NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

Promoting the Wise Use of Land • Helping to Build Great Communities

FOR OFFICIAL USE ONLY ( )

ENVIRONMENTAL DETERMINATION NO. ED10-261 (DRC-2010-00053) **DATE: April 5, 2012**

PROJECT/ENTITLEMENT: Land Conservancy of San Luis Obispo Conditional Use Permit

APPLICANT NAME: Land Conservancy
ADDRESS: 547 Marsh St, San Luis Obispo
CONTACT PERSON: Robert Hall, Executive Director **Telephone:** 805-544-9096

PROPOSED USES/INTENT: Request by the Land Conservancy of San Luis Obispo County, in partnership with County General Services, for a Conditional Use Permit for the Octagon Barn Center. The project site would be used as an agricultural museum with meeting and event space and would include the construction of two auxiliary structures (for the purpose of storage and restrooms), a remodel of the existing milk parlor, site grading, and landscaping.

LOCATION: The project is located off of South Higuera, adjacent to the City of San Luis Obispo, in the San Luis Obispo planning area.

LEAD AGENCY: **County of San Luis Obispo Department of Planning & Building**
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

Website: http://www.sloplanning.org

OTHER POTENTIAL PERMITTING AGENCIES: California Department of Fish Game

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. on April 19, 2012

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

	Brian Pedrotti		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

Initial Study Summary – Environmental Checklist

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

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(ver 3.4) Using Form

Project Title & No. Land Conservancy Conditional Use Permit ED10-261 (DRC-2010-00053)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☒ Agricultural Resources	☒ Hazards/Hazardous Materials	☒ Transportation/Circulation
☒ Air Quality	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water
☒ Cultural Resources	☐ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

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

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Brian Pedrotti	B. Pedrotti		3/27/12
Prepared by (Print)	Signature		Date
Murry Wilson	Murry Wilson	Ellen Carroll, Environmental Coordinator	3/27/12
Reviewed by (Print)	Signature	(for)	Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by the Land Conservancy of San Luis Obispo County, in partnership with County General Services, for a Conditional Use Permit for the Octagon Barn Center. The project site would be used as an agricultural museum with meeting and event space and would include the construction of two auxiliary structures (for the purpose of storage and restrooms), a remodel of the existing milk parlor, site grading, and landscaping. The project is located off of South Higuera, adjacent to the City of San Luis Obispo, in the San Luis Obispo planning area.

BACKGROUND/DETAILED PROJECT DESCRIPTION: The Land Conservancy is proposing to convert the 111-year old historic Octagon Barn to agricultural museum with events and meeting space. The overall project site includes the following components:

Octagon Barn. The restored barn will house a 5,000 square-foot events center. Events shall be limited to 100 events of no more than 200 people per event.

Milking Parlor. The 1,800 square-foot Milking Parlor will include a museum, classroom space, and community room. Interior upgrades are proposed, including repairs and energy efficient upgrades such as insulation and windows. Milking Parlor activities will include up to 200 activities of no more than 100 people per activity. Activities include docent tours, community group meetings, corporate retreats, etc.

Parking Areas. Proposed 112 parking spaces with permeable (gravel or decomposed granite) surface.

Windmill. A windmill is proposed adjacent to the wetland.

General Purpose Building. Proposed 1,000 square foot structure for storage. This building will include four bathroom stalls.

Multi-Use Areas. Outdoor space for children's activities, overflow parking, gardens, corral for milking demonstrations, tent area for barn connected events.

ASSESSOR PARCEL NUMBER(S): 076-071-016 & 076-081-018

Latitude: 35 degrees 14' 10" N Longitude: 120 degrees 40 ' 47" W SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLANNING AREA: San Luis Obispo, Rural

LAND USE CATEGORY: Agriculture, Commercial Service

COMBINING DESIGNATION(S): Historic , Airport Review, Flood Hazard

EXISTING USES: Octagon Barn and accessory structures, agricultural uses (crops)

TOPOGRAPHY: Gently sloping to moderately sloping

VEGETATION: Grasses, wetland vegetation

PARCEL SIZE: 6.25 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture, wetland area	*East:* Commercial Services, crop production, owned by CalTrans
South: Residential Suburban & Commercial Services; residence, crop production	*West:* Agriculture; crop production across S. Higuera Street

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. AESTHETICS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☒	☐	☐
c) Change the visual character of an area?	☐	☒	☐	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☒	☐	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project is located on South Higuera Street, a collector road, and is located approximately 1200 feet east of Highway 101, a major arterial. The topography of the area is characterized by rolling hills and flat agricultural land, with an elevated Highway 101 that drops into the floodplain of San Luis Obispo Creek. The subject property lies beyond the floodplain and creek to the east across South Higuera Street. The site is vegetated primarily with grasses, some low ornamental shrubs around the existing structures, and a wetland area with primarily riparian vegetation.

The project site is within two land use categories: the existing barn and milking parlor are in the Agriculture land use category, the land to the east (leased from CalTrans) is within the Commercial Services land use category. Uses in the area are generally agriculture (crop production) and scattered residences, as well as the major transportation corridors of Highway 101 and South Higuera Street. To the east and south the properties are currently used for crop production. An existing residence is located to the south. The wetland that characterizes the northern portion of the site continues onto the property to the north.

Impact. The proposed project will result in new structural amenities such as the proposed general-purpose building (to be known as the storage shed) and restrooms as well as grading and landscaping throughout the site. Most of the site is visible for approximately 20-30 seconds going north on Highway 101, while the site is not visible going south on Highway 101 except for the roofs of the existing structures. Existing development within the view corridor reduces the potential visual impact of the proposed project, and the backdrop includes scattered residences and a new industrial building (Dioptics). Proposed minor structures associated with the use, including restrooms and a storage shed, will be only partially visible and be reflective of the rural character of the existing barn and milking parlor. Proposed screening landscaping between the barn and the CalTrans site will be visible from the highway. Special attention to colors and materials, and proper treatment of the

landscaping will reduce the level of visual impact to less than significant.

Mitigation/Conclusion. To maintain the character of the area and to reduce potential visual impacts, the following measures are proposed: use of exterior building materials that are rural in character and are consistent with the existing barn and milking parlor, landscaping plans for future screening landscaping, and an exterior lighting plan that directs lighting away from public areas. The applicant has agreed to incorporate these measures (see attached Developer's Statement) as a part of the project. Therefore, implementation of these measures will reduce the potential visual impacts to insignificant levels.

2. AGRICULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☒	☐	☐
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

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

Land Use Category: Agriculture, Commercial Service

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland, Farmland of Statewide Importance, Prime Farmland if irrigated

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Concepcion loam (2 - 5 % slope). This gently sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Diablo clay (5 - 9 % slope). This gently sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

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

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

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

Gazos-Lodo clay loams (15 - 30 % slope).

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

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

Marimel sandy clay loam, occasionally flooded. This fine loamy flat soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation, wetness/high groundwater, flooding. The soil is considered Class III without irrigation and Class III when irrigated.

Salinas silty clay loam (0 - 2 % slope). This nearly level fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class I when irrigated.

Impact. The project site includes both the historical Octagon barn site and the lease on adjacent CalTrans property. The Octagon barn site has not been utilized for agricultural production for approximately forty years, and the site is developed with structures and access roads with essentially no agricultural capability. The CalTrans parcel has been utilized for dry farming in recent years. The proposed project would convert approximately 4 acres of land utilized for crop production to the parking and landscaping areas for the proposed project. The project was referred to the Agricultural Commissioner, who stated that the project has the potential to create incompatibilities with adjoining agricultural uses, and that the proposal results in an incremental conversion of limited important agricultural soils (see attached letter dated May 17, 2011). The prime soils are located on the CalTrans parcel, which is within the Commercial Service (CS) land use category. This parcel was converted from Agriculture to CS when the San Luis Obispo Area Plan was updated in 1996, and the conversion was evaluated through the Environmental Impact Report that was completed for this update. Therefore, the impact of parking and other accessory uses on this parcel are considered less than significant.

Mitigation/Conclusion. The Ag Commissioner found that the project would not result in significant environmental impacts to agricultural resources or operations with the addition of mitigation measures. These measures include installation of fencing limiting trespass to the south and east, and disclosure of Right-to Farm ordinances to future owners. Implementation of these measures will reduce the potential impacts to agricultural resources to insignificant levels.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☐	☒	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *Other:* Fugitive Dust	☐	☒	☐	☐

Setting. The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

The County is within the South Central Coast Air Basin, which is currently considered by the state as being in "non-attainment" (exceeding acceptable thresholds) for PM_{10} (or fugitive dust) and ozone. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM_{10}) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (e.g., application of the 2009 CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Greenhouse Gas Emissions

The California Air Resources Board (CARB), the California Environmental Protection Agency, and other governmental agencies with jurisdiction are in the process of developing guidelines and thresholds to address a project's cumulative contribution to greenhouse gas (GHG). Over the last few years, a series of related legislative acts have been made relating to this issue. There are seven greenhouses gases, as follows, and are in order of their global warming potential: Carbon dioxide, Methane, Nitrous oxide, Chlorofluorocarbons, Hydrofluorocarbons, Perfluorocarbons, and Sulfur hexafluoride. The most common GHG associated with most development is carbon dioxide.

Determining Significance/Thresholds: Given the global nature of climate change resulting from GHG emissions, GHG emissions are inherently cumulative in nature. The determination on whether a project's GHG emission impacts are significant depends on whether emissions would be a cumulatively considerable contribution to the cumulative effect. As an interim process, and until such

time that the CARB or local APCD develop thresholds, the following process will be applied to determine if the project's operational impacts are cumulatively considerable. This process is based primarily on what other large Air District's have done to address the GHG issue.

The proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting during both the project's construction and operational phases.

Impact. Implementation of the proposed project would require grading and construction activities. Air quality impacts during construction could include: the creation of fugitive dust (PM_{10}), the generation of diesel particulates during use of heavy construction equipment, the potential release of naturally occurring asbestos during grading, and un-permitted developmental burning. No operational impacts are anticipated. In addition, the APCD has typically recommended linking proposed and existing recreation facilities to bus stops, pedestrian trails, and bike paths outside the park to encourage the use of alternative transportation. The Bob Jones Pathway project is currently proposed to connect the Octagon Barn site to the existing trailway, with the future trailhead proposed on the Octagon Barn site.

The proposed development will result in a cumulatively small increase of human activity, including increased use of vehicles and electricity, which will generate small increased amounts of carbon dioxide, nitrous oxides, and hydrofluorocarbons.

Mitigation/Conclusion. Mitigation measures are necessary in order to reduce potentially significant air quality impacts including reducing construction phase emissions through fugitive dust control and control of equipment emissions; asbestos control; restriction on burning;; and, energy efficiency and site design. Implementation of these measures will reduce impacts to a level of insignificance.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☐	☐
c) Impact wetland or riparian habitat?	☐	☒	☐	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Non-native grasses, agricultural land [cropland]

Name and distance from blue line creek(s): San Luis Obispo Creek and an unnamed blue line tributary runs through project site

Habitat(s): Wetland, Riparian, any others?

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project: Brewer's spineflower (Chorizanthe breweri) List 1B, Blochman's dudleya (Dudleya blochmaniae ssp. blochmaniae) List 1B, Cambria morning glory (Calystegia subacaulis ssp. episcopalis) List 1B, Chorro Creek bog thistle (Cirsium fontinale var. obispoense) FE, SE, List 1B, Congdon's tarplant (Centromadia parryi ssp. congdonii) List 1B, FSC, Hoover's button-celery (Eryngium aristulatum var. hooveri) List 1B, Jones's layia (Layia jonesii) FSC, List 1B, La panza mariposa lily (*Calochortus obispoensis*) see San Luis mariposa lily, San Luis Obispo dudleya (Dudleya abramsii ssp. murina), List 1B, South/Central Coast Steelhead Trout *(Oncorhynchus mykiss)* FT, CSC, California red-legged frog *(Rana aurora draytonii)* FT, Southwestern pond turtle *(Emys (or Clemmys) marmorata pallida*), CSC, FSC
The project site occurs within the Santa Barbara Vernal Pool Region, as designated by the California Department of Fish and Game and is also in an area with identified vernal pool habitat. Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

A Biological Resources Assessment Report was completed for the proposed project (SWCA, February 2011), which summarized a biological resources survey including rare plant, animal, and sensitive habitat searches at the project site. The plant communities identified on-site included agricultural land, willow riparian, ruderal (disturbed), and artificial habitat (the Octagon Barn and facilities). One special-status plant species, the southern California black walnut, was observed during surveys, as well as inactive bird nests. The site includes a riparian wetland at the northwest corner of the property delineated as an isolated wetland, which may be subject to state jurisdiction requiring permits from state agencies.

Impact.
Botanical Resources. Proposed development of the project primarily involves grading and soil disturbance for new accessory structures, parking areas on the eastern side of the site, and widening of South Higuera Street. Widening of South Higuera Street for ingress/egress to the site as well as construction of a small drainage basin near the riparian wetland area will result in removal of approximately 0.04 acres of isolated riparian wetland, as well as removal or impact to 12 southern California black walnut trees along the west edge of the isolated riparian wetland. In addition, alteration of drainage or contribution of erosion/sedimentation could potentially occur.

Wildlife Resources. Potential direct impacts to California red-legged frog, southwestern pond turtle, and two-striped garter snake and their habitat were discussed in the Biological Resources Assessment and include widening of South Higuera Street, construction equipment, construction debris, and worker foot traffic. Indirect impacts include construction noise and traffic, which may cause wildlife to abandon habitat. Approximately 0.04 acres of the isolated riparian wetland will be impacted; however, the biological resources assessment noted that the wetland was marginal in terms of habitat value. The assessment also found that no suitable habitat for vernal pool fairy shrimp occurs on the site, and was not observed.

Mitigation/Conclusion. The project will be required to incorporate mitigation measures to reduce biological resource impacts to less than significant levels. Removal and impact to southern California black walnut will be mitigated by restoration and replacement on site. Pre-construction surveys, personnel training sessions, and silt fencing are required to mitigate for impacts to sensitive wildlife species. Vegetation removal and construction activities shall occur outside of the nesting season to avoid impacts to nesting birds. Impacts to the riparian wetland area shall be mitigated with various measures, including other required agency permits, biological monitor, flagging/fencing of riparian

area, revegetation/restoration plan, erosion control and stormwater pollution prevention plan, hazardous materials plan, and invasive species/nuisance wildlife abatement measures.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☒	☐	☐
b) Disturb historic resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash. A number of archaeological sites have been found in the area south of San Luis Obispo. The Octagon barn site was historically used as a dairy farm, and still includes components of this original use. Remaining components of the original use include the Octagon barn itself (built in 1900), the Santa Fe Dairy Complex, the Milking Parlor (built in 1938), and the Calf Shed. The setting is generally a wide open agricultural area with wood and barbed wire fences, with few trees and primarily grass and weeds.

Impact. A Phase 1 (surface survey) was conducted (SWCA; May 2010) to determine the existence of archaeological/cultural resources on the site. Though there are archeological resources in the San Luis Obispo area, no significant resources were identified on the subject property as a result of the Phase 1 survey. Naturally occurring chert cobbles were observed, but did not exhibit evidence of prehistoric activity.

A Historical Resources Impacts Analysis Report was submitted for the proposed project (SWCA, February, 2011), which identified in Table 1 (pg 10) each proposed project element and its compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings*, which are referenced in the CEQA Guidelines. The project area was found to contain one historical resource, the Octagon Barn, which was found eligible for listing in the National Register. All proposed project elements were found to be conform to the Standards mentioned above.

Mitigation/Conclusion. Although no significant archaeological resources were identified on the subject property as a result of the Phase 1 survey, construction work training is required due to the presence of chert cobbles and the heightened cultural sensitivity of the project area. This measure is listed in Exhibit B – Mitigation Summary Table.

A project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings* is considered to have mitigated impacts to historical resources to less than significant levels therefore, based on the proposed project elements and proposed improvements to the historic structure, no significant historic resource impacts were identified and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*	☐	☐	☒	☐
b) *Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?*	☐	☐	☒	☐
c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*	☐	☒	☐	☐
d) *Change rates of soil absorption, or amount or direction of surface runoff?*	☐	☒	☐	☐
e) *Include structures located on expansive soils?*	☐	☐	☒	☐
f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*	☐	☒	☐	☐
g) *Involve activities within the 100-year flood zone?*	☐	☒	☐	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) *Preclude the future extraction of valuable mineral resources?*	☐	☐	☐	☒
j) *Other:* _____	☐	☐	☐	☐

Setting/Impact. GEOLOGY - The topography of the project is gently sloping to moderately sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low to high. The liquefaction potential during a ground-shaking event is considered low to moderate. Active faulting is known to exist nearby in the form of the Los Osos Fault Zone that runs east/west on the adjacent property to the south. The project is within a known area containing serpentine or ultramafic rock or soils.

A geological review was conducted for a project on the property to the south in 2004 to analyze the potentially active Los Osos Fault Zone on the property. The approximate trend of the fault was established and shown on the project plans. Recommendations for development included a 400-foot

wide fault zone buffer (200 feet on either side of the fault trend). The fault zone buffer does not encroach on the project site.

DRAINAGE – The area proposed for development is within the 100-year Flood Hazard designation. A FEMA Letter of Map Amendment was filed for the site, and all existing structures were noted to be outside of the Flood Hazard Area. The project was referred to County Public Works, who noted that the project site is significantly higher than the floodplain areas nearby; nonetheless, future construction permits will be reviewed for compliance with flood hazard regulations. The closest creek (San Luis Obispo Creek) from the proposed development is approximately 400 feet to the west. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered not well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.110) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows (see water section for further discussion on this issue).

SEDIMENTATION AND EROSION – The soil types include: Marimel sandy clay loam, Salinas silty clay loam, (0 - 2 % slope), Gazos-Lodo clay loams, (15 - 30 % slope), Concepcion loam, (2 - 5 % slope), Diablo clay, (5 - 9 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility and low to high shrink-swell characteristics. As proposed, the project will result in the disturbance of approximately 5 acres. When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Mitigation/Conclusion.

Drainage and Sedimentation/Erosion Control
The attached developer's statement requires a drainage plan and sedimentation/erosion control plan prior to issuance of construction permits. A Storm Water Pollution Prevention Plan (SWPPP) will be required through the Regional Water Quality Control Board. Incorporation of these measures shall reduce the potential for drainage and sedimentation/erosion control impacts to a level of insignificance.

Naturally-Occurring Asbestos
Prior to grading or site disturbance, the applicant has agreed to retain a qualified individual to conduct a geologic investigation for naturally-occurring asbestos. If asbestos is present, the applicant would comply with Asbestos Air Toxin Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements include, but are not limited to implementation of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program if naturally-occurring asbestos is found on-site.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☐	☒	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☒	☐	☐
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☐	☒	☐
e) Create any other health hazard or potential hazard?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

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

Impact. The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. No impacts as the result of hazards or hazardous materials are anticipated. No mitigation measures are proposed because the project is not located in an area of known hazardous material contamination and does not propose the use of hazardous materials.

The use proposed is allowed by the Airport Land Use Plan (ALUP). No features are proposed that would attract waterfowl. Exterior materials are not highly reflective to aircraft. The height of the proposed structure and landscaping will not exceed what is allowed by the Airport Land Use Plan and Land Use Ordinance, and will not result in a safety risk for existing airport flight patterns.

Mitigation/Conclusion. Based on the location of the proposed project, an avigation easement will be required as a condition of approval. No additional mitigation measures are necessary.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☒	☐	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☐	☒	☐

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Expose people to severe noise or vibration?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The site is located on South Higuera Street, which often serves as an alternative to Highway 101 during times of heavy traffic. The site is approximately 1,300 feet east of Highway 101, which provides a more constant hum of traffic-generated noise. In reviewing the County's Noise Element, the noise contour maps indicated that a majority of the site could be in the range of 64 to 66 dbA, with interior noise within the barn at the 51 dbA range. The project is within the Airport Review designation but is not within the noise impact range of the SLO County airport.

Impacts. The applicant submitted an acoustical study to determine the noise impacts of the project (Dubbink, 2010). Proposed uses such as events and other activities on the property may be exposed to high levels of road-related noise from nearby South Higuera Street, which is considered a potentially significant effect. Indoor activity areas for the barn and milking parlor could exceed the standards of the Noise Element. Specifically, South Higuera Street is an old highway with concrete slabs whose gaps create a loud slapping noise when crossed by vehicles. Highway 101 also provides a constant hum of traffic generated noise. Due to the historic nature of the Octagon Barn, opportunities for structural changes to reduce interior noise are limited as they may impact the architectural significance of the site. The acoustical study also recognized that most events within the barn would not necessarily be considered noise sensitive uses, as events within the barn will primarily include conversation and amplified music.

The proposal includes amplified noise for future events. County standards also limit noise that can be produced by an activity if it impacts noise sensitive uses. Neighboring land is designated agricultural, which is not considered a noise sensitive use. Although excluded from noise sensitive uses as they are accessory to agriculture, there are a number of nearby residences. However, these residences on agricultural land are in the range of 800 feet, which coupled with topographic shielding, would reduce the decibel level from amplified music to an insignificant level. The other nearest residence is approximately 180 feet to the south and again, coupled with topographic shielding, would reduce the decibel level from amplified music to an insignificant level.

Mitigation/Conclusion. The applicant has agreed to provide a left-turn lane for access into the site as mitigation under the Transportation/Circulation section, which will also improve the roadway and reduce noise associated with the concrete slab gaps on South Higuera Street. Based on the above discussion and implementation of traffic-related mitigation measures, no significant impacts are anticipated.

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project is non-residential and non-commercial in nature and is exempt from the provisions of the County's Inclusionary Housing Ordinance. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☒	☐	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Other: _____	☐	☐	☐	☐

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

Police: County Sheriff Location: San Luis Obispo (Kansas Ave.) Approximately 7 miles to the northwest

Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate Response Time: 10-15 minutes

Location: Approximately 2.5 miles to the east

School District: San Luis Coastal Unified School District.

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

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

11. RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

Setting. The County's Parks and Recreation Element and the County Trails Map, the project is in close proximity to the future segment of the Bob Jones Pathway Trail and will utilize a portion of the site for the future trailhead.

Impact. The project was referred to the County Parks Division, who indicated that the project should be coordinated with the City of San Luis Obispo for the Bob Jones Pathway Trail. The project will reserve space on the site of the future Bob Jones Trailhead, which will include two restroom stalls, an information kiosk for trail map and Octagon Barn information, and covered space for shelter at the "Calf Barn". The project also proposes a drinking fountain, hand washing station, and faucet for filling water bottles.

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

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☒	☐	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☒	☐	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area {including the project's access drive off of Higuera Street} is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Airport Review Combining Designation. The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo County Airport and the ability of aircraft to safely and efficiently maneuver to and from this airport. This includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation. Per the ALUP, the proposed use is considered consistent. The project was reviewed by the Airport Land Use Commission (ALUC) on October 19, 2011, and the ALUC provided no additional comments. All projects within the AR designation are required to obtain an avigation easement to secure avigable airspace.

Referrals were sent to Public Works and Caltrans. A Traffic Impact Report was submitted for the project (Pinnacle, January 2010). The project is subject to the City of San Luis Obispo Fringe Circulation Fee, which addresses cumulative impacts to County roads in the area. This fee provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout". The project will be subject to this fee.

Impact. Based on the Traffic Impact Report, the proposed project is estimated to generate about 190 trips per each 200 person event, and about 100 trips per each 100 person event, which includes trips from both event guests and support services. The project was referred to County Public Works, who will require a southbound center left-turn lane on South Higuera Street into the project site to mitigate for peak hour impacts associated with events. Traffic associated with the continuous use as a museum was considered negligible during the peak hours and were considered to have no measurable effect. Several nearly projects are proposed that could generate cumulative traffic impacts to the area. These include the Bob Jones Pathway trailhead, which is anticipated to be part of the project site in the future, and a 2-lot residential parcel map for the Hayashi property to the south (CO 10-0125). The Traffic Impact Report analyzed the cumulative impacts of the future Bob Jones Pathway trailhead, which is not a part of this project but is being evaluated separately in an EIR for the Bob Jones Pathway extension project. The report indicated that the continuous low-intensity nature of traffic associated with the future trailhead (i.e., trail users coming and leaving at no particular peak hour) was considered negligible and were considered to have a less than significant impact individually and cumulatively with the proposed project.

Mitigation/Conclusion. Based on the amount of trip generation for proposed events, to maintain safe access and ensure traffic impacts are not significant, the applicant will be required to provide a southbound center left-turn lane on South Higuera Street. See the Noise Section for additional discussion.

13. WASTEWATER - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

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

--***steep slopes***, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effuent. In this case, the proposed leach lines are located on the nearly level portion of the subject property that is sufficiently set back from any steep slopes to avoid potential daylighting of effluent. Therefore, no measures are necessary above what is called out for in the CPC/Basin Plan to address potential steep slopes.

--***slow percolation***, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch.

Impact. The project proposes to use an on-site system as its means to dispose of wastewater. Due to a combination of high groundwater and low percolation rates, the applicant has proposed to use vault toilets to serve the project. The project was referred to County Environmental Health and the County Building Division. Based on a review by these agencies, the proposed vault toilet system is an acceptable method of providing wastewater disposal.

Mitigation/Conclusion. Given that the system has been designed to handle the proposed effluent, no mitigation measures are necessary.

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
e) Adversely affect community water service provider?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project proposes to use an off-site well as its water source, which is located across South Higuera Street. The applicant has a water sharing agreement for use of the water from the off-site source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have

any significant availability or quality problems.

The topography of the project is gently sloping to moderately sloping. The San Luis Obispo Creek runs along across South Higuera Street from the project site.
. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

Impact. The proposed project would be anticipated to result in water use of approximately 3.4 acre-feet per year. This number represents a conservative estimate of approximately 21 gallons of water per event attendee with all 100 proposed events taking place in the course of a year, as well as day-to-day activities on the site (docent tours, activities for school children, museum visitors) and outdoor water use for landscaping.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately five acres. The proposed parking areas will be designed with permeable surfaces, which will allow percolation of water, and new impermeable surfaces will be minimal. The project site is in close proximity (approximately 400 feet) to San Luis Obispo Creek and has an isolated riparian wetland on-site.

Increased impervious areas have the potential to result in downstream flooding impacts due to a reduction in soil infiltration and have the potential to carry polluted runoff. The applicant has proposed very few impervious surfaces (except as required for ADA access) and the remainder of the site is developed with impervious parking surfaces, a bio-swale, and native landscaping, These measures will reduce potential impacts related to increased impervious areas on the project site.

Mitigation/Conclusion. With the inclusion of the applicant proposed measures, no potentially significant water quantity or quality impacts were identified, and no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - ***Will the project:***	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance (LUO, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used). The subject property is within the San Luis Obispo Valley and an unnamed groundwater basin.

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Cumulative Transportation/Circulation Impacts. Several nearly projects are proposed that could generate cumulative traffic impacts to the area. These include the Bob Jones Pathway trailhead, which is anticipated to be part of the project site in the future, and a 2-lot residential parcel map for the Hayashi property to the south (CO10-0125). The Traffic Impact Report analyzed the cumulative impacts of the future Bob Jones Pathway trailhead, which is not a part of this project but is being evaluated separately in an EIR for the Bob Jones Pathway extension project. The report indicated that the continuous low-intensity nature of traffic associated with the future trailhead (i.e., trail users coming and leaving at no particular peak hour) was considered negligible and were considered to have a less than significant impact individually and cumulatively with the proposed project.

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**Attached**
☒	County Agricultural Commissioner's Office	**Attached**
☒	County Airport Manager	**In File**
☒	Airport Land Use Commission	**Attached**
☒	Air Pollution Control District	**None**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Game	**None**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☒	CA Department of Transportation	**Not Applicable**
☐	Community Service District	**None**
☒	City of San Luis Obispo	**None**
☒	Airport Land Use Commission	**Attached**
☒	County General Services - Parks	**Attached**

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

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

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☐ Coastal Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element (includes Energy, Conservation)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☐ Solid Waste Management Plan

☐ Circulation Study
☒ San Luis Bay (Inland) Area Plan and Update EIR

Other documents

☒ Archaeological Resources Map
☒ Area of Critical Concerns Map
☒ Areas of Special Biological Importance Map
☒ California Natural Species Diversity Database
☒ Clean Air Plan
☒ Fire Hazard Severity Map
☒ Flood Hazard Maps
☒ Natural Resources Conservation Service Soil Survey for SLO County
☒ Regional Transportation Plan
☒ Uniform Fire Code
☒ Water Quality Control Plan (Central Coast Basin – Region 3)
☒ GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.)
☐ Other ____

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

David Dubbink Assocates. March 26, 2010. *Noise Study in Support of the Octagon Barn Center CUP.*

Pinnacle Traffic Engineering. January 25, 2010. *The Octagon Barn Center – Conditional Use Permit; San Luis Obispo County, California Project Traffic Impact Report.*

GeoSolutions. December 18, 2008. *Soils Engineering Report, Octagon Barn, South Higuera Street.*

SWCA Environmental Consultants. May 2010. *Archaeological Resources Survey of the Octagon Barn Center Project, San Luis Obispo County, California.*

SWCA Environmental Consultants. *February 2011. Historical Resources Impacts Analysis Report for the Octagon Barn Center, County of San Luis Obispo, California.*

SWCA Environmental Consultants. *February 2011. Biological Resources Assessment Report for the Octagon Barn Center, County of San Luis Obispo, California.*

Exhibit B - Mitigation Summary Table

Aesthetics

VS-1 **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the County-approved color board, showing exterior finish materials, colors, and height above the existing natural ground surface. The colors and materials shall be consistent with the approved plans, and shall be consistent with the rural agrarian surrounding of the site.

VS-2 **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the proposed landscaping plan, as shown on the approved plans. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.

VS-3 **At the time of application for construction permit**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from South Higuera Street and Highway 101. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth. **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-4 **At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and public streets or highways. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence. These measures shall be shown on applicable plans **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Agriculture

AG-1 **Prior to transfer of the parcel(s),** the applicant shall disclose to prospective buyers, of all parcels included in the proposed project, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the County's Right to Farm ordinance currently in effect at the time said deed(s) are recorded.

AG-2 **At the time of application for construction permits,** the applicant shall provide a fencing plan. The plan shall provide a fence along its eastern and southern boundaries to discourage trespass onto adjoining agricultural lands.

Air Quality

AQ-1 **Prior to issuance of grading and/or construction permits,** the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;

c. All dirt stock-pile areas should be sprayed daily as needed;

d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;

e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;

f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

AQ-2 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance,** a geologic investigation will be prepared and then submitted to the County to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. (For any questions regarding these requirements, contact Karen Brooks (APCD) at (805) 781-5912 or go to http://www.slocleanair.org/business/asbestos.asp). **Prior to final inspection or occupancy**,

whichever occurs first, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

AQ-3 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

Biological Resources

BR-1 **Prior to issuance of construction permits**, the applicant shall provide a plan identifying all southern California black walnut trees to be removed or impacted by development. The applicant and applicant's contractors shall avoid impacts to southern California black walnut trees to the extent practicable during the proposed widening of South Higuera Street. **Prior to final inspection of construction permits**, the applicant shall replace, in kind at a 4:1 ratio all black walnut trees removed and at a 2:1 ratio all black walnut trees impacted as a result of the development of the project. If more than 25 percent of a walnut tree must be trimmed, it shall be mitigated at a 4:1 restoration ratio. Success criteria goals for revegetation of walnut trees shall be described in a Revegetation/Restoration Plan per BR-14

BR-2 **Prior to commencement of construction activities associated with new development** along the east side of South Higuera Street near the isolated riparian wetland, a qualified biologist shall survey the project area 48 hours before the onset of work activities. In the event that any life stage of the California red-legged frog is found and these individuals could be killed or injured by work activities, the qualified biologist shall notify the applicant, the contractor, and the County and work activities shall be halted until USFWS is contacted for additional guidance.

BR-3 **Prior to commencement of construction activities associated with new development**, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog, other special-status species with potential to be encountered, and their habitat; the specific measures that are being implemented to avoid impacts to California red-legged frog; and the boundaries within which the project may be accomplished.

BR-4 **Prior to the widening of South Higuera Street and the construction of the small drainage basin at the isolated riparian wetland**, the contractor shall install silt fencing between the edge of anticipated disturbance and wetlands (including the isolated riparian wetland on the east side of South Higuera Street and the drainage ditch on the west side of South Higuera Street) as a barrier to prevent amphibians and other animals from moving from the wetland into the proposed disturbance area. Installation of silt fencing shall be monitored by a qualified biological monitor.

BR-5 **During construction**, a qualified biologist shall be present during all disturbances within the isolated riparian wetland. In the event that any life stage of California red-legged frog is observed and these individuals could be killed or injured by work activities, the qualified

biologist shall notify the applicant, the contractor, and the County and work activities shall be halted until USFWS is contacted for additional guidance.

BR-6 **During construction**, work shall be avoided in the isolated riparian wetland when inundated.

BR-7 **Prior to issuance of construction permits**, the applicant shall obtain a letter of permission from CDFG to capture and relocate western pond turtle, two-striped garter snake, and other California Species of Special Concern from work areas during construction with the project boundaries as necessary. In addition to the pre-construction California red-legged frog survey, qualified biologists shall conduct a pre-construction survey for western pond turtle and two-striped garter snake for construction activities scheduled to occur in or near the isolated riparian wetland. The qualified biologists shall capture and relocate any western pond turtles, two-striped garter snakes, or other sensitive aquatic species to suitable habitat outside of the area of impact. Observations of California Species of Special Concern or other special-status species shall be documented on CNDDB forms and submitted to CDFG upon project completion.

BR-8 **Prior to issuance of construction permits,** the applicant shall schedule vegetation removal to occur between September 1 and February 14 (outside of the nesting season) to avoid potential impacts to nesting birds and to prevent birds from nesting within areas of proposed disturbance during or just prior to construction.

BR-9 **Prior to commencement of construction activities associated with new development**, to avoid conflicts with nesting birds, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent.

BR-10 **Prior to issuance of construction permits,** the applicant shall coordinate with CDFG to obtain a Section 1602 Streambed Alteration Agreement, and coordinate with SWRCB/RWQCB regarding the potential need for a Section 13263(a) General WDR for project-related impacts that will occur in the isolated riparian wetland. All additional regulatory agency-required measures included shall be implemented by the applicant.

BR-11 **Prior to issuance of construction permits**, the applicant shall retain a qualified biological monitor to ensure compliance with mitigation measures within the project environmental documents. At a minimum, the monitoring shall occur during site fencing, erosion control installation, and construction activities (i.e., South Higuera Street widening and basin construction) in the isolated riparian wetland.

BR-12 **Prior to issuance of construction permits**, the project shall be clearly flagged or fenced so that the contractor is aware of the limits of allowable site access and disturbance. Areas within the designated project site that do not require regular access shall be clearly flagged as off-limit areas to avoid/discourage unnecessary damage to sensitive habitats or existing vegetation within the project site. Flagging/fencing of the project site shall be monitored by a qualified biological monitor.

BR-13 Construction activities in the isolated riparian wetland shall occur during dry conditions (typically between June 15 and October 31), or as otherwise directed by the regulatory agencies, when surface water is likely to be dry or at seasonal minimum. Deviations from this work window shall only be made with permission from the relevant regulatory agencies. Any ground disturbing or vegetation removal activities within 60 feet of the isolated riparian

wetland shall be monitored by a qualified biological monitor.

BR-14 **Prior to issuance of construction permits**, a Revegetation/Restoration Plan shall be prepared by a qualified biologist familiar with riparian vegetation, showing locations, amounts, size and types of plants to be replanted as well as any other necessary components to ensure successful reestablishment. Up to 0.04 acres of riparian vegetation is proposed for removal/disturbance. All efforts shall be made during final project design to reduce this amount of removal/disturbance. Any riparian vegetation removed/disturbed shall be restored on a minimum 2:1 basis (4:1 for removal of southern California black walnut)). Replacement vegetation shall be native riparian plants. The Revegetation/Restoration Plan shall be prepared according to County guidelines (San Luis Obispo County 2006). Enhancement of unimpacted areas of isolated riparian wetland to compensate for the potential permanent loss of 0.04 acres of willow riparian habitat may include additional plantings of willow, walnut, or other native trees and/or planting of additional emergent vegetation within the wetland. Detailed methods for enhancement shall be incorporated into the Revegetation/Restoration Plan, including success criteria goals for restoration and monitoring/reporting for a minimum of three years by a qualified biologist.

BR-15 **Prior to issuance of construction permits**, the applicant shall prepare a Hazardous Materials (HAZMAT) Response Plan to allow for a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur. During construction, all project-related hazardous materials spills within the project site shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction.

BR-16 **During construction**, the cleaning and refueling of equipment and vehicles shall occur only within a designated staging area at least 100 feet from wetlands, other waters, or other aquatic areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis by the contractor to ensure proper operation and avoid potential leaks or spills.

BR-17 **During construction**, the applicant shall prevent the spread or introduction of invasive exotic plant species to the maximum extent possible. When practicable, invasive exotic plants in the project site shall be removed and properly disposed.

BR-18 **During construction**, to avoid attracting crows, ravens, and other nuisance wildlife, trash shall be contained, removed from the work site, and disposed of regularly by the contractor. Following construction, all trash and construction debris shall be removed from work areas. All vegetation removed from the construction site shall be taken to a certified landfill to prevent the spread of invasive species. No pets shall be allowed on the construction site.

Cultural Resources

CR-1 **Prior to commencement of construction activities**, the applicant shall include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

Geology and Soils

GS-1 **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plans for review and approval in accordance with 22.52.110. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance 3143. **During construction,** erosion control measures shall be implemented. Silt fencing, fiber rolls, or other appropriate barriers shall be installed between the project site and areas of adjacent wetlands that are to be avoided, particularly for road widening work along the edges of South Higuera Street in the vicinity of the isolated riparian wetland along the east side of the road. To avoid entrapment of small animals, no synthetic plastic mesh products shall be used in any erosion control materials. Silt fencing shall be checked and maintained on a daily basis throughout the construction period by the applicant's contractor. Installation of erosion controls shall be monitored by a qualified biological monitor.

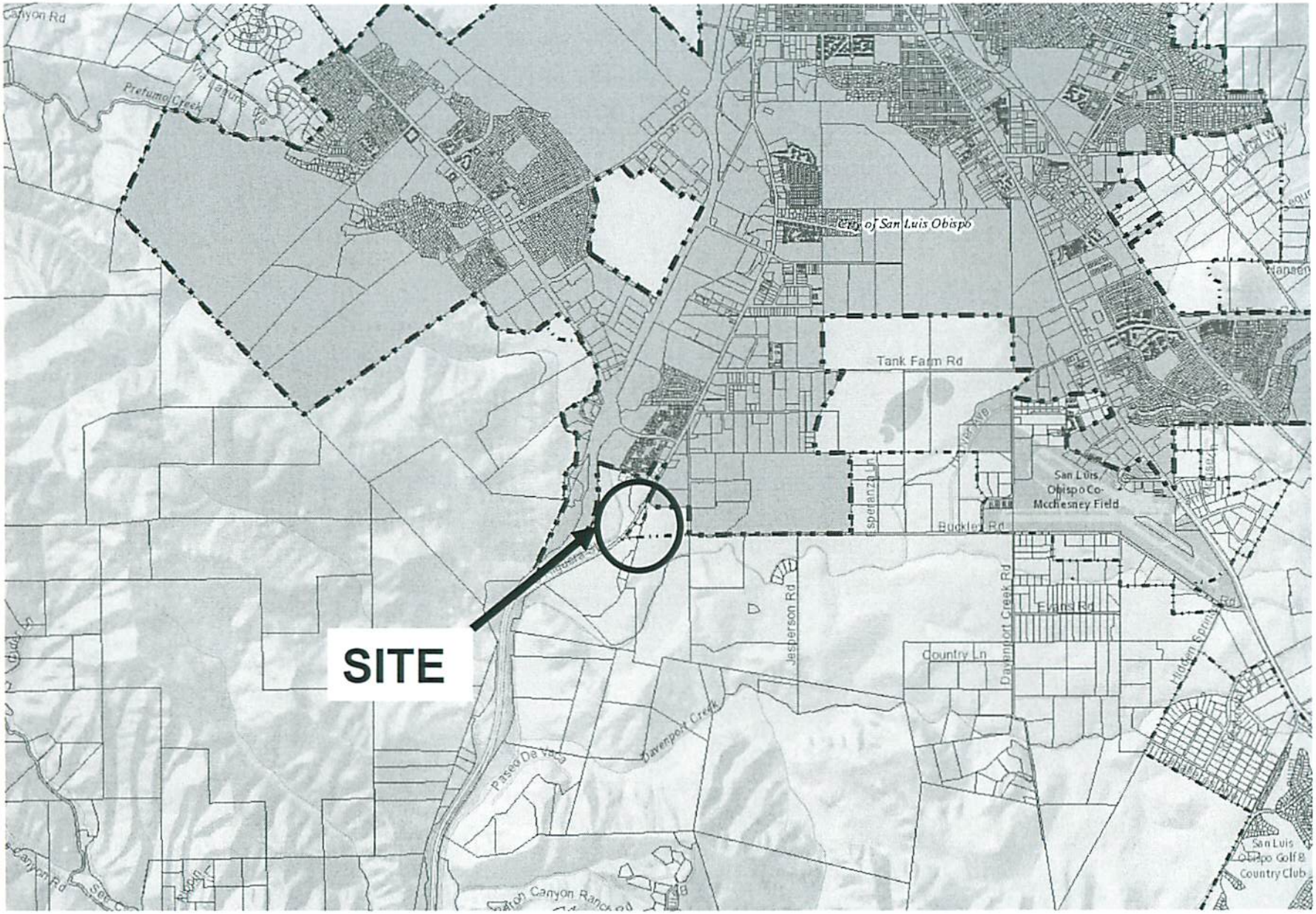
Hazards

H-1 The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel **prior to issuance of construction permit.**

Transportation/Circulation

TR-1 **Prior to final inspection or occupancy, whichever occurs first,** the applicant shall widen South Higuera Street to complete a south-bound center left turn lane and driveway approach into the project site.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



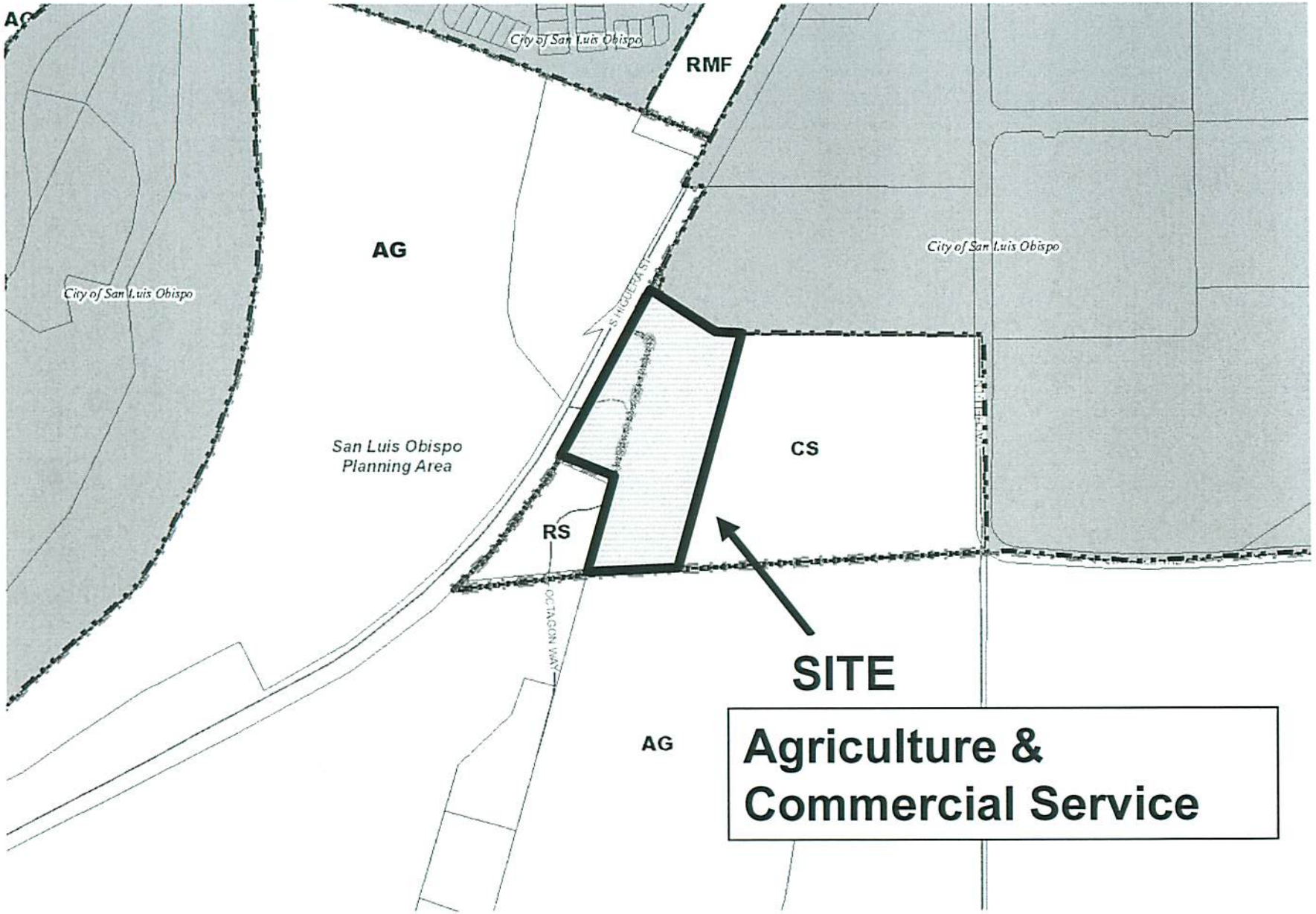
PROJECT

Land Conservancy CUP
DRC2010-00053

EXHIBIT

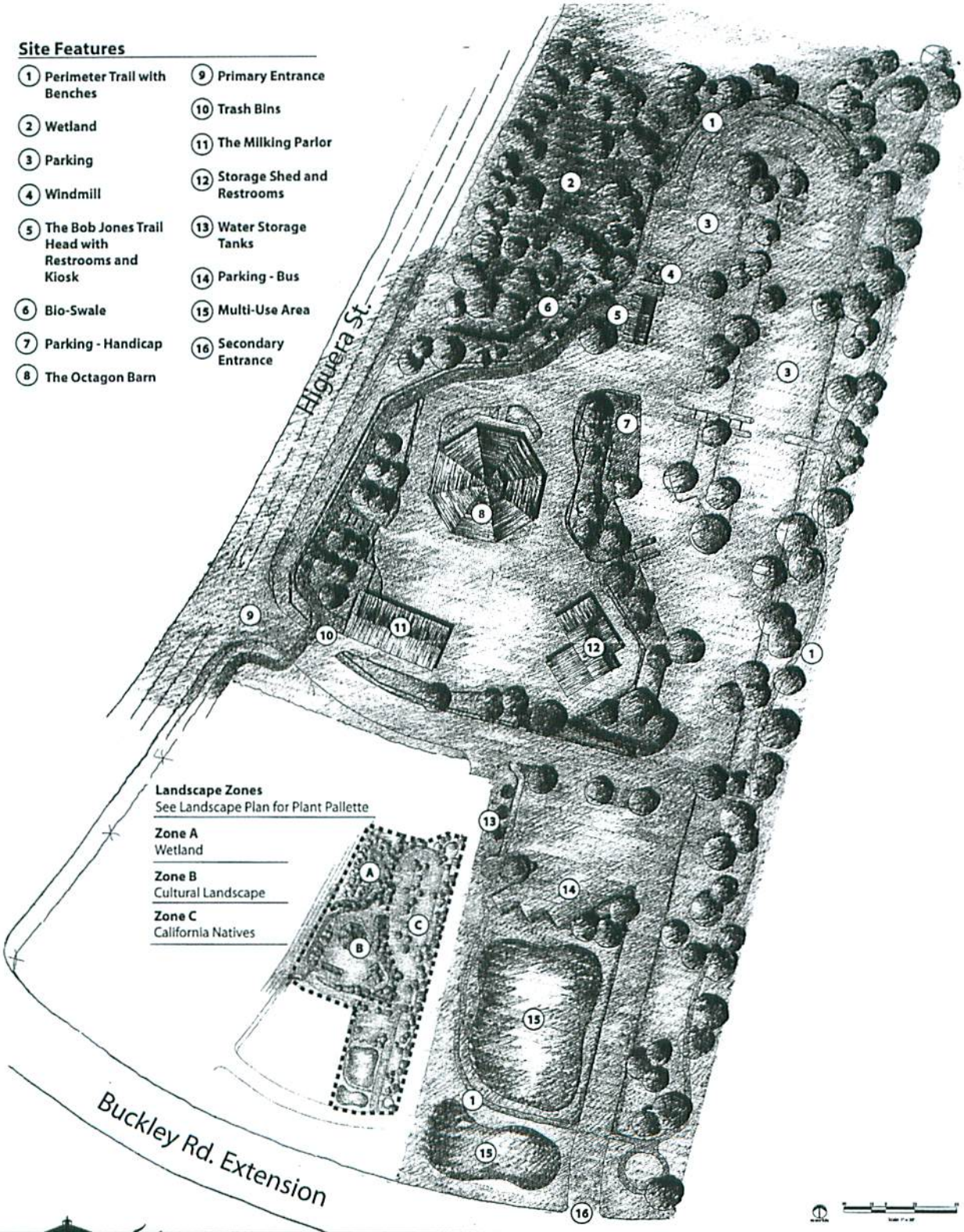
Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
Land Conservancy CUP
DRC2010-00053

EXHIBIT
Land Use Category Map



HISTORIC OCTAGON BARN SAN LUIS OBISPO

Octagon Barn Center Conceptual Site Plan

Donatello Designs
Master Plan Design and Illustration

rrmdesigngroup

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
MAR 24 2011
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

THIS IS A NEW PROJECT REFERRAL

DATE: 3/10/2011

FROM TO: Public Works

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: DRC2010-00053, Land Conservancy of SLO- Conditional Use Permit for the Octagon Barn Center project including 2 historic buildings to be used as meeting/ event space, storage structure with restrooms, Bob Jones Trail-head building with kiosk and additional restrooms, remodel of existing milk parlor, and grading for parking and landscaping. 6 acre site located off Octagon Way and South Higuera Street in San Luis Obispo. APNs: 076-081-071 and 025.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Provide SWQP now - if applicant proposes paving resulting in 100,000 sf of impervious surface (paving or not?). See attached recommended conditions.

4-1-11	Jim Pomeroy	5271
Date	Name	Phone

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: April 1, 2011
To: Brian Pedrotti, South County Team Planner
From: Tim Tomlinson, Glenn Marshall, Development Services Engineer
Subject: Public Works Comments and Recommended Conditions of Approval for DRC2010-00053, Octagon Barn

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

Public Works Comments:

1. At the time the project referral was received by Public Works on 3/24/2011 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.

2. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.

3. A bike lane crossing of South Higuera Street should not be anticipated in this project's frontage as the Public Works Department may not grant an Encroachment Permit for its construction.

4. Per County Public Improvement Standards, a center left turn lane is required (ADT ≥5000).

5. Driveway dead end to future Buckley extension to be barricaded per County Standards.

6. The project may meet the applicability criteria outlined in the Land Use Ordinance, Section 22.10.155 for Stormwater Management; if so, the project is subject to the NPDES General Permit Attachment 4 Design Standards.
   The plans provided state: "Surfacing shall consist of either paving or placing aggregate material(s) for the drives, parking and walkways..." If these items are paved, this will likely create more than 100,000 sq. ft. of impervious area on site and the following information hold requiring a Storm Water Quality Plan is necessary and this then will be considered a priority project. If there is less than 100,000 sq. ft. of impervious area on site, this may not be required. The applicant needs to decide how much, if any of the site, will be paved. We recommend minimal or no paving.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

At the time of application, the applicant shall comply with the Land Use Ordinance, Section 22.10.155 for Stormwater Management. The following information outlined in the Land Use Ordinance, Section 22.10.155.G shall be submitted to the Department of Public Works for review and approval:

a. Stormwater Quality Plan
b. Conservation of natural areas narrative
c. Stormwater pollutant of concerns narrative
d. Drainage Plan
e. Erosion and Sedimentation Control Plan

f. Mechanism in place for long-term maintenance of BMPs
g. Calculations for treatment control BMPs

http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/stormwaterapp.pdf

Recommended Public Works Conditions of Approval

Access and Improvements:

1. South Higuera Street shall be widened in accordance with the Highway Design Manual to complete a south bound center left turn lane into the project site.

2. The driveway approach along South Higuera Street shall be constructed in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit

Improvement Plans:

At the time of application for construction permits, public improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include, as applicable:

a. Street plan and profile.
b. Drainage ditches, culverts, and other structures (if drainage calculations require).
c. Grading and erosion control plan for development related improvement locations.
d. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.

If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

a. Submit a copy of all such permits to the Department of Public Works OR
b. Document that the regulatory agencies have determined that said permit is not required.

At the time of application for construction permits, the applicant shall enter into an agreement with the county for the cost of checking the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Prior to occupancy or final inspection, a Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

A final soils report by a Registered Civil Engineer shall be submitted for review prior to the final inspection of any improvements.

Drainage:

At the time of application for construction permits, the applicant shall submit complete drainage calculations to the Department of Public Works for review and approval.

All project related drainage shall be designed and constructed in accordance with the recommendations of the San Luis Creek Watershed Drainage Design Manual.

On-going condition of approval (valid for the life of the project), the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Fees:
The project is located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees applicable to this project include:

a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

V:_DEVSERV Forms\Applications\PW Stock COA.doc

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/10/2011

TO: Env. Health

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: DRC2010-00053, Land Conservancy of SLO- Conditional Use Permit for the Octagon Barn Center project including 2 historic buildings to be used as meeting/ event space, storage structure with restrooms, Bob Jones Trail-head building with kiosk and additional restrooms, remodel of existing milk parlor, and grading for parking and landscaping. 6 acre site located off Octagon Way and South Higuera Street in San Luis Obispo. APNs: 076-081-071 and 025.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Applicant to contact Brad Prior in this office at (805) 788-2049 to establish water system. Existing structures may contain lead paint. Effective April 2010, Federal Law requires that contractors who disturb lead-based paint follow specific work practices to prevent lead contamination.

4/29/11 — Date

Name

K 555 1 — Phone

Provide applicant with attached brochure

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401 – 4556
(805) 781-5910
Martin Settevendemie, Agricultural Commissioner
FAX (805) 781-1035
www.slocounty.ca.gov/agcomm
AgCommSLO@co.slo.ca.us

DATE: May 17, 2011

TO: Brian Pedrotti, Planning Department

FROM: Michael Isensee, Agriculture Department

SUBJECT: Land Conservancy of San Luis Obispo County Octagon Barn Center Conditional Use Permit, DRC2010-00053 (AG#1581)

Summary of Findings

The County Agriculture Department is pleased to provide input on the proposed Octagon Barn Center Conditional Use Permit application for the purpose of hosting events, providing educational opportunities and museum displays of agricultural history, and serving as a trailhead for the Bob Jones trail. The adaptive reuse of this historic dairy barn located at a gateway edge to the City of San Luis Obispo on a major arterial should help to preserve the structure and educate residents and visitors about the County's history of agricultural production.

The Agriculture Department anticipates no significant adverse impacts to agricultural resources or operations as a result of the proposed project if the project incorporates a fence along its eastern and southern boundaries to discourage trespass onto adjoining agricultural lands. The Department's review finds that the proposal is generally consistent with county policies related to agriculture; however, the project will rely upon groundwater extracted from an adjoining agricultural parcel and will convert over four acres of important agricultural soils to nonagricultural uses. Additional details are provided In the following report.

Comments and recommendations are based on policies in the San Luis Obispo County General Plan, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture. If you have questions, please call 781-5753 or Lynda Auchinachie at 781-5914.

Project Background

The Octagon Barn Center project site is located east of South Higuera Street immediately south of the City of San Luis Obispo. The project site consists of two parcels. The first, APN 076-081-025 is a 1.43 acre (net) parcel designated *Agriculture*. It is largely developed with various facilities which once served as a dairy operation and which are proposed for conversion to public assembly uses including various types of commercial events, museum displays, and educational activities. The most notable structure is the site's namesake Octagon Barn. The second, APN 076-071-016, is a 56.39 acre parcel with the northern third designated *Commercial Service* and the remainder designated *Agriculture*. The parcel is developed with a residence and several agricultural accessory structures on approximately two acres of the site. The remainder consists of agricultural fields, riparian areas, and fenced pasture. This parcel is currently owned by CalTrans which intends to eventually relocate regional office and equipment storage facilities to the site.

The applicant, The Land Conservancy of San Luis Obispo County (Conservancy), has a long-term lease to develop and use the Octagon Barn parcel and substantially improve and develop the parcel for event uses within existing and new structures and outdoor use areas. The Conservancy also has a five year lease to utilize 4.23 acres of the abutting CalTrans parcel for access, parking, landscaping, trail and a multi-use area.

The proposal is to host up to 300 annual events—100 events in the Octagon Barn each with up to 200 attendees and 200 events in the Milking Parlor each with up to 100 attendees. These events will be a combination of educational, fundraising and commercial activities. Additionally, the site is intended for use as a parking/trailhead location for the Bob Jones trail. This trail will eventually extend north into the City of San Luis Obispo and south along San Luis Obispo Creek to the community of Avila Beach.

Agricultural Resources

The Octagon Barn parcel is currently developed with structures, roads and parking areas in addition to a small wetland area. NRCS soils maps identify over one acre of the 1.43 acre Octagon Barn parcel as soil type 120. The southwest portion of the parcel is identified as soil type 197. The 4.23 acre portion of the CalTrans parcel proposed for use by the proposed project consists of two soil types: approximately 3.23 acres of soil type 129 and 1.0 acre of soil type 120.

NRCS soil type & slope	NRCS land capability class: irrigated / nonirrigated	NRCS farmland classification	Important Agricultural Soils of SLO County*
120 *Concepcion loam*, 2-5% slopes	3 / 3	farmland of statewide importance	State
129: *Diablo clay*, 5-9% slopes	2 / 3	prime farmland if irrigated	Prime, Range
197: *Salinas silty clay loam*, 0-2% slopes	1 / 3	prime farmland if irrigated	Prime, Range

* Defined in the Conservation and Open Space Element: State=Farmland of statewide importance; Prime=Prime Farmland; Range=Highly Productive Rangeland Soils.

The Octagon Barn has not been utilized for agricultural production for approximately forty years. The underlying parcel has natural features (a wetland), and is predominately developed with

structures and access roads. It therefore has essentially no agricultural capability. The site has been used for limited storage of agricultural equipment and supplies. The CalTrans parcel has regularly been utilize for agricultural production on the northern 25 acres of the site. Dry-farmed production of wheat has been the common agricultural use of the site in recent years based upon Department pesticide use reports. The project would eliminate nearly twenty percent of the land utilized for crop production.

Evaluation

The proposed conversion of the site to a public events facility and trailhead has the potential to create incompatibilities with adjoining agricultural uses. The level of incompatibility is expected to be minimal because (1) the project includes no residential component, the most common source of incompatibilities with adjoining agricultural uses; (2) intensively row-cropped lands to the west and south are separated from the project site by substantial distance and intervening physical features (residence, road and stream); and (3) the dry-farmed grain production to the east will have a small vegetated buffer area which will eventually serve to reduce potential incompatibilities and the nearest public uses would be a proposed footpath and parking. The Department does not expect there to be significant incompatibilities between these use areas if a fence is installed along the eastern and southern site boundaries to limit the potential for visitor trespass from the Octagon barn site into the adjoining farm fields.

- The Department recommends including the installation of fencing which will limit trespass onto adjoining lands in agricultural production to the south and east.

The applicant should be informed that neighboring agricultural operations may have certain legal protections against nuisance claims under County Code Chapter 5.16 and associated state law (Civil Code 3482.5 *et seq.)*, often called a "right to farm." Under these codes, usual and customary agricultural practices that meet the standards outlined are protected from nuisance claims. Visitors to the Octagon Barn site may find agricultural activities on adjoining lands to cause inconvenience and/or discomfort. The site configuration and location will likely minimize many potential conflicts, but the applicant may find it useful to disclose information about state and local laws protecting existing agricultural activities to potential clients who intend to use the site for private functions.

The proposed event use would convert over four acres of important agricultural soils currently in agricultural use. Without a substantial reduction in site parking, there does not appear to be a way to avoid this conversion. The conversion will occur on a portion APN 076-071-016 that is designated Commercial Service. The project represents an incremental conversion of limited important agricultural soils and a loss of high quality soils available for county agricultural production.

Finally, the project would rely upon an off-site well located on an adjoining agricultural parcel. Utilization of limited groundwater resources for discretionary purposes in areas which compete with the agricultural use of this resource is generally discouraged by county policy including Agriculture Policy 11 and Conservation and Open Space Water Resource Policy 1.7. However, this area appears to be at the edge or outside of any identified groundwater basin and the project as designed appears to have limited consumptive water needs.

SAN LUIS OBISPO COUNTY

AIRPORT LAND USE COMMISSION

Chairman: Roger Oxborrow
Commissioners: Tracy L. DelRio
Dustin Leno
Terry Orton
Allen Settle
Robert Tefft
Gerrit Vanderziel

NOTICE OF AIRPORT LAND USE COMMISSION ACTION

ALUC 2011-003

HEARING DATE: OCTOBER 19, 2011

RECOMMENDATION TO: COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

SUBJECT: Hearing to consider a referral by the County Of San Luis Obispo for a determination of consistency or inconsistency regarding a proposal by the Land Conservancy for a Conditional Use Permit for the Octagon Barn Center project to be used as Agricultural Museum and Events Center, storage structure, restrooms, Bob Jones trail-head building and staging area with kiosk and additional restrooms, remodel of existing milk parlor, and grading and landscaping.
Applicant: The Land Conservancy Of San Luis Obispo County – B.K. Richards, Board of Trustees and Robert Hill, Executive Director; John Hayashi, Land Owner
Project Manager: Brian Pedrotti, County Planner
County File No.: DRC2010-00053

On October 19, 2011, the Airport Land Use Commission determined the above referenced project consistent with the San Luis Obispo County Regional Airport Land Use Plan, and referred it back to the County of San Luis Obispo based on the findings and recommendations in the staff report. Copies of the Airport Land Use Commission recommendations are attached.

If you have any questions regarding this matter, please contact me at (805) 781-5708.

Sincerely,

Chris Macek, Secretary
Airport Land Use Commission

Cc: BK Richards, Robert Hill, John Hayashi

(Planning Department Use Only)
Date NOFA Mailed October 25, 2011
Enclosed: X Airport Land Use Commission Recommendations

CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Acting Fire Chief

COMMERCIAL
FIRE PLAN REVIEW

April 15, 2011

Subject: DRC2010-00053

Dear South County Team:

Dear Land Conservancy of San Luis Obispo,

I have reviewed the conditional use permit submitted for the restoration project of the Octogon Barn, Milking Parlor and construction of a storage shed with restrooms, and a trailhead kiosk with restrooms project located at 4400 Octogon Way in San Luis Obispo, California. The project is in State Responsibility Area within a moderate fire severity zone with a 5 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2010California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Roof Coverings:
The roof type will have to be consistent with the requirements of Chapter 1505 of the 2010 CBC and no less than a Class "C" roof.

Fire Flow Requirements within a Community Water System:
A commercial water system shall be required with fire flows meeting the standards of CFC Article 5 and Appendix B. The minimum main size shall not be less than 6 inches. Pressures may not be less than 20 psi or more than 150 psi. The Plans for the entire system should be submitted to the County Fire Department.

Fire Flow Requirements outside Community Water Systems:
A minimum of 5,000 gallons of water storage shall be dedicated for fire suppression. If a fire sprinkler system is required, then NFPA 13 will be used to calculate water storage capacity. Water storage shall gravity feed to designated "draft" fire hydrants. Water storage tank(s) shall have a sight gauge and fill automatically. At a minimum, one "draft" hydrant shall be placed 50-150 feet from each building (on the approach side) and shall be within eight feet of the access road. Hydrants shall have at least one, 2 ½ inch male outlet with National Standard Fire threads with cap. Each hydrant shall be identified with a blue reflective dot. Hydrants must be protected from vehicle impact with the use of curbing or bollards. Buildings over 100,000 square feet will require secondary power supply for the fire protection system pumps.

Water Supply Connection:
Fire hydrants are to be located as outlined in Chapter 5 & Appendix C of the 2010 CFC. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

Fire Protection Systems:
A Fire Alarm System is required as outlined in CBC Section 907 & County Code 19.20.019(b) for all buildings over 2000 sq. ft. The alarm system shall comply with NFPA 72. The alarm system shall terminate at a 24-hour monitoring point (CFC Section 907). Three sets of plans shall be submitted to the County Fire Department for approval.

This project will require a commercial fire sprinkler system in all buildings over 1000 sq. feet. The "General Purpose Building" known as the "Storage Shed" will need to be sprinklered if the combined square footage of the attached overhanging roof and the shed exceeds 1,000 square feet. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 903. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be located within 20 feet of a County standard hydrant and visible on fire engine approach to the building. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

Technical Report:
A Fire Protection Engineer shall review the Fire Protection Systems for this project. A list of Fire Protection Engineers is available on our website at http://www.calfireslo.org. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

Portable Fire Extinguishers:
Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Exiting:
All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Building Set Backs for storage shed and trail head kiosk buildings
A minimum 30-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.
Note: Setbacks are subject to County Planning Department approval.

Commercial Access Road:
- A commercial access road must be 20 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.

- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a fire engine weighing 40,000 pounds..
- Vertical clearance of 13'6" is required.

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing:

Address numbers must be legible from the roadway and on all buildings. The two existing single family dwellings addressing must be brought up to current fire code of 6" inch high with a ½" stroke. They shall be on a contrasting background and a minimum of 8 inches high with a ½" stroke for commercial buildings. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 505.1 Streets and roads shall be identified with approved signs. CFC 505.2

Emergency Access:

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

Defensible Space and Construction Type:

Each building site will be built with a "Defensible Space." Public Resource Code 4291 requires all structures to provide a 100 foot clearance free of flammable vegetation around all structures. This project must comply with the 2010 California Building Code Chapter 7A "Materials and Construction methods for exterior wildfire exposure." All landscaping should be of fire resistive plants, preferably natives.

A Wildland Fire/Vegetation Management Plan must be developed and approved by CDF.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 503.1 & 508. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Special Events:

All special events shall be approved by the County Fire Department 30 days in advance. A list of Special Events should be submitted each year. The applicant must submit a site plan, a description of the events, the number of anticipated participants, measures taken to mitigate the impact of the events on public safety and a written emergency plan for medical aids, injuries, structure fires, wildland fires and other emergencies. The buildings which will be used for special events must be identified during plan review as they may impact the occupancy classification, thus changing the building requirements. No special events will be allowed in buildings designed

for other uses, such as stables and barns unless the building is in full compliance of all requirements for assembly occupancy type. The County Fire Department will review the submitted plans and make comments and necessary requirements.

Emergency Plans:
A written emergency plan will be developed and written for medical aids, structure fires, wildland fires and other types of emergencies. This plan should include an inventory of equipment and its location, trained personnel and their responsibilities, evacuation procedures of buildings, trails and other facilities, identification of safe refuge areas, facility evacuation and any other pertinent information. The plan should include a site map. NFPA 299 Chapter 10, NFPA 1620

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244. Thank you.

Respectfully,

Tina Rose
Fire Inspector

C: John Hayashi
Brian Pedrotti

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/10/2011

TO: Parks.

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: DRC2010-00053, Land Conservancy of SLO- Conditional Use Permit for the Octagon Barn Center project including 2 historic buildings to be used as meeting/ event space, storage structure with restrooms, Bob Jones Trail-head building with kiosk and additional restrooms, remodel of existing milk parlor, and grading for parking and landscaping. 6 acre site located off Octagon Way and South Higuera Street in San Luis Obispo. APNs: 076-081-071 and 025.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Coordinate with City of SLO for Bob Jones Pathway connection. Continue to coordinate w/ S.L.O. County Parks for Bob Jones Pathway.

Date	Name	Phone
3/29/11	SHAUN COOPER	X 4388

Re: DRC2010-00053 LAND CONSERVANCY OF SLO (OCTAGON BARN PROJECT), South County E-Referral, (CUP, SAN LUIS OBISPO)

Charles Riha to: Brian Pedrotti 03/30/2011 11:14 AM

Cc: Cheryl Journey, Stephen Hicks

Brian,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.

2. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.

3. The project is subject to the California State Title 24 accessibility / energy laws.

4. A permit for major grading will be required, which shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

5. If the total grading area of disturbance is 1 acre or more, a SWPPP (Storm Water Pollution Prevention Plan) will be required.

5. A fire sprinkler system will be required. The sprinkler plans shall be submitted with a separate application for a separate fire sprinkler permit with the application for the structure(s). The application for the sprinkler system and any water tank storage required for the system shall be approved prior to issuance of the structure(s). Cal Fire requires that all commercial sprinkler systems be reviewed by a licensed fire protection engineer.

6. A separate referral has be forwarded to Barry Tolle for all sewage disposal comments.

We would encourage a pre-construction permit application submittal meeting with Stephen Hicks and/or I (free of charge) to clarify any issues.

Charles Riha, Plans Examiner III

DATE: January 5, 2012

DEVELOPER'S STATEMENT FOR
LAND CONSERVANCY OF SLO (OCTAGON BARN)
ED10-262 (DRC2010-00053)

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

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

Project Description: *Request by the Land Conservancy of San Luis Obispo County, in partnership with County General Services, for a Conditional Use Permit for the Octagon Barn Center. The project site would be used as an agricultural museum with meeting and event space and would include the construction of two auxiliary structures (for the purpose of storage and restrooms), a remodel of the existing milk parlor, site grading, and landscaping. The project is located off of South Higuera, adjacent to the City of San Luis Obispo, in the San Luis Obispo planning area.*

Aesthetics

VS-1 **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the County-approved color board, showing exterior finish materials, colors, and height above the existing natural ground surface. The colors and materials shall be consistent with the approved plans, and shall be consistent with the rural agrarian surrounding of the site.

VS-2 **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the proposed landscaping plan, as shown on the approved plans. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.

VS-3 **At the time of application for construction permit**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from South Higuera Street and Highway 101. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-

contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth. **Prior to final inspection or occupancy**, whichever occurs first, the applicant shall provide verification to the satisfaction of the County that these measures have been met.

VS-4 **At the time of application for construction permits**, the applicant shall submit an Exterior Lighting Plan for both permanent and temporary facilities, for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and public streets or highways. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence. These measures shall be shown on applicable plans **prior to issuance of construction permits** and permanent lighting shall be installed **prior to final inspection**.

Monitoring (Items VS-1 – VS-4): The Planning and Building Department, in consultation with the Environmental Coordinator, shall verify compliance.

<u>Agriculture</u>

AG-1 **Prior to transfer of the parcel(s),** the applicant shall disclose to prospective buyers, of all parcels included in the proposed project, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the County's Right to Farm ordinance currently in effect at the time said deed(s) are recorded.

AG-2 **At the time of application for construction permits,** the applicant shall provide a fencing plan. The plan shall provide a fence along its eastern and southern boundaries to discourage trespass onto adjoining agricultural lands.

Monitoring (Items AG-1 – AG-2): The Planning and Building Department, in consultation with the Agricultural Commissioner, shall verify compliance.

<u>Air Quality</u>

AQ-1 **Prior to issuance of grading and/or construction permits,** the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased

watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.

a. Reduce the amount of the disturbed area where possible;

b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible;

c. All dirt stock-pile areas should be sprayed daily as needed;

d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;

e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established;

f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;

g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;

h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

AQ-2 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance,** a geologic investigation will be prepared and then submitted to the County to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. (For any questions regarding these requirements, contact Karen Brooks (APCD) at (805) 781-5912 or go to http://www.slocleanair.org/business/asbestos.asp). **Prior to final inspection or occupancy**, whichever occurs first, when naturally-occurring asbestos is encountered, the

applicant shall provide verification from APCD that the above measures have been incorporated into the project.

AQ-3 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805/781-5912).

Monitoring (Items AQ1 – AQ3): The Planning and Building Department, in consultation with APCD, shall verify compliance.

<u>Biological Resources</u>

BR-1 **Prior to issuance of construction permits**, the applicant shall provide a plan identifying all southern California black walnut trees to be removed or impacted by development. The applicant and applicant's contractors shall avoid impacts to southern California black walnut trees to the extent practicable during the proposed widening of South Higuera Street. **Prior to final inspection of construction permits**, the applicant shall replace, in kind at a 4:1 ratio all black walnut trees removed and at a 2:1 ratio all black walnut trees impacted as a result of the development of the project. If more than 25 percent of a walnut tree must be trimmed, it shall be mitigated at a 4:1 restoration ratio. Success criteria goals for revegetation of walnut trees shall be described in a Revegetation/Restoration Plan per BR-14.

BR-2 **Prior to commencement of construction activities associated with new development,** along the east side of South Higuera Street near the isolated riparian wetland, a qualified biologist shall survey the project area 48 hours before the onset of work activities. In the event that any life stage of the California red-legged frog is found and these individuals could be killed or injured by work activities, the qualified biologist shall notify the applicant, the contractor, and the County and work activities shall be halted until USFWS is contacted for additional guidance.

BR-3 **Prior to commencement of construction activities associated with new development**, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog, other special-status species with potential to be encountered, and their habitat; the specific measures that are being implemented to avoid impacts to California red-legged frog; and the boundaries within which the project may be accomplished.

BR-4 **Prior to the widening of South Higuera Street and the construction of the small drainage basin at the isolated riparian wetland**, the contractor shall install silt fencing between the edge of anticipated disturbance and wetlands (including the isolated riparian

wetland on the east side of South Higuera Street and the drainage ditch on the west side of South Higuera Street) as a barrier to prevent amphibians and other animals from moving from the wetland into the proposed disturbance area. Installation of silt fencing shall be monitored by a qualified biological monitor.

BR-5 **During construction**, a qualified biologist shall be present during all disturbances within the isolated riparian wetland. In the event that any life stage of California red-legged frog is observed and these individuals could be killed or injured by work activities, the qualified biologist shall notify the applicant, the contractor, and the County and work activities shall be halted until USFWS is contacted for additional guidance.

BR-6 **During construction**, work shall be avoided in the isolated riparian wetland when inundated.

BR-7 **Prior to issuance of construction permits**, the applicant shall obtain a letter of permission from CDFG to capture and relocate western pond turtle, two-striped garter snake, and other California Species of Special Concern from work areas during construction with the project boundaries as necessary. In addition to the pre-construction California red-legged frog survey, qualified biologists shall conduct a pre-construction survey for western pond turtle and two-striped garter snake for construction activities scheduled to occur in or near the isolated riparian wetland. The qualified biologists shall capture and relocate any western pond turtles, two-striped garter snakes, or other sensitive aquatic species to suitable habitat outside of the area of impact. Observations of California Species of Special Concern or other special-status species shall be documented on CNDDB forms and submitted to CDFG upon project completion.

BR-8 **Prior to issuance of construction permits,** the applicant shall schedule vegetation removal to occur between September 1 and February 14 (outside of the nesting season) to avoid potential impacts to nesting birds and to prevent birds from nesting within areas of proposed disturbance during or just prior to construction.

BR-9 **Prior to commencement of construction activities associated with new development**, to avoid conflicts with nesting birds, construction activities shall not be allowed during to the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent.

BR-10 **Prior to issuance of construction permits,** the applicant shall coordinate with CDFG to obtain a Section 1602 Streambed Alteration Agreement, and coordinate with SWRCB/RWQCB regarding the potential need for a Section 13263(a) General WDR for project-related impacts that will occur in the isolated riparian wetland. All additional regulatory agency-required measures included shall be implemented by the applicant.

BR-11 **Prior to issuance of construction permits**, the applicant shall retain a qualified biological monitor to ensure compliance with mitigation measures within the project environmental documents. At a minimum, the monitoring shall occur during site fencing, erosion control installation, and construction activities (i.e., South Higuera Street

widening and basin construction) in the isolated riparian wetland.

BR-12 **Prior to issuance of construction permits**, the project shall be clearly flagged or fenced so that the contractor is aware of the limits of allowable site access and disturbance. Areas within the designated project site that do not require regular access shall be clearly flagged as off-limit areas to avoid/discourage unnecessary damage to sensitive habitats or existing vegetation within the project site. Flagging/fencing of the project site shall be monitored by a qualified biological monitor.

BR-13 Construction activities in the isolated riparian wetland shall occur during dry conditions (typically between June 15 and October 31), or as otherwise directed by the regulatory agencies, when surface water is likely to be dry or at seasonal minimum. Deviations from this work window shall only be made with permission from the relevant regulatory agencies. Any ground disturbing or vegetation removal activities within 60 feet of the isolated riparian wetland shall be monitored by a qualified biological monitor.

BR-14 **Prior to issuance of construction permits**, a Revegetation/Restoration Plan shall be prepared by a qualified biologist familiar with riparian vegetation, showing locations, amounts, size and types of plants to be replanted as well as any other necessary components to ensure successful reestablishment. Up to 0.04 acres of riparian vegetation is proposed for removal/disturbance. All efforts shall be made during final project design to reduce this amount of removal/disturbance. Any riparian vegetation removed/disturbed shall be restored on a minimum 2:1 basis (4:1 for removal of southern California black walnut)). Replacement vegetation shall be native riparian plants. The Revegetation/Restoration Plan shall be prepared according to County guidelines (San Luis Obispo County 2006). Enhancement of unimpacted areas of isolated riparian wetland to compensate for the potential permanent loss of 0.04 acres of willow riparian habitat may include additional plantings of willow, walnut, or other native trees and/or planting of additional emergent vegetation within the wetland. Detailed methods for enhancement shall be incorporated into the Revegetation/Restoration Plan, including success criteria goals for restoration and monitoring/reporting for a minimum of three years by a qualified biologist.

BR-15 **Prior to issuance of construction permits**, the applicant shall prepare a Hazardous Materials (HAZMAT) Response Plan to allow for a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur. During construction, all project-related hazardous materials spills within the project site shall be cleaned up immediately. Spill prevention and cleanup materials shall be on-site at all times during construction.

BR-16 **During construction**, the cleaning and refueling of equipment and vehicles shall occur only within a designated staging area at least 100 feet from wetlands, other waters, or other aquatic areas. At a minimum, all equipment and vehicles shall be checked and maintained on a daily basis by the contractor to ensure proper operation and avoid potential leaks or spills.

BR-17 **During construction**, the applicant shall prevent the spread or introduction of invasive exotic plant species to the maximum extent possible. When practicable, invasive exotic

plants in the project site shall be removed and properly disposed.

BR-18 **During construction**, to avoid attracting crows, ravens, and other nuisance wildlife, trash shall be contained, removed from the work site, and disposed of regularly by the contractor. Following construction, all trash and construction debris shall be removed from work areas. All vegetation removed from the construction site shall be taken to a certified landfill to prevent the spread of invasive species. No pets shall be allowed on the construction site.

> **Monitoring (Items BR-1 – BR-18) :** The Planning and Building Department, in consultation with the Environmental Coordinator and necessary agencies, including California Fish and Game, United States Fish and Wildlife Service, and Army Corps of Engineers, shall verify compliance.

Cultural Resources

CR-1 **Prior to commencement of construction activities**, the applicant shall include provisions defining education of the construction crew and establishing protocol for treating unanticipated finds. In consultation with a County-approved archaeologist, the Applicant shall provide cultural resources awareness training to all field crews and field supervisors. This training will include a description of the types of resources that may be found in the project area, the protocols to be used in the event of an unanticipated discovery, the importance of cultural resources to the Native American community, and the laws protecting significant archaeological and historical sites. In addition, the Applicant shall provide all field supervisors with maps showing those areas sensitive for potential buried resources.

> **Monitoring:** The Planning and Building Department, in consultation with the Environmental Coordinator, shall verify compliance.

Geology and Soils

GS-1 **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plans for review and approval in accordance with 22.52.110. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance 3143. **During construction,** erosion control measures shall be implemented. Silt fencing, fiber rolls, or other appropriate barriers shall be installed between the project site and areas of adjacent wetlands that are to be avoided, particularly for road widening work along the edges of South Higuera Street in the vicinity of the isolated riparian wetland along the east side of the road. To avoid entrapment of small animals, no synthetic plastic mesh products shall be used in any erosion control materials. Silt fencing shall be checked and maintained on a daily basis throughout the construction period by the applicant's contractor. Installation of erosion controls shall be monitored by a qualified biological monitor.

> **Monitoring:** The Planning and Building Department shall verify compliance at the time of application of construction permits.

Hazards

H-1 The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel **prior to issuance of construction permit.**

> **Monitoring:** The Planning and Building Department shall verify compliance prior to issuance of construction permits.

Transportation/Circulation

TR-1 **Prior to final inspection or occupancy, whichever occurs first,** the applicant shall widen South Higuera Street to complete a south-bound center left turn lane and driveway approach into the project site.

> **Monitoring (Itesm TR-1 – TR-2):** The Planning and Building Department, in consultation with the County Public Works, shall verify compliance.

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

Robert A. Hill	Robert A. Hill	1/9/12
Signature of Owner(s)	**Name (Print)**	**Date**

for: The Land Conservancy of San Luis Obispo County.