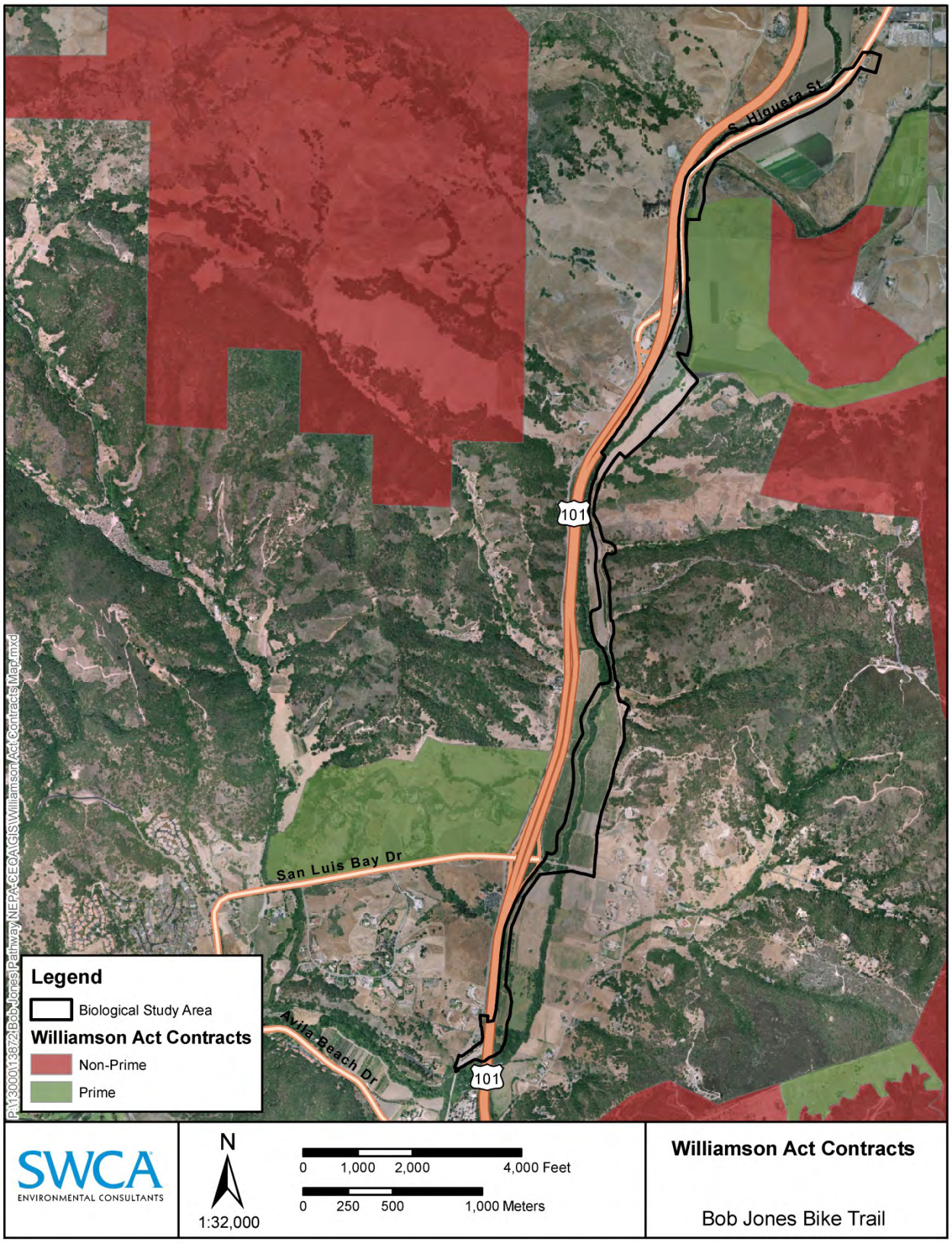
Figure 5. Williamson Act Contracts Map



2. REGULATORY SETTING

2.1. Federal Policies and Regulations

Farmland impacts are based upon the provisions of the Farmland Protection Policy Act that requires completion of a Farmland Conversion Rating Form, Form NRCS-CPA-106 (refer to Appendix A). Coordination with the NRCS is required to determine the significance of farmland impacts. Farmlands located within an existing ROW are not subject to the Farmland Protection Policy Act.

2.2. Local Policies and Regulations

2.2.1. San Luis Obispo County Agriculture and Open Space Element

The *Agriculture Element* of the *County of San Luis Obispo General Plan* provides a background on agricultural resources within the county. Through the goals, policies, implementation programs, and measures provided within the document, the County's intent is, "To promote and protect the agricultural industry of the County, to provide for a continuing sound and healthy agriculture in the County, and to encourage a productive and profitable agricultural industry." There are currently 34 agricultural-related policy topics in the document, with the following three being most relevant to this analysis.

2.2.1.1. AGP 14: AGRICULTURAL PRESERVE PROGRAM

This policy encourages the County to maintain and increase participation by local property owners in its agricultural preserve program. The County's preserve program is currently active, with thousands of acres of land in Williamson Act contracts. Agricultural preserves are seen as one of the most direct and measurable ways to protect agricultural lands.

2.2.1.2. AGP 17: AGRICULTURAL BUFFERS

This policy aims to minimize the effects of the incompatibilities discussed previously through the use of buffer zones between the areas in production and incompatible uses such as residences, schools, etc. Conflicts between uses can adversely affect the agricultural viability of the land and the health of nearby residents. Public bikeway or trails can be considered a potentially incompatible land use.

2.2.1.3. AGP 24: CONVERSION OF AGRICULTURAL LAND

This policy discourages the conversion of agricultural lands to non-agricultural uses. It focuses on two types of development that can adversely affect agriculture: 1) expansion of the existing urban boundaries into agricultural lands, and 2) "leapfrog" development that results in "pockets" of urban development surrounded by agricultural areas. Both of these scenarios put pressure on agricultural lands to convert to other uses.

2.2.2. San Luis Obispo County "Right-to-Farm" Ordinance

The San Luis Obispo County "Right-to-Farm" Ordinance states that the use of real property for agricultural operations is a high priority and favored use. Ordinance No. 2561 (August 1992), added Chapter 5.16 to Title 5 of the San Luis Obispo County Code relating to Agricultural Lands, Operations, and The Right To Farm. Paragraph "b" of Section 5.16.020 (Findings and Policy) states:

> *"Where non-agricultural land uses occur near agricultural areas, agricultural operations frequently become the subjects of nuisance complaints due to lack of information about such operations. As a result, agricultural operators may be forced to cease or curtail their operations. Such actions discourage investments in farm*

> *improvements to the detriment of agricultural uses and the viability of the County's agricultural industry as a whole."*

The right-to-farm ordinance advises purchasers of residential and other property types adjacent to existing agricultural operations of the inherent potential problems associated with the purchase of such property. Concerns may include the noise, odors, dust, chemicals, smoke, and hours of operation that may accompany agricultural operations.

3. THRESHOLDS OF SIGNIFICANCE

The Farmland Protection Policy Act requires that the NRCS be consulted so that impacts on farmlands can be minimized. No specific thresholds have been developed by the NRCS; however, it is necessary to review project alternatives and evaluate whether or not they would reduce impacts to farmland.

CEQA requires state and local agencies to assess the potential environmental constraints of their actions. In addition, it requires that these constraints, if considered significant, be avoided or reduced when feasible. The significance of potential agricultural impacts are based on thresholds identified within Appendix G of the CEQA Guidelines, which provides the following thresholds for determining impact significance with respect to agricultural resources.

Agricultural impacts would be considered significant if the proposed project would:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- Involve other changes in the existing environmental, which due to their location or nature, could individually or cumulatively result in loss of farmland, to non-agricultural use.
- Impair agricultural use of other property or result in conversion to other uses.
- Conflict with any local, state, or federal policies or ordinances protecting agricultural resources.

Additional thresholds of significance applicable to the proposed project include the following:

- Cause an adverse effect to agricultural viability by placing incompatible or potentially incompatible land uses near active agricultural areas.
- Adversely affect agricultural production on and/or off-site.

4. IMPACT ASSESSMENT METHODOLOGY

Impacts to agricultural resources were assessed by utilizing data and maps published by the USDA, CDC, and County Department of Agriculture, including soil information, farmland mapping, and economic data. The project was analyzed for the potential conversion of productive farmland, loss of productive agricultural soils, incompatible land uses, and inconsistencies with regulations and policies intended to preserve agricultural resources. A Farmland Conversion Impact Rating form (Form NRCS-CPA-106) was completed and submitted to the local NRCS office for review, as well (refer to Appendix A).

The analysis of agricultural impacts included a review of geographic information systems (GIS) maps, local and state literature and records, consultation with the County Department of Agriculture and NRCS, and field visits to the project study area and the surrounding region.

GIS data provided by the County were utilized to determine soil types and identify parcels within and adjacent to the project study area that were part of agricultural preserves. These data were joined with the project study area layer to determine precisely how much prime farmland, and/or acreage within agricultural preserves might be affected by future development within the project study area.

Documents used for the literature review included the *County of San Luis Obispo Crop Report* and the *Agriculture Element* of the *County of San Luis Obispo General Plan*. Other documents included the USDA Soils Conservation Service Soils Data for San Luis Obispo County, the State CEQA Guidelines, and the Caltrans Environmental Handbook. Field visits to the project study area were performed on multiple occasions to crosscheck aerial photos.

5. PROJECT-SPECIFIC IMPACTS AND MITIGATION

5.1. Conversion of Prime and Unique Farmland

The proposed project would be located in areas where prime soils and unique farmlands exist and are currently cultivated. A number of alternative pathway alignments have been considered previously. In some cases the preferred pathway alternative, which is the project considered in this report, results in reduced impacts when compared to other alternatives because it utilizes historically fallow areas, or co-locates the trail with existing roads and in ROWs. An example of this can be seen in the northern portion of Segment 3, where the trail is located between SLO Creek and the Baron Canyon Open Space. In this area, the corridor is constricted by the creek and adjacent steep slopes, and commercial agricultural production is not feasible.

5.1.1. Project Segments

5.1.1.1. SEGMENT 1

Construction of Segment 1 would result in the direct conversion of approximately 0.3 acre of prime soils on the Hayashi parcel (0.2 acre) and ROW near the Filipponi Ecological Reserve (0.1 acre). However, in the case of the Ecological Reserve, the soils are not currently farmed nor would they be in the future, as that property is intended to be managed specifically for flood control and wildlife habitat. On the Hayashi property the proposed pathway is located on prime soils, but the soils are located between SLO Creek and South Higuera Street, isolating them from the remainder of the existing cultivated area. This area is fallow, although it should be noted that the northern portion of these soils is used for storage of agricultural equipment, and that equipment would need to be relocated if the proposed project is

constructed. *No prime soils that are currently or likely to be cultivated would be converted by construction of Segment 1.*

5.1.1.2. SEGMENT 2

Segment 2 would result in the conversion of approximately 0.1 acre of prime soils. This area would be converted on the Bunnell parcel. In this case, an existing farm access road would be used for the trail, and a new road would need to be constructed if the property were to stay actively farmed. That new road would be located on actively farmed areas with prime soils. *Therefore, Segment 2 would convert 0.1 acre of prime soils that are a part of the active agricultural operation.*

5.1.1.3. SEGMENT 3

The northern portion of Segment 3 is located in an area that is too constricted by the creek and the adjacent steep slopes to be actively cultivated—although the underlying soils are Class III and capable of producing high value crops, as evidenced by the orchard downstream. From this constricted area to Monte Road, and along Monte Road, the pathway avoids prime soils. As the pathway leaves Monte Road and begins to follow the existing orchard road, the pathway would be located on prime soils, until it intersects San Luis Bay Drive and Segment 4. Converted prime soils include 0.1 acre on the Bunnell parcel, 0.4 acre (plus 0.2 acre of unique farmland) on the LCSLO parcel, and 0.3 acre on the Gable parcel. *Segment 3 would result in the conversion of up to 1.0 acre of prime and unique soils.*

5.1.1.4. SEGMENT 4

Segment 4 is adjacent to San Luis Bay Drive. Although located near prime soils, the section would be located in the ROW and avoid impacts to prime soils. West of the creek, this Segment would be co-located adjacent to an agricultural access road, in an easement, and would therefore not result in impacts to prime soils. *Construction of Segment 3 would not result in the conversion prime soils.*

5.1.1.5. SEGMENT 5

Along Segment 5, the trail would be co-located with an existing access road. There is enough room in the existing easement area to construct the proposed project and maintain enough room for agriculturalists to access the parcel as they do currently. While the underlying soils are considered prime, this area is all considered part of the "cattle road" easement created during construction of US 101. This area is located between the US 101 embankment and an existing fence and not likely to be farmed commercially. Converted prime soils include 0.1 acre within the ROW and 0.1 acre on the Kruse parcel. *No soils that are likely to be cultivated would be converted by construction of Segment 5.*

5.1.2. Impacts and Mitigation

As discussed above, in many cases the proposed pathway would be located on prime and unique soils. But in some cases because of the shape, size, and relative isolation from the other actively farmed areas the conversion of these soils, even though they are technically considered prime, is not considered significant.

In other cases the conversion of prime soils which are part of an active operation would result from the proposed project; this is true of Segments 2 and 3. In these areas, approximately 1.0 acre of prime soils would be converted. However, when this total impact area is considered in the context of the entire project study area, which includes approximately 149 acres, 60% of which are underlain by prime soils, ***the impacts to prime soils could be considered insignificant.*** No mitigation is required.

5.2. Incompatibilities

Incompatibilities or conflicts may result from the proposed project for a number of reasons. The pathway could conflict with existing agricultural infrastructure. The pathway would introduce new users to traditionally agricultural areas. Users would potentially be exposed to pesticides or introduce new contaminates to the operations. A brief description of potential conflicts, by segment, is provided below. However, generally, these conflicts should be considered applicable to the entire pathway, as it is located in a predominately agricultural area.

5.2.1. Project Segments

5.2.1.1. SEGMENT 1

Due to the relative isolation of Segment 1 from the active operations on the Hayashi parcel, conflicts would be minimized. However, the northern portion of the segment would be located in proximity to an area that is occasionally used for storage of agricultural equipment. The southern portion of Segment 1 is located on the Filipponi Ecological Reserve and no conflicts are anticipated.

5.2.1.2. SEGMENT 2

The northern portion of Segment 2 is isolated from active operation on the Maino parcels. However the southern portion of the segment would be located adjacent to an active operation. This would put pathway users in contact with the operations. The trail would parallel farmland, cross farmland access points, and share use of ingress and egress areas. In particular, there is high potential for conflict near where the pathway leaves Cloveridge Lane and enters the Bunnell parcel. The proposed segment alignment would also potentially expose users to pesticides during application. The threat of trespass onto agricultural lands is relatively high in this area as well.

5.2.1.3. SEGMENT 3

Segment 3 would be located in proximity to active agricultural operations north of Monte Road and directly adjacent to active apple orchard west of Monte Road. The trail would be fenced at this location; however, pathway users would be in close proximity to the operation and could be directly exposed to pesticides during application. The threat of trespass in this area to the open space and adjacent agricultural operations is considered relatively high based on discussions with residents of Baron Canyon, who have indicated trespass has occurred in the open space area in the past.

5.2.1.4. SEGMENT 4

Segment 4 would be located adjacent to potentially active operations. Along its southern portion, it is co-located and parallel to an existing agricultural access road. Care would need to be taken to ensure that the pathway and the road can both function within the existing easement. The access road is not heavily traveled currently as the area is not under intense cultivation, but it has been historically and could be in the future. This is an area where careful planning, use of signage, and potentially fencing should be used to ensure compatibility.

5.2.1.5. SEGMENT 5

As with Segment 4, this segment would be co-located and parallel to an existing agricultural access road. The potential for conflicts between trail users and the operation is high.

5.2.2. Impacts and Mitigation

As currently proposed, the project most often consists of Class I trails, although small portions would be Class III (trail unmarked and shared with road). At various points along the corridor, the pathway would be located on former unpaved roads used to access agricultural operations. The pathway may cross existing agricultural roads. In some locations, there is not enough space between roads or creeks and agricultural roads to locate the pathway. As a result, existing agricultural roads may need to be realigned to allow for construction and use of the pathway.

Ag Impact 1 **Construction of the project has the potential to disrupt and/or conflict with existing agricultural activities within the project study area by displacing agricultural access points and roads along South Higuera Street, Cloveridge Lane, Monte Road, and San Luis Bay Drive.**

Ag/mm-1 *Prior to construction of the pathway, the County General Services Agency shall develop, in coordination with affected agriculturalists, the Department of Agriculture, and representatives from the cycling community, designs for pathways/agricultural road intersections that would minimize conflicts through use of fencing, striping, signage, bollards, paving, etc.*

Ag/mm-2 *To minimize maintenance requirements of the pathway generated from the pathway where it crosses agricultural roads, pavement specifications and intersection designs at these locations shall accommodate use by agricultural machinery and vehicles.*

Ag/mm-3 *Final pathway alignments shall avoid active agricultural roads to the greatest extent feasible by locating them within existing right-of-ways, and/or ruderal lands.*

The trail is expected to attract local residents and tourists looking for a recreational experience to an area that has traditionally been occupied only by agriculturalists and a few local residents. Pesticide use, dust, odors, and noise associated with agricultural operations could irritate these users. Domestic animals can harass livestock, and trespassers can injure themselves, remove/break fences and gates, or disrupt operations. These conflicts may result in stricter regulations for operations, reduced yields, or, in some cases, lawsuits, the costs of which can make agriculture less viable. Fences are proposed along the trail corridor and these would help to reduce potential trespass and conflicts.

Ag Impact 2 **The pathway would introduce a new population to areas that have traditionally been accessed only by agriculturalists and a limited number of residents, increasing the potential for trespass, pesticide exposure, and other conflicts with the agricultural operations resulting in significant impacts to agriculture.**

Ag/mm-4 *Prior to construction of the pathway, the County General Services Agency, in coordination with property owners and the Department of Agriculture, shall develop a Farmland Conflict Reduction Plan. The plan shall include, at a minimum:*

- *Methods for minimizing trespassing and disturbance by trail users.*
- *Procedures for minimizing pesticide exposure (notification, pathway closure, etc.).*
- *Rules to minimize conflicts between domestic animals and livestock.*
- *Examples of the signage, striping, designs, etc. described in Ag/mm-2 through Ag/mm-4.*

Ag/mm-5 *Trail heads at the north and south ends of this section of the trail shall include signage describing the importance of the local agricultural lands and providing information to the public that would reduce conflicts, including, but not limited to:*

- *Staying on designated trails*
- *Maintaining control of domestic animals*
- *Minimizing litter/waste*
- *Not picking food*
- *Not feeding livestock*

Much of the proposed project is expected to be constructed within the 100-year floodplain. Local ordinance requires the project to be engineered in a manner that would not significantly alter floodplain levels. In addition, sedimentation and erosion control plans would be required for the project by the County. The Regional Water Quality Control Board would require that the project implement a Stormwater Pollution Prevention Plan. However, construction of the pathway could impact agricultural operations by increasing stormwater runoff onto adjacent agricultural lands and altering local drainage patterns.

Ag Impact 3 **The project may affect local drainage patterns increasing runoff onto adjacent agricultural lands.**

Implement Ag/mm-5.

Ag/mm-6 *In addition to complying with local and state codes relating to drainage and runoff, the General Services Agency shall consider the use of pervious pavements and/or other methods, to increase stormwater infiltration and reduce runoff onto agricultural lands.*

Ag/mm-7 *To reduce the impacts of domestic animals on agricultural lands, the General Services Agency shall provide refuse bags and disposal cans for domestic animal waste at trailheads*

5.3. Conflicts with Williamson Act Requirements

A portion of Segment 2 of the proposed project would be located on parcels that are part of a Williamson Act contract (refer to Figure 5). These contracts are a vehicle to preserve agricultural lands because they provide tax incentives for the landowners as long as they agree to keep the land in production. Trails such as the one proposed may conflict with Williamson Act contract provisions as they potentially result in either the direct conversion of productive farmland identified in the contract or the types of incompatibilities discussed above.

The proposed project was taken to the Agricultural Preserve Review Committee on October 30, 2006. *The committee determined that the proposed project would not impact the existing preserve* due to its location on the opposite side of the creek and because the proposed project was likely to include additional mitigation to reduce agricultural incompatibilities and conflicts.

6. CONCLUSION

The proposed project may result in significant impacts to agricultural resources from a CEQA perspective. Impacts include conversion of prime farmland, and the introduction of potentially incompatible, recreational uses into a predominantly agricultural area. It is this last issue that may be most significant to the long term viability of agriculture in the project study area. However, with implementation of the avoidance, minimization and mitigation measures above, which require intensive coordination between the County General Services Agency, the local agricultural community, and the Department of Agriculture, impacts to agriculture resulting from the project would be reduced to a *less than significant* level.

From a NEPA perspective, the proposed project is not expected to have a significant impact on agricultural resources. Impacts include a minor conversion of prime farmland to recreational uses in a predominantly agricultural area. The Form NRCS-CPA-106 resulted in an impact score of 135, which is below the 160 point threshold at which alternative routes would have to be considered under the Farmland Protection Policy Act (FPPA). The implementation of measures described above would also further minimize any impacts to *less than significant*.

7. REFERENCES

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Appendix A:
Farmland Conversion Impact Rating

U.S. DEPARTMENT OF AGRICULTURE
Natural Resources Conservation Service

NRCS-CPA-106
(Rev. 1-91)

FARMLAND CONVERSION IMPACT RATING FOR CORRIDOR TYPE PROJECTS

PART I *(To be completed by Federal Agency)*	3. Date of Land Evaluation Request **12/11/12**	4. Sheet 1 of **1**
1. Name of Project **Bob Jones Pathway Phase II**	5. Federal Agency Involved **FHWA**	
2. Type of Project **Recreational bike and pedestrian path**	6. County and State **San Luis Obispo County, California**	

PART II *(To be completed by NRCS)*	1. Date Request Received by NRCS **12/11/12**	2. Person Completing Form **Ken Oster**
3. Does the corridor contain prime, unique statewide or local important farmland? (If no, the FPPA does not apply - Do not complete additional parts of this form). YES ☑ NO ☐		4. Acres Irrigated **98,898** / Average Farm Size **492**
5. Major Crop(s) **wine grapes, broccoli, strawberries**	6. Farmable Land in Government Jurisdiction Acres: **299,572** % **13**	7. Amount of Farmland As Defined in FPPA Acres: **270,407** % **13**
8. Name Of Land Evaluation System Used **CA Storie Index**	9. Name of Local Site Assessment System **None**	10. Date Land Evaluation Returned by NRCS **12/12/12**

PART III *(To be completed by Federal Agency)*	Alternative Corridor For Segment ____			
	Corridor A	Corridor B	Corridor C	Corridor D
A. Total Acres To Be Converted Directly	1.1			
B. Total Acres To Be Converted Indirectly, Or To Receive Services	0.0			
C. Total Acres In Corridor	1.1	0	0	0
PART IV *(To be completed by NRCS) Land Evaluation Information*				
A. Total Acres Prime And Unique Farmland	1.1			
B. Total Acres Statewide And Local Important Farmland	0.0			
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted	0.0006			
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value	No data			
PART V *(To be completed by NRCS) Land Evaluation Information Criterion Relative value of Farmland to Be Serviced or Converted (Scale of 0 - 100 Points)*	42			
PART VI *(To be completed by Federal Agency) Corridor Assessment Criteria (These criteria are explained in 7 CFR 658.5(c))* — Maximum Points				
1. Area in Nonurban Use — 15	15			
2. Perimeter in Nonurban Use — 10	10			
3. Percent Of Corridor Being Farmed — 20	20			
4. Protection Provided By State And Local Government — 20	20			
5. Size of Present Farm Unit Compared To Average — 10	0			
6. Creation Of Nonfarmable Farmland — 25	0			
7. Availablility Of Farm Support Services — 5	5			
8. On-Farm Investments — 20	20			
9. Effects Of Conversion On Farm Support Services — 25	0			
10. Compatibility With Existing Agricultural Use — 10	3			
TOTAL CORRIDOR ASSESSMENT POINTS — 160	93	0	0	0
PART VII *(To be completed by Federal Agency)*				
Relative Value Of Farmland (From Part V) — 100	42			
Total Corridor Assessment (From Part VI above or a local site assessment) — 160	93	0	0	0
TOTAL POINTS *(Total of above 2 lines)* — 260	135	0	0	0

1. Corridor Selected:	2. Total Acres of Farmlands to be Converted by Project:	3. Date Of Selection:	4. Was A Local Site Assessment Used?
Site A	**1.1 acres**	**12/12/12**	YES ☐ NO ☑

5. Reason For Selection:

This is the only alternative currently being analyzed. Numerous alternative routes have been discussed in the planning phase for this project, but each is expected to result in similar effects to farmland due to the necessary location of the bike path in this general vicinity to connect to additional trails and the high presence of agricultural uses in this area.

Signature of Person Completing this Part: | DATE **12/12/12**

NOTE: Complete a form for each segment with more than one Alternate Corridor

CORRIDOR - TYPE SITE ASSESSMENT CRITERIA

The following criteria are to be used for projects that have a linear or corridor - type site configuration connecting two distant points, and crossing several different tracts of land. These include utility lines, highways, railroads, stream improvements, and flood control systems. Federal agencies are to assess the suitability of each corridor - type site or design alternative for protection as farmland along with the land evaluation information.

(1) How much land is in nonurban use within a radius of 1.0 mile from where the project is intended?
More than 90 percent - 15 points
90 to 20 percent - 14 to 1 point(s)
Less than 20 percent - 0 points

(2) How much of the perimeter of the site borders on land in nonurban use?
More than 90 percent - 10 points
90 to 20 percent - 9 to 1 point(s)
Less than 20 percent - 0 points

(3) How much of the site has been farmed (managed for a scheduled harvest or timber activity) more than five of the last 10 years?
More than 90 percent - 20 points
90 to 20 percent - 19 to 1 point(s)
Less than 20 percent - 0 points

(4) Is the site subject to state or unit of local government policies or programs to protect farmland or covered by private programs to protect farmland?
Site is protected - 20 points
Site is not protected - 0 points

(5) Is the farm unit(s) containing the site (before the project) as large as the average - size farming unit in the County ? (Average farm sizes in each county are available from the NRCS field offices in each state. Data are from the latest available Census of Agriculture, Acreage or Farm Units in Operation with $1,000 or more in sales.)
As large or larger - 10 points
Below average - deduct 1 point for each 5 percent below the average, down to 0 points if 50 percent or more below average - 9 to 0 points

(6) If the site is chosen for the project, how much of the remaining land on the farm will become non-farmable because of interference with land patterns?
Acreage equal to more than 25 percent of acres directly converted by the project - 25 points
Acreage equal to between 25 and 5 percent of the acres directly converted by the project - 1 to 24 point(s)
Acreage equal to less than 5 percent of the acres directly converted by the project - 0 points

(7) Does the site have available adequate supply of farm support services and markets, i.e., farm suppliers, equipment dealers, processing and storage facilities and farmer's markets?
All required services are available - 5 points
Some required services are available - 4 to 1 point(s)
No required services are available - 0 points

(8) Does the site have substantial and well-maintained on-farm investments such as barns, other storage building, fruit trees and vines, field terraces, drainage, irrigation, waterways, or other soil and water conservation measures?
High amount of on-farm investment - 20 points
Moderate amount of on-farm investment - 19 to 1 point(s)
No on-farm investment - 0 points

(9) Would the project at this site, by converting farmland to nonagricultural use, reduce the demand for farm support services so as to jeopardize the continued existence of these support services and thus, the viability of the farms remaining in the area?
Substantial reduction in demand for support services if the site is converted - 25 points
Some reduction in demand for support services if the site is converted - 1 to 24 point(s)
No significant reduction in demand for support services if the site is converted - 0 points

(10) Is the kind and intensity of the proposed use of the site sufficiently incompatible with agriculture that it is likely to contribute to the eventual conversion of surrounding farmland to nonagricultural use?
Proposed project is incompatible to existing agricultural use of surrounding farmland - 10 points
Proposed project is tolerable to existing agricultural use of surrounding farmland - 9 to 1 point(s)
Proposed project is fully compatible with existing agricultural use of surrounding farmland - 0 points

Attachment to Section VI of the Farmland Conversion Impact Rating Form NRCS-CPA-106 for the Bob Jones Pathway Project

The following criteria are to be used for projects that have a linear or corridor-type site configuration connecting two distant points, and crossing several different tracts of land. The criteria set forth in § 658.5(b) and a discussion of the rating or score given in Section VI of the above Form NRCS-CPA-106 for the Bob Jones Pathway Project is as follows:

1. How much land is in nonurban use within a radius of 1.0 mile from where the project is intended?

More than 90%?	***15 points***
90 to 20%?	*14 to 1 point(s)*
Less than 20%?	*0 points*

Response:

The large majority of lands within 1 mile of the project location are in agricultural or open space uses. Development in the project vicinity is largely characterized by farm accessory buildings. The northern edge of the project area lies within urbanized areas of the City of San Luis Obispo and the southern edge includes residential areas near Avila Beach. However, these uses make up less than 10% of surrounding lands. Therefore, 15 points were assigned.

2. How much of the perimeter of the site borders on land in nonurban use?

More than 90%?	***10 points***
90 to 20%?	*9 to 1 point(s)*
Less than 20%?	*0 points*

Response:

The perimeter of the project site is generally bordered by nonurban uses, including active agricultural uses, open space, and rural residential uses. Therefore, 10 points were assigned.

3. How much of the site has been farmed (managed for a scheduled harvest or timber activity) more than 5 of the last 10 years?

More than 90%?	***20 points***
90 to 20%?	*19 to 1 points(s)*
Less than 20%?	*0 points*

Response:

The project passes primarily through agricultural parcels, which are in active agricultural production and have been farmed for at least five of the last ten years. The areas not historically farmed are within the riparian habitat associated with San Luis Obispo Creek or nearby hillsides. Therefore, 20 points were assigned.

4. Is the site subject to State or unit of local government policies or programs to protect farmland or covered by private programs to protect farmland?

Site is protected?	***20 points***
Site is not protected?	*0 points*

Response:

In addition to San Luis Obispo County policies, there are two parcels in the project study area that have entered into a Williamson Act contract with the County. Therefore, 20 points were assigned.

5. Is the farm unit(s) containing the site (before the project) as large as the average-size farming unit in the county?

(Average farm sizes in each county are available from the NRCS field offices in each State. Data are from the latest available Census of Agriculture, Acreage of Farm Units in Operation with $1,000 or more in sales.)

As large or larger?	*10 points*
Below average?	*deduct 1 point for each 5% below the average**, down to 0 points***
if 50% or more below average?	***9 to 0 points***

Response:

The NRCS has reported that the average farm size in the County is 492 acres. The parcels on which the project is located are much smaller than this, generally ranging between approximately 40 and 100 acres in size. Therefore, 0 points were assigned.

6. If this site is chosen for the project, how much of the remaining land on the farm will become non-farmable because of interference with land patterns

Acreage equal to more than 25% of acres directly converted by the project?
25 points

Acreage equal to between 25 and 5% of the acres directly converted by the project?
1 to 24 point(s)

Acreage equal to less than 5% of the acres directly converted by the project?
0 points

Response:

The project would not render any adjacent land unsuitable for agricultural uses other than those portions that would be directly converted into pathway use to accommodate the proposed alignment. Therefore, 0 points were assigned.

7. Does the site have available adequate supply of farm support services and markets, i.e., farm suppliers, equipment dealers, processing and storage facilities and farmer's markets

All required services are available?	***5 points***
Some required services are available?	*4 to 1 point(s)*
No required services are available?	*0 points*

Response:

The site is located in an agriculturally intensive area and has adequate access to all required farm support services. Therefore, 5 points were assigned.

8. Does the site have substantial and well-maintained on-farm investments such as barns, other storage buildings, fruit trees and vines, field terraces, drainage, irrigation, waterways, or other soil and water conservation measures

High amount of on-farm investment?	***20 points***
Moderate amount of on-farm investment?	*19 to 1 point(s)*
No on-farm investment?	*0 points*

Response:

The parcels on which the project is located have substantial and well-maintained on-farm investments, including barns (e.g., the octagonal barn), crops, field terraces, drainage, irrigation, and farm roads. Therefore, 20 points were assigned.

9. Would the project at this site, by converting farmland to nonagricultural use, reduce the demand for farm support services so as to jeopardize the continued existence of these support services and thus, the viability of the farms remaining in the area

Substantial reduction in demand for support services if the site is converted?
25 points

Some reduction in demand for support services if the site is converted?
1 to 24 point(s)

No significant reduction in demand for support services if the site is converted?
0 points

Response:

The project may convert up to approximately 5.2 acres of farmed land into pathway use. This is less than 0.0006% of farmland in the County. No significant reduction in demand for support services would result and 0 points were assigned.

10. Is the kind and intensity of the proposed use of the site sufficiently incompatible with agriculture that it is likely to contribute to the eventual conversion of surrounding farmland to nonagricultural use

Proposed project is incompatible with existing agricultural use of surrounding farmland?
10 points

Proposed project is tolerable to existing agricultural use of surrounding farmland? 9 to 1 point(s)

Proposed project is fully compatible with existing agricultural use of surrounding farmland? 0 points

Response:

The project would convert some existing agriculture-related infrastructure to non-motorized transportation and recreational uses, though the project would not otherwise contribute to the eventual conversion of surrounding farmland to nonagricultural uses. As it serves to create recreational uses within open space and agricultural areas, it may actually protect against the future conversion of these uses to other uses incompatible with a recreational biking and pedestrian trail. The project would not result in increased traffic that could indirectly affect agricultural uses. Because the project would convert some existing agricultural-related infrastructure, 3 points were assigned.

Appendix B:
Preliminary Plans

LEGEND

Existing Road

Proposed Trail Alignment

Segment 1: Octagon Barn to South Higuera Street

Segment 2: S. Higuera Street to East Side SLO Creek

Segment 3: East Side SLO Creek to San Luis Bay Drive

Segment 4: San Luis Bay Drive

Segment 5: San Luis Bay Drive to Ontario Road Staging Area

PROPOSED BUCKLEY ROAD EXTENSION

PG&E TRANSMISSION LINES

BEGINNING OF TRAIL AT OCTAGON BARN

FUTURE CALTRANS CORP. YARD

SHEET 2

SOUTH HIGUERA STREET

EAST BRANCH SLO CREEK

101

S. HIGUERA STREET BIKE/PED BRIDGE

FILIPPONI ECOLOGICAL PRESERVE

SHEET 3

SEGMENT 1

SLO CREEK

SHEET 4

CLOVERIDGE LANE

SHEET 5

BUNNELL PROPERTY BIKE/PED BRIDGE

BARON CANYON OPEN SPACE LANDS

SEGMENT 2

SHEET 6

SLO CREEK

SHEET 7

MONTE ROAD

SAN LUIS BAY DRIVE BIKE/PED BRIDGE

SEGMENT 3

SEGMENT 4

HWY. 101 BIKE/PED OVERCROSSING

SHEET 8

SLO CREEK

ONTARIO ROAD

END OF TRAIL ONTARIO ROAD STAGING AREA

SEGMENT 5

SHEET 9

CONNECTION TO EXIST. BOB JONES TRAIL

0 1300 2600

1" = 1300'

BOB JONES PATHWAY

SAN LUIS OBISPO TO ONTARIO ROAD

SWCA® ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.®

DESIGN	MH/JM
DRAWN	BJV/JAP
CHECKED	JP/JM
APPR'D	JP
DATE	01/25/2012
PROJECT NUMBER	250083

QUESTA ENGINEERING CORP.

Civil Environmental & Water Resources

(510) 236-6114
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P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

PRELIMINARY PLAN

SHEET 1 of 9

FILE: P:\2005\250083_BOB_JONES_TRAIL 2005\CAD\250083_PREFERRED_ALIGNMENT.DWG

01/05/2012

IF BAR DOES NOT EQUAL 1 INCH DRAWING IS NOT TO SCALE – ADJUST ACCORDINGLY

MATCHLINE - SEE SOUTH HIGUERA ROADWAY WIDENING INSET AT RIGHT

BEGIN PATH

SIGN 5

OCTAGON BARN

PROPOSED BUCKLEY ROAD EXTENSION

SOUTH HIGUERA STREET

SEE INSET BELOW

TRAILHEAD

SIGN 5

SIGN 5

NEW CROSSWALK AND SIGNAL. FINAL DESIGN OF CROSSWALK, TRAIL TO OCTAGON BARN, AND SIGNAL IMPROVEMENTS TO BE INCLUDED IN BUCKLEY ROAD EXTENSION PROJECT

1A 4 5 6 9

300 LF PATH CLASS I PATH
180 LF 4'-6' RETAINING WALL

1A 10

2B NEW BOTTOMLESS ARCH CULVERT, HOLLOW CORE CONCRETE FOOTBRIDGE, OR CLEAR SPAN TIMBER FRAME FOOTBRIDGE

(E) 72" BOX CULVERT

TEMPORARY CONSTRUCTION STAGING AREA

HAYASHI 076-081-018

2B NEW BOTTOMLESS ARCH CULVERT, HOLLOW CORE CONCRETE FOOTBRIDGE, OR CLEAR SPAN TIMBER FRAME FOOTBRIDGE

MORABITO 076-081-020

NEW 24" CULVERT 2A

3,500 LF CLASS I PATH 1A

3,500 LF SPLIT RAIL FENCE (WIRE FENCE TO BE REMOVED) 4

PG&E TRANSMISSION LINE

SOUTH HIGUERA STREET

Luis Obispo Creek

5 SIGN

ENVIRONMENTAL/MITIGATION ROW TO BE DETERMINED IN ENVIRONMENTAL REVIEW PROCESS

LOCATE TRAIL AWAY FROM PG&E TOWER FOOTING

5 SIGN

(E) 72" BOX CULVERT

NEW 72" CULVERT 2A

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 2

STORAGE

RESTROOMS & BIKE STORAGE

PARKING AREA, DECOMPOSED GRANITE OR SIMILAR PERMEABLE SURFACE, 65 SPACES FOR BOB JONES BIKE TRAIL

EXPANDED PARKING AND BUCKLEY ROAD ACCESS (NIC)

PARKING

(E) OCTAGON BARN

BARN COMMONS (NIC)

MEETING SPACE (NIC)
(E) MILKING PARLOR

ENTRY ROAD

LEGEND

(NIC) Not in Pathway Project

LEGEND

- Bicycle/Pedestrian Bridge
- Bridge Approach Ramp
- BR-A South Higuera Bridge
- BR-B Bunnell Property Bridge
- BR-C San Luis Bay Drive Bridge
- BR-D HWY 101 Overcrossing
- Class I Path - Proposed 12 ft. Wide Path Section
- Transition Path Adjacent To Road Shoulder
- Class III Shared Use Path
- Retaining Wall - Wood or Concrete
- Bridge Abutment/Pier
- Earthen Bridge Approach Ramp
- 5 Detail Reference
- New Culvert
- Existing Culvert
- New Bottomless Crossing (Arch Culvert or Footbridge)
- Potential Biological Mitigation Area (Public & SLO Conservancy Lands)
- Erosion Control
- Temporary Construction Staging Area
- Temporary Construction Access
- Traffic Barrier
- Limit of Construction Disturbance
- Split Rail Fence
- Security Fence
- T Post Fence (consistent with property owner negotiations)
- Property Line
- Creek Flowline

076-071-017

MATCHLINE - SEE SOUTH HIGUERA ROADWAY WIDENING

0 200' 400'

1" = 200'

BOB JONES PATHWAY

SAN LUIS OBISPO TO ONTARIO ROAD

SWCA ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

DESIGN	MH
DRAWN	BJV/JAP
CHECKED	JP/JM
APPR'D	JP
DATE	01/25/2012
PROJECT NUMBER	250083

QUESTA ENGINEERING CORP.
Civil Environmental & Water Resources
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807
(510) 236-6114 FAX (510) 236-2423 questa@questaec.com

PRELIMINARY PLAN

SHEET 2 OF 9

LEGEND

- Bicycle/Pedestrian Bridge
- Bridge Approach Ramp
- BR-A South Higuera Bridge
- BR-B Bunnell Property Bridge
- BR-C San Luis Bay Drive Bridge
- BR-D HWY 101 Overcrossing
- Class I Path - Proposed 12 ft. Wide Path Section
- Transition Path Adjacent To Road Shoulder
- Class III Shared Use Path
- Retaining Wall - Wood or Concrete
- Bridge Abutment/Pier
- Earthen Bridge Approach Ramp
- Detail Reference
- New Culvert
- Existing Culvert
- New Bottomless Crossing (Arch Culvert or Footbridge)
- Potential Biological Mitigation Area (Public & SLO Conservancy Lands)
- Erosion Control
- Temporary Construction Staging Area
- Temporary Construction Access
- Traffic Barrier
- Limit of Construction Disturbance
- Split Rail Fence
- Security Fence
- T Post Fence (consistent with property owner negotiations)
- Property Line
- Creek Flowline

*(NIC) NOT IN PATHWAY PROJECT

0 200' 400'

1" = 200'

MATCHLINE - SEE SHEET 2

076-061-015

ENVIRONMENTAL/MITIGATION ROW TO BE DETERMINED IN ENVIRONMENTAL REVIEW PROCESS

SIGN 5

SIGN 5

MORABITO
076-081-020

3,500 LF CLASS I PATH 1A

3,500 LF SPLIT RAIL FENCE (WIRE FENCE TO BE REMOVED) 4

ENVIRONMENTAL/MITIGATION ROW TO BE DETERMINED IN ENVIRONMENTAL REVIEW PROCESS

NEW 24" CULVERT 2A

San Luis Obispo Creek

SOUTH HIGUERA STREET

101

East Branch San Luis Obispo Creek

FILIPPONI ECOLOGICAL PRESERVE

SIGN 5

NEW 16" CULVERT 2A

CITY OF SAN LUIS OBISPO - FILIPPONI ECOLOGICAL RESERV
076-061-075

SIGN 5

TEMPORARY CONSTRUCTION STAGING AREA

ENVIRONMENTAL/MITIGATION ROW TO BE DETERMINED IN ENVIRONMENTAL REVIEW PROCESS

SOUTH HIGUERA

NEW CROSSWALK WITH TRAFFIC WARNING DEVICE

NEW 16" CULVERT 2A

NEW 24" CULVERT 2A

SIGN 5

ENVIRONMENTAL/MITIGATION ROW TO BE DETERMINED IN ENVIRONMENTAL REVIEW PROCESS

BR-A	S. HIGUERA BRIDGE
	SEE BRIDGE DETAILS

2A (E) 36" CULVERT, REPAIR AND EXTEND AS NEEDED

MATCHLINE - SEE SHEET 4

SEGMENT 1

SEGMENT

BOB JONES PATHWAY

SAN LUIS OBISPO TO ONTARIO ROAD

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PRELIMINARY PLAN

SHEET 3 OF 9

IF BAR DOES NOT EQUAL 1 INCH DRAWING IS NOT TO SCALE – ADJUST ACCORDINGLY

ENVIRONMENTAL/MITIGATION ROW TO BE DETERMINED IN ENVIRONMENTAL REVIEW PROCESS

NEW 24" CULVERT 2A

5 SIGN

BR-A | S. HIGUERA BRIDGE | SEE BRIDGE DETAILS

SOUTH HIGUERA

101

CITY OF SAN LUIS OBISPO - FILIPPONI ECOLOGICAL RESERVE 076-121-018

MAINO 076-121-027

MAINO 076-121-028

1B 500 LF PATH ADJACENT TO ROAD SHOULDER

(E) 30" CULVERT, REPAIR AS NEEDED (NIC)

2B REPLACE (E) 36" CULVERT WITH NEW BOTTOMLESS ARCH CULVERT, HOLLOW CORE CONCRETE FOOTBRIDGE, OR CLEAR SPAN TIMBER FRAME FOOTBRIDGE

(E) 30" CULVERT, REPAIR AS NEEDED (NIC)

2A (E) 36" CULVERT, REPAIR AND EXTEND AS NEEDED

(E) 36" CULVERT, REPAIR AS NEEDED (NIC)

SEGMENT 1
SEGMENT 2

MATCHLINE - SEE SHEET 3

SAN LUIS OBISPO CREEK

SIGN 5

SIGN 5

SEGMENT 1
SEGMENT 2

101

SOUTH HIGUERA STREET

TRANSITION TO CLASS III PATH

INSTALL NEW CONCRETE TRAFFIC BARRIER ±100 LF 8

PRIVATE ROAD

101

2,000 LF CLASS I PATH 1A

2,000 LF SPLIT RAIL FENCE (WIRE FENCE TO BE REMOVED) 4

MATCHLINE - SEE SHEET 5

0 200' 400'

1" = 200'

*(NIC) NOT IN PATHWAY PROJECT

LEGEND

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- Earthen Bridge Approach Ramp
- 5 Detail Reference
- New Culvert
- Existing Culvert
- New Bottomless Crossing (Arch Culvert or Footbridge)
- Potential Biological Mitigation Area (Public & SLO Conservancy Lands)
- Erosion Control
- Temporary Construction Staging Area
- Temporary Construction Access
- Traffic Barrier
- Limit of Construction Disturbance
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- Security Fence
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- Creek Flowline

BOB JONES PATHWAY

SAN LUIS OBISPO TO ONTARIO ROAD

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PRELIMINARY PLAN

SHEET 4 OF 9

200 LF BY 3' HIGH RETAINING WALL 1B 11

500 LF PATH ADJACENT TO ROAD SHOULDER 1B 8

REPLACE (E) 36" CULVERT WITH NEW BOTTOMLESS ARCH CULVERT, HOLLOW CORE CONCRETE FOOTBRIDGE, OR CLEAR SPAN TIMBER FRAME FOOTBRIDGE 2B

5 SIGN

5 SIGN

5 SIGN

5 SIGN

RECONSTRUCT ±100 LF OF EXISTING TRAFFIC BARRIER 8

TEMPORARY CONSTRUCTION STAGING & FUTURE PERMANENT TRAIL HEAD PARALLEL PARKING (10 - 12 SPACES) 5 6 9

NEW CROSS WALK

1C 1,300 LF SHARED USE PATH

TEMPORARY CONSTRUCTION STAGING & FUTURE PERMANENT TRAIL HEAD PARALLEL PARKING (6 - 8 SPACES) 3 5 6 7 9

1,300 LF SPLIT RAIL FENCE 4

NEW 24" CULVERT 2A

(E) 16" CULVERT, REPAIR AS NEEDED (NIC)

TEMPORARY CONSTRUCTION ACCESS

1,500 LF CLASS I PATH 1A

1,500 LF SPLIT RAIL FENCE 4

5 SIGN

2A NEW 36" CULVERT

BR-B BUNNELL BRIDGE
SEE BRIDGE DETAILS

3,000 LF CLASS I PATH 1A

500 LF T-POST FENCE

*(NIC) NOT IN PATHWAY PROJECT

CLOVERIDGE LANE

PRIVATE ROAD

CALTRANS R.O.W.

VENADO LANE

San Luis Obispo Creek

Javenport Creek

NORTHBOUND OFF RAMP

PRIVATE ROAD

ONTARIO ROAD

ONTARIO ROAD

101

101

BUNNELL
076-121-030

BUNNELL
076-121-030

BUNNELL
076-121-030

076-121-014

076-121-020

076-121-021

076-121-025

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

SEGMENT 2
SEGMENT 3

0 200' 400'

1" = 200'

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BOB JONES PATHWAY

SAN LUIS OBISPO TO ONTARIO ROAD

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PRELIMINARY PLAN

SHEET 5 OF 9

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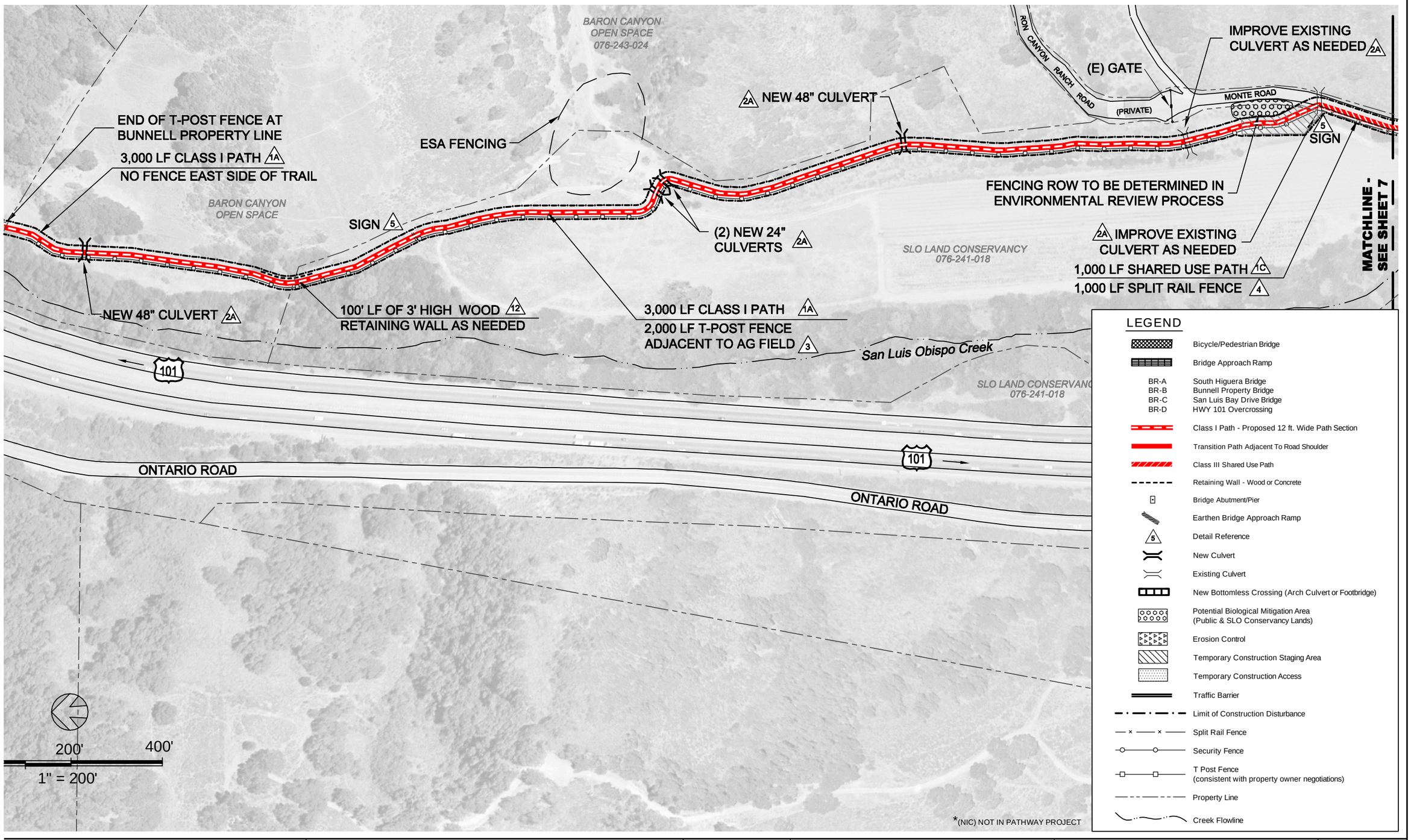

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OB JONES PATHWAY

N LUIS OBISPO TO ONTARIO ROAD

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SHEET 6 OF 9

*(NIC) NO

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

PRIVATE ROAD

MONTE ROAD

SIGN 5

EXTEND (3) 24" EXISTING CULVERTS AS NEEDED 2A

4,000 LF CLASS I PATH 1A

4,000 LF T-POST FENCE 3

IMPROVE EXISTING CULVERT AS NEEDED 2A

EXISTING FARM BRIDGE

1,000 LF SHARED USE PATH 1C

1,000 LF SPLIT RAIL FENCE 4

GABLE
076-251-046

San Luis Obispo Creek

SLO LAND CONSERVANCY
076-241-020

101

ONTARIO ROAD

101

0 200' 400'

1" = 200'

*(NIC) NOT IN PATHWAY PROJECT

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PRELIMINARY PLAN

SHEET 7 OF 9

FILE: P:\2005\250083_BOB_JONES_TRAIL 2005\CAD\250083_PREFERRED_ALIGNMENT.DWG 01/05/2012

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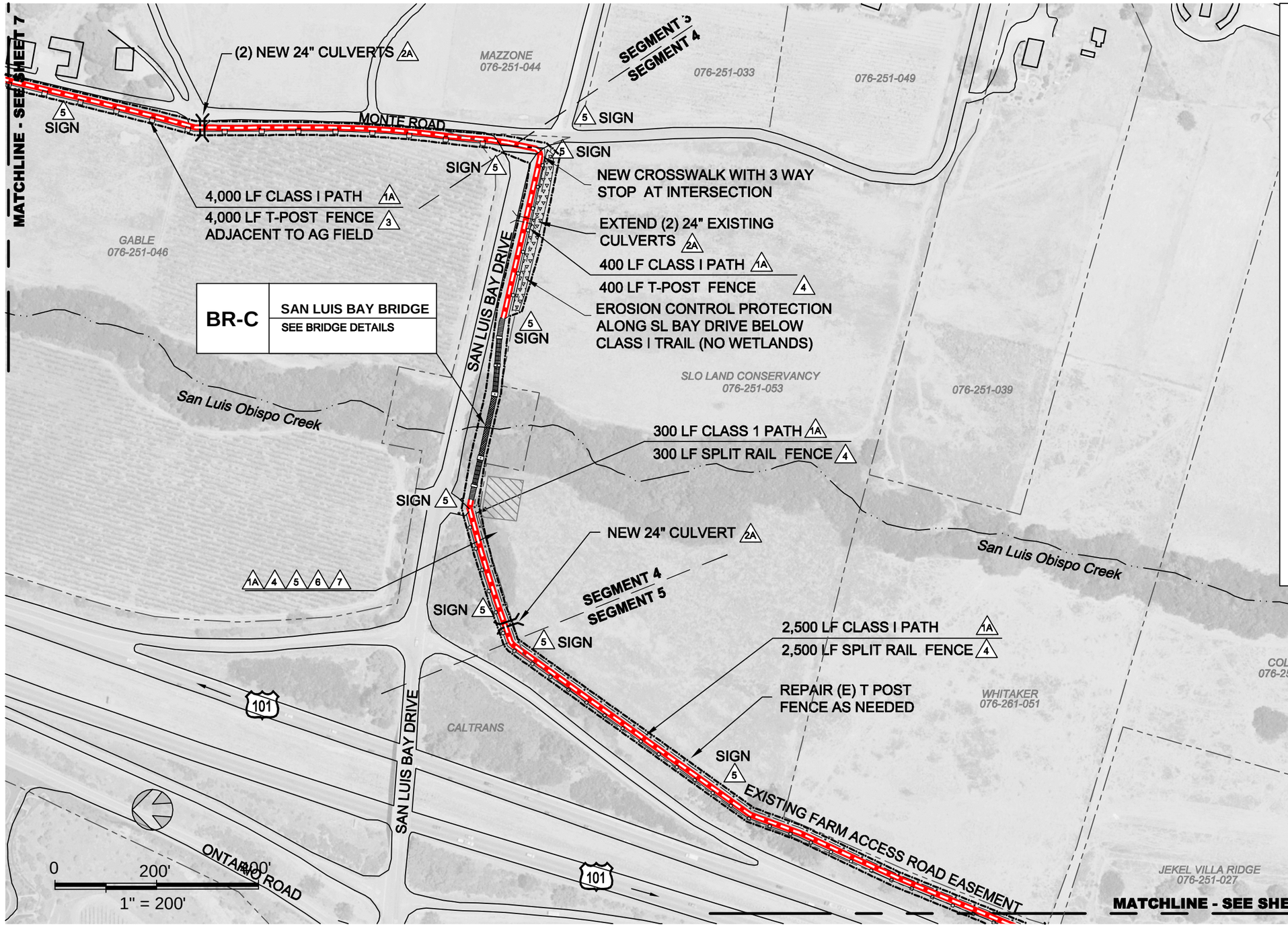

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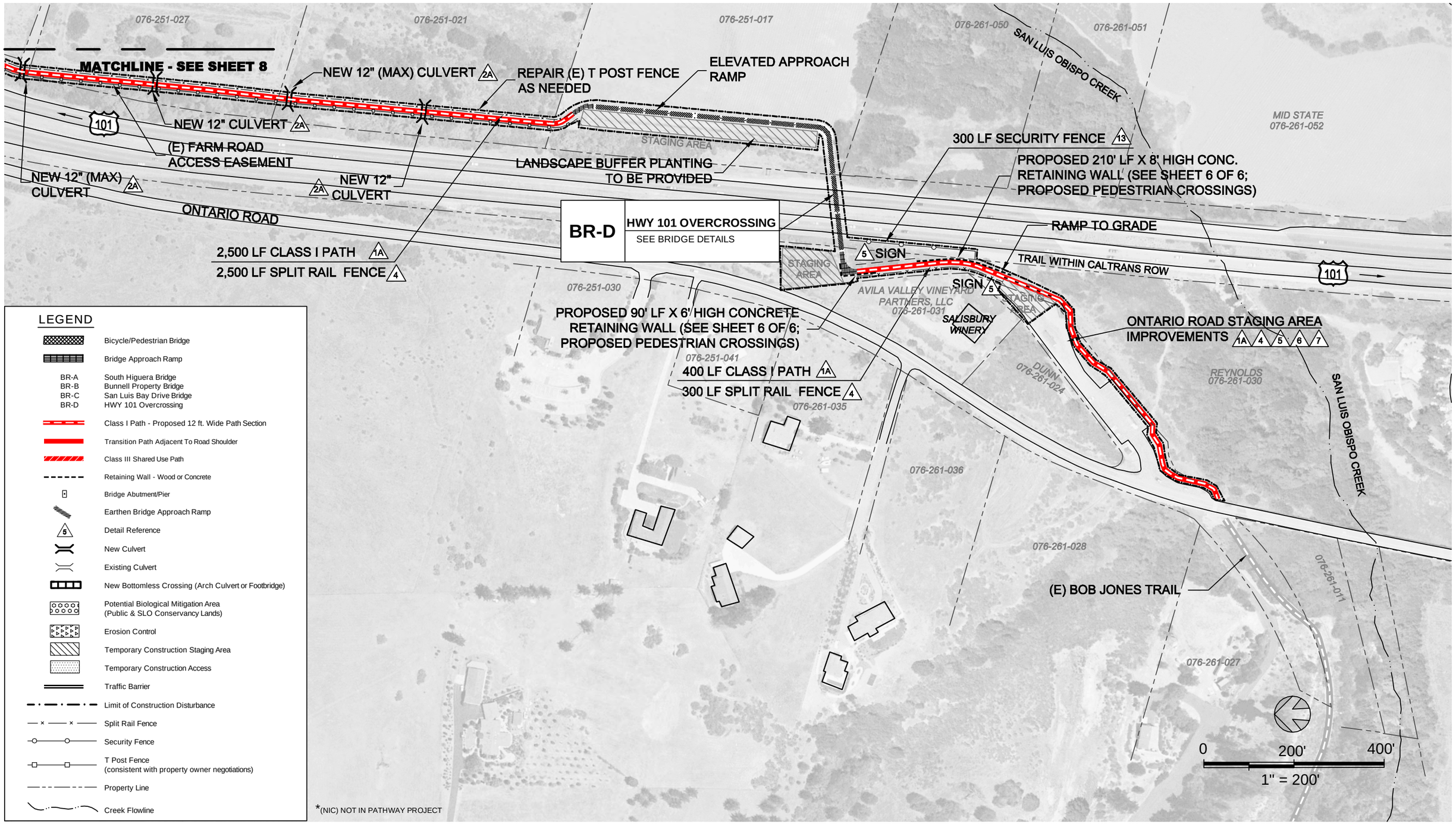
PRELIMINARY PLAN

SHEET 8 OF 9



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PRELIMINARY PLAN

SHEET 9 OF 9