



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

ENVIRONMENTAL DETERMINATION NO. ED13-008

DATE: December 19, 2013

PROJECT/ENTITLEMENT: Bunyon Brothers/ Perozzi Conditional Use Permit (DRC2005-00211)

APPLICANT NAME: Ron Rinell & Tim Perozzi (Perozzi Family Trust)
ADDRESS: 3839 Sequoia Road, San Luis Obispo, CA 93401

CONTACT PERSON: Joe Boud, Joseph Boud Associates

Telephone: (805) 543-0565

PROPOSED USES/INTENT: Request by Ron Rinell and the Perozzi Family Trust for a Conditional Use Permit to allow for the construction and operation of a green waste management composting facility that collects and processes organic materials such as tree waste, leaves, manure and similar feedstock into a soil amendment material. The facility would consist of two composting sites, approximately 4 acres in size each.

Each composting site would be contained with an earthen berm and would include operational areas for staging, feedstock storage, grinding, mixing, windrow, curing, screening, storing, and shipping; and holding ponds to contain drainage and runoff. The daily allowable maximum feedstock (green waste and manure) received would not exceed 300 tons per day (equivalent to 500 cubic yards per day). The daily allowable maximum volume of materials onsite for all operational phases (receiving, processing, windrows, curing, screening and storage) would be 41,441 cubic yards per day.

The facility would operate Monday through Saturday between the hours of 9:00 AM and 3:00 PM, and would not be open to the public. The maximum allowable truck/vehicle trips would be 150 per day and no more than 15 trucks/vehicles per hour.

LOCATION: 4400 Orcutt Road, approximately ¼ of a mile east of Tank Farm Road, San Luis Obispo, California

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

Website: <http://www.sloplanning.org>

OTHER POTENTIAL PERMITTING AGENCIES: Department of Resources Recycling and Recovery – CalRecycle

STATE CLEARINGHOUSE REVIEW: YES NO

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

Xzandrea Fowler

County of San Luis Obispo

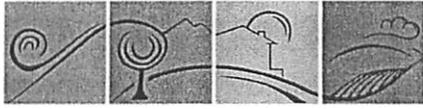
Signature

Project Manager Name

Date

Public Agency

Year	Month	Day	Event	Location
1950	December	23	Christmas Eve	St. Paul's Church
1951	December	24	Christmas Day	St. Paul's Church
1952	December	25	Christmas Day	St. Paul's Church
1953	December	26	St. Stephen's Day	St. Paul's Church
1954	December	27	St. John the Evangelist	St. Paul's Church
1955	December	28	St. Thomas the Apostle	St. Paul's Church
1956	December	29	St. Andrew the Apostle	St. Paul's Church
1957	December	30	St. John the Baptist	St. Paul's Church
1958	December	31	St. Sylvester the Pope	St. Paul's Church
1959	December	31	St. Sylvester the Pope	St. Paul's Church
1960	December	31	St. Sylvester the Pope	St. Paul's Church
1961	December	31	St. Sylvester the Pope	St. Paul's Church
1962	December	31	St. Sylvester the Pope	St. Paul's Church
1963	December	31	St. Sylvester the Pope	St. Paul's Church
1964	December	31	St. Sylvester the Pope	St. Paul's Church
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1997	December	31	St. Sylvester the Pope	St. Paul's Church
1998	December	31	St. Sylvester the Pope	St. Paul's Church
1999	December	31	St. Sylvester the Pope	St. Paul's Church
2000	December	31	St. Sylvester the Pope	St. Paul's Church



Initial Study Summary – Environmental Checklist

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

Project Title & No. Bunyon Bros/Perozzi Conditional Use Permit ED13-0008 (DRC2005-00211)

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Xzandrea Fowler
Prepared by (Print)

Xzandrea Fowler
Signature

December 13, 2013
Date

Steven McMasters
Reviewed by (Print)

Steven McMasters
Signature

Ellen Carroll,
Environmental Coordinator
(for) 12/13/13
Date

Project Environmental Analysis

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

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

A. PROJECT

Request by Ron Rinell and the Perozzi Family Trust for a Conditional Use Permit to allow for the construction and operation of a green waste management composting facility. The facility would collect and process organic materials such as tree waste, leaves, manure and similar feedstock into a soil amendment material. The facility would consist of two composting sites, approximately 4 acres in size each. The project would result in the disturbance of approximately 8 acres on three parcels (APN 044-011-003, -004, & -029) totaling 630 acres, including 6,000 cubic yards of fill. The proposed project is on the Perozzi Ranch, a 1,100 acre cattle ranch. The project site is within the Agriculture land use category and is located at 4400 Orcutt Road approximately ¼ of a mile east of Tank Farm Road, and east of the city of San Luis Obispo. The site is in the San Luis Obispo planning area.

Each of the 4 acre composting sites would be contained with an earthen berm and would include operational areas for staging, feedstock storage, grinding, mixing, windrow, curing, screening, storing, and shipping; and holding ponds to contain drainage and runoff. The daily allowable maximum feedstock (green waste and manure) received would not exceed 300 tons per day (equivalent to 500 cubic yards per day). The daily allowable maximum volume of materials onsite for all operational phases (receiving, processing, windrows, curing, screening and storage) would be 41,441 cubic yards per day.

The facility would operate Monday through Saturday between the hours of 9:00 AM and 3:00 PM, and would not be open to the public. The maximum allowable truck/vehicle trips would be 150 per day and no more than 15 trucks/vehicles per hour.

ASSESSOR PARCEL NUMBER(S): 044-011-003, -004, -029

Latitude: 35° 15' 54.6768" N Longitude: -120° 35' 36.675" W

SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLANNING AREA: San Luis Obispo,

TOPOGRAPHY: Gently sloping
to moderately sloping

LAND USE CATEGORY: Agriculture

VEGETATION: Grasses, Scattered Oaks

COMBINING DESIGNATION(S): Airport Review
Geologic Study Sensitive Resource Area

PARCEL SIZE: 630 acres

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; undeveloped & agricultural uses	<i>East:</i> Agriculture; Residential and agricultural uses
<i>South:</i> Agriculture; Residential and agricultural uses	<i>West:</i> Agriculture; Residential and agricultural uses

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) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is proposed on the 1,100 acre Perozzi Ranch property located southeast of the City of San Luis Obispo and on the east side of Orcutt Road. The topography and characteristics of the cattle ranch include gentle slopes and rolling hills of open grassland transitioning from the valley floor to the Santa Lucia Mountain Range defining the eastern boundary of Edna Valley. The ranch is traversed by several seasonal unnamed drainage creeks that support sycamore dominated woodlands and scattered oak trees. The Perozzi Ranch has approximately 1,200 feet of frontage along Orcutt Road and then angles eastward to the mountain ridges.

Land uses surrounding the compost project site are agricultural and open space, with urban development approximately 1 ½ miles to the west in the Arbors tract, in the City, and suburban residential development approximately 2,500 feet to the north along Hansen Lane. These two areas offer limited views of Compost Site I, but are not dominate views and neither of these urban areas have views of Compost Site II. There are views from Orcutt Road of Compost Site II from a northbound moving vehicle for a 4-5 second period.

The proposed composting sites would be located near the center of the ranch, which is an area that consists of gentle to moderately sloping grassland clusters. The proposed location would provide setbacks from intermittent creek areas, riparian woodland and property lines. The sites are distant from all populated areas and are surrounded by agriculture uses and open space.

Impact. A substantial adverse impact would be anticipated if the proposed project significantly degraded the landscape as viewed from public roads or from other public areas. The degree of impact varies with factors such as viewing distance, duration, viewer sensitivity and the visual context of the surrounding area.

If the proposed project altered the visual character of the area in a way that changed, detracted from or degraded the visual quality it could be considered to have a significant impact. Likewise, if the project were to increase or contribute to a substantial amount of point-source lighting visibility at night, or if the collective lamination of the project resulted in a noticeable spill-over effect into the nighttime sky it could be considered to have a significant impact.

The complete extent of potential visibility of the composting sites, with particular attention given to public roadways, were photographed and noted on aerial maps. Project visibility maps were prepared to show the extent to which the composting sites would be visible from key viewing areas. Photo-simulations were also prepared and selected to best show critical views to provide a good representation of the composting site(s) overall character. These maps and photo-simulations are provided in the Report of Composting Site Information document, dated August 2013, in the project file.

Compost Site I has limited view from two residences along Hansen Lane and limited, distant views from 4-5 residences in the Arbors subdivision along Huckleberry Lane. Compost Site II is not visible from these two urban areas. Compost Site I is not visible from Orcutt Road and Compost Site II has a 4-5 second view of the site when traveling northbound.

Each of the composting sites will be surrounded by a landscaped earthen berm and landscaping, consisting of native trees and shrubbery. This landscaping treatment will screen Compost Site I from its distant urban neighbors and Compost Site II from the short duration view from Orcutt Road.

Neither site is proposed to provide any form of lighting system or feature. Night illumination will not be allowed.

Mitigation/Conclusion. Based on the identified impacts and considering the above listed project elements, the following measures are considered needed to insure implementation of proposed elements, or are additional measures to further reduce visual impacts:

1. Control lines have been established to locate all new development in the least visually sensitive areas.
2. Upon submittal of construction drawings, landscape, irrigation, landscape maintenance plans will be provided that shows what vegetation will be used to adequately screen the new development, when viewed from Orcutt Road, Hansen Lane and Huckleberry Lane.
3. Prior to issuance of a grading or construction permit, a cost estimate for a planting plan, installation of screening landscaping, and maintenance of new landscaping for a period of three years shall be prepared by a qualified individual (e.g., landscape contractor), and shall be reviewed and approved by the County Department of Planning and Building.
4. Prior to issuance of a grading or construction permit, a performance bond, equal to the cost estimate, shall be posted by the applicant for a period of three years. Installation of the landscaping, as approved, shall be completed prior to final inspection or occupancy, whichever occurs first.

Incorporation of these measures and proposed project elements will reduce potential visual impacts to less than significant levels.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The subject property consists of rolling hills extending northeast to the steep slopes of Reservoir Canyon. The site is enrolled in a Williamson Act (LCA) contract which covers several parcels and totals over 1,000 acres. LCA contracts limit the uses of property to agricultural uses (producing an agricultural commodity for commercial purposes) and those other uses that are considered compatible with agricultural uses. Agricultural processing, which includes commercial composting, are analyzed during project review to determine if the use, as proposed, will be compatible with the continued commercial agricultural use of the contracted property.

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

State Classification: Prime Farmland if irrigated

In Agricultural Preserve? Yes: Edna Valley

Under Williamson Act contract? Yes

Land use designations and agricultural uses of the surrounding properties are as follows:

North: Agriculture/ grazing	East: Agriculture/ residential, vineyards and grazing
South: Agriculture/ residential, vineyards and grazing	West: City of San Luis Obispo & Agriculture/ residential and grazing

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

Obispo-Rock outcrop complex (15 - 75% slope). This moderately to very steeply sloping, shallow clayey serpentine 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 VII without irrigation and Class is not rated when irrigated.

Los Osos-Diablo complex (5 - 9% slope).

Los Osos. This gently sloping loamy claypan 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: depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Diablo. This gently sloping loamy claypan 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.

Los Osos-Diablo complex (9 - 15% slope).

Los Osos. This moderately sloping loamy claypan 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: depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Diablo. This moderately sloping loamy claypan 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.

Los Osos loam (5 - 9 % slope). This gently sloping loamy claypan 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: shallow depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

Los Osos loam (15 - 30 % slope). This moderately sloping loamy claypan 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.

Gaviota fine sandy loam (15 - 50 % slope). This moderately to steeply sloping, shallow coarse loamy soil is considered very poorly drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated 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.

Impact. The proposed project site is located on the 1,100 acre Perozzi Ranch. Historically the site has been used as rangeland. The site is currently being used for commercial grazing operations. The proposed project would result in the disturbance of approximately 8 acres of actively grazed rangeland. The property would continue to be used for commercial grazing. The proposed improvements to the existing access road, as a result of the project, would disturb approximately 1,800 sf/ft (0.04 acres) of land with Diablo clay, 5-9% soils, which are considered to be Prime Farmland. The loss of that small amount of Prime Farmland is anticipated to be a less than significant to agricultural resources.

Water Supply. Due to the limited water resources on the Perozzi Ranch, the most likely agricultural use of the site will remain rangeland production. The proposed project site would be primarily located on Los Osos loam, 5-9% and Los Osos-Diablo complex, 9-15%. The Los Osos Loam, 5-9% is classified as Farmland of Statewide Importance, non-irrigated capability, which are considered highly productive rangeland soils due to their ability to produce in high quantities of forage. If water used for the proposed project would lead to limitations on grazing operations, the project would impede the agricultural use of the site. The use of ground water where it would adversely impact agricultural uses would be a potentially significant impact to agricultural resources and would subvert the purposes of the LCA contract to ensure continued agricultural use of the site. It would also be inconsistent with county policy, specifically Agriculture Policy 11. A reduction of water resources for the existing rangeland agricultural activities is anticipated to be a potentially significant impact to agricultural resources.

Conversion of Agricultural Land Use to a Non-agricultural Land Use. Conserving the land, soil and water resources in agricultural areas is critical to maintaining the long-term productivity of the county's

agricultural industry. The project site is a capable rangeland site based upon the total site area under a single LCA contract and the amount of productive rangeland soils on the site. Converting such soils to a non-rangeland use should be limited to the degree feasible. The conversion of productive rangeland use to the proposed non-agriculture use would be a potentially significant impact to agricultural resources.

Erosion and Sedimentation. The proposed project would result in the disturbance of approximately 8 acres of actively grazed rangeland for the construction and operation of the proposed green waste composting facility. The project will utilize existing unimproved dirt roads for access to the proposed composting sites. Roads without proper design and adequate erosion control measures may result in substantial erosion, especially when associated with ongoing commercial truck traffic as proposed. Erosion has the potential to adversely impact the site's productive soils while sedimentation may create adverse impacts to downstream agricultural properties.

Mitigation/Conclusion.

Water Supply. To ensure and maintain sufficient water resources for ongoing rangeland operations on the Perozzi Ranch non-agricultural water use (manage the composting operation, necessary fire storage, dust control, and adequate wetting of compost windrows) for the proposed green waste composting operation shall be reduced by incorporating the following measures:

- Store and beneficially reuse runoff from the operations area
- Use of alternative treatment of the project road for dust control to avoid or reduce the use of water

Conversion of Agricultural Land Use to a Non-agricultural Land Use. To mitigate the conversion of productive rangeland into a non-agricultural land use the proposed facility shall be restricted to a fenced area totaling no more than seven acres in addition to the necessary access road(s). The operations area shall also be conditioned to ensure the operations area can be returned to productive rangeland use in the future.

Erosion and Sedimentation. Measures should be incorporated to ensure runoff from the composting operation is retained on site, utilized for the composting operation if feasible, and otherwise allowed to recharge the aquifer and avoid erosion and sedimentation impacts. It may be appropriate to utilize Natural Resources Conservation Service Field Office Technical Guide (FOTG) standards to address runoff for the proposed project. Ongoing monitoring and incorporation of erosion control may be necessary for the life of the project.

With the incorporation of the mentioned measures, and the mitigations as specified in Exhibit B- Mitigation Summary Table, impacts upon agricultural resources will be reduced to a less than significant level.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following provides a summary of historic and existing air quality conditions that relate to the project's potential impacts to or from existing ambient air quality or projected air quality.

Non-Attainment. 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 particulate matter (PM₁₀, 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 (PM₁₀), that becomes airborne and finds its way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone.

APCD Program. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Local Air Quality. The project is nearest to the Morro Bay Air Quality Monitoring Station. Based on the latest air monitoring station information, the trend in air quality in the general area is improving.

Naturally Occurring Asbestos. Asbestos can occur naturally in certain rock formations, such as those that include serpentinite or ultramafic rock. The closest serpentine rock outcrops are approximately 0.32 miles to the northeast. The central and southwest regions of the site are underlain by upper Miocene Edna (sandstone), member of the Pismo Formation, with lower to mid-Miocene Monterey Formation (diatomite) beneath the northeast end of the site, and a small area of Quaternary alluvial sediments in the south region. These geologic units are not asbestos-bearing. The closest fault zone, which has the potential for ultramafic rock, is approximately 5 miles to the northwest. Consequently, the potential for naturally occurring asbestos to be encountered at the project site is moderate.

Referral. As required by Section 22.10.030 of the County’s LUO, 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.

Odors. As specified in the County’s LUO Section 22.10.030, any non-agricultural land use conducted in, or within one-half mile of an urban or village reserve line shall be operated so as not to emit matter causing noxious odors which are perceptible at the points of determination identified in the following table:

Land Use Category where Odor-Producing Use is Located	Point of Determination
Residential, Office and Professional, Recreation, Commercial	At or beyond any lot line of the lot containing the use
Industrial	At or beyond the boundary of the Industrial category

Greenhouse Gas (GHG). Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth’s average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth’s climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD’s CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project’s annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. The proposed green waste composting facility would be located on 8 acres of the Perozzi Ranch and accessed via an unimproved road. Locking storage containers are proposed to provide secure and weatherproof storage space for tools and equipment. The site will feature a tub grinder onsite 50% of the time, a front end loader to turn the piles and load material, a loader with a thumb and a water truck. Site personnel will consist of one to two people depending on operation. There will be a portable scale present for weighing incoming loads at the site's entrance.

Construction Phase. APCD staff considered the construction impacts of this development by (running the URBEMIS2007 computer model, a tool for estimating construction emissions related to the development of land uses or by comparing it against screening models within the APCD's Air Quality Handbook). This indicated that construction phase impacts will likely be less than the APCD's significance threshold values of 185 lbs of emissions per day and 2.5 tons of emissions per quarter. Therefore, with the exception of the requirements listed in their referral letter dated October 20, 2009, APCD is not requiring other construction phase mitigation measures for the proposed project.

Based on the project description, when compared to the setting described above, the project will have short-term construction air quality impacts as well as long-term operational air quality impacts. As identified by the APCD, air quality impacts during construction include: the creation of fugitive dust (PM₁₀), the potential release of asbestos during demolition and removal of pipelines, the potential release of naturally occurring asbestos during grading, unpermitted developmental burning, and maintenance of construction equipment. These items are summarized as follows:

Nearby Residences - The proposed project site is located adjacent to existing residential development. Residential areas are sensitive to air pollution, including both construction and operational emissions. The applicant is proposing to develop the project site, which would result in approximately 8 acres of site disturbance.

Fugitive Dust (PM₁₀). Implementation of the proposed project would result in the generation of dust, potentially affecting local residents and businesses in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

Material-Containing Asbestos. Asbestos-containing materials could be encountered during the demolition, relocation, or remodeling of existing buildings. Asbestos can also be found in utility

pipes/pipelines. If asbestos is present in onsite structures, proposed demolition activities would result in a release of asbestos, and a potentially significant air quality impact.

Naturally-Occurring Asbestos. According to the APCD, the project site is located in an area containing potentially naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

Developmental Burning. On February 5, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning under restrictions may be allowed. Unregulated burning would result in a potentially significant air quality impact.

Operational Phase. Once the project is built, the ongoing operational emissions are summarized as follows:

- Composting facility will operate six days a week between the hours of 9:00 am and 3:00 pm (Monday through Saturday)
- Project's estimated daily vehicle trips is 129 via an unimproved roadway, approximately ½ mile long
- Machinery and equipment used for the operation will include a weigh scale, tub grinder, loader with thumb, front end loader, tractor assisted and /or self-powered windrow turners, dump truck, power screen screener, storage container(s) and a water truck

As identified by the APCD, air quality impacts during operation include: the creation of fugitive dust (PM₁₀), odors, portable equipment, and Greenhouse gases. These items are summarized as follows:

Nearby Residences - The proposed project site is located in proximity to existing residential development. Residential areas are sensitive to air pollution, including both construction and operational emissions. The applicant is proposing to develop the project site, which would result in approximately 8 acres of site disturbance.

Fugitive Dust (PM₁₀). Implementation of the proposed project would result in the generation of dust, potentially affecting local residents and businesses in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

Odors. Implementation of the proposed project would result in the generation of odors from composting operations, which could be potential objectionable due to the decomposition of green waste, including manure.

Greenhouse Gases (GHG) Emissions. This project is a green waste composting management facility. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. The project has the potential to result in significant but mitigatable impacts related to the generation of emissions and dust during both the construction and operational phases of the project. Although the heavy equipment used for this project requires a permit from the California Air Resources Board, to address emissions from the operation of heavy equipment, the project has the potential to result in significant but mitigatable impacts related to emissions generated from construction equipment.

Construction Phase Mitigations

Naturally Occurring Asbestos. Prior to any grading activities at the site, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM.

Developmental Burning. The APCD prohibited developmental burning of vegetative material within San Luis Obispo County.

Demolition Activities. If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHP).

Construction and Operational Phase Mitigations

Dust Control Measures. This project is near potentially sensitive receptors and shall be conditioned to comply with all applicable Air Pollution Control District regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:

- 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 (non-potable) 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 re-vegetation and landscape plans shall 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 shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to re-vegetation shall 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 shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or

- wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM10 mitigation measures required should be shown on the grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to 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 land use clearance for finished grading of the area.

Standard Control Measures for Construction Equipment. The standard mitigation measures for reducing nitrogen oxide (NO_x), reactive organic gases (ROG), and diesel particulate matter (Diesel PM) emissions from construction equipment are listed below:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Developmental Burning. No impact is anticipated, therefore no mitigation is required.

Operational Phase Mitigations

Dust Impacts from Unimproved Roadways and Composting Operations. To mitigate dust impacts from unimproved roadways and composting operations, the project should implement the dust control measures and standard control measure for construction equipment as listed above.

Odor. To reduce odor impacts to less than significant levels, the applicant shall be required to develop an Odor Impact Minimization Plan (OIMP), to be reviewed and approved by both the APCD and the California Integrated Waste Management Board (CIWMB) pursuant to the requirements of both jurisdictional agencies. The OIMP shall include, but not be limited to, odor screening and load checking procedure, good housekeeping procedures and the development of an odor complaint response system. This plan shall conform to the requirements listed in CIWMB Compostable Material Handling Operations and Facilities Regulatory Requirements, Section 17863.4. Please refer to Exhibit B – Mitigation Summary Table for a detailed list of required measures.

Greenhouse Gases (GHG) Emissions. To minimize greenhouse gas emissions impacts, this project should implement the following mitigation measures:

- Improving the energy efficiency of the composting equipment
- Replacing support equipment and vehicles that have internal combustion engines with their electric equivalents
- Implement measures to reduce fuel and energy consumption. Example would include reduce idling from equipment, maximize hauling trip by only transporting full loads as feasible, use low carbon fuel and use energy efficient equipment

In addition to the inclusion of the air quality controls contained in the grading ordinance, to minimize the potential air quality impacts, the applicant shall implement the mitigation measures described above and shall also be required to implement additional mitigation measures, as specified in Exhibit B–Mitigation Summary Table to mitigate all identified air quality impacts to levels of insignificance.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

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

On-site Vegetation: Herbaceous grassland with wooded wetlands along blue line creeks onsite. Trees and shrubs present on northern edge of site.

Name and distance from blue line creek(s): 6 unnamed “blue line” tributary to the San Luis Obispo Creek course through the subject property.

Habitat(s): Coastal Valley Grasslands and Sycamore Riparian Woodland

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project: Coast Range newt, Foothill yellow-legged frog, and the Western pond turtle.

The proposed project site supports valley coastal grasslands and Riparian woodland vegetation. Seasonal creeks cross the property, typically at a diagonal, from the northeast to the southwest. A Botanical Survey (V.L. Holland; November 2005) of the proposed composting sites was prepared to determine if any sensitive habitat or species were located, or had the potential to be present, on the project site.

Composting Site I is near the western boundary of the Perozzi Ranch and about ½ mile east of Orcutt Road. Composting Site II is about 0.2 miles east of Site I. A large portion of Site I has been cleared and part of it is currently used to store firewood and mulch. Site I borders a small seasonal creek, which is just west of the site. There are areas on Site I where soil has been stored in piles between the wood piles and the seasonal creek. Small gullies have eroded around the disturbed areas on Site I and need installation of proper erosion control measures. Site II borders the creek along its western boundary and required crossing a small seasonal creek for success. This site is covered by coastal valley grassland and is currently being used for grazing. The terrain of Site I is flat to somewhat sloping; however, there is a moderate to steep slope immediately along the creek and downslope from Site I. Site II is flat to somewhat sloping and gradually slopes to the creek.

Coastal Valley Grasslands. Coastal valley grasslands cover both study sites with the exception of the wood pile area and a large barren area on Site I. The dominant plants in these grasslands are various species of native and mostly introduced grasses and forbs.

California native grasslands were not found on the study sites. Native grasslands are grasslands in which the dominant plants are various species of California native perennial grasses that grow as individual bunches or tussocks rather than as continuous turf. Native grasses do occur on the hillsides near the study sites, but none were found on the study sites.

The grasslands have been modified due to agricultural practices, that have changed the character of the vegetation, disturbing the soil and opening it up for invading weedy species. Grazing of domesticated animals has also altered the vegetation, because highly palatable native plants have been reduced or eliminated.

The grasslands that cover both of the proposed composting sites integrate with the riparian woodland along the seasonal creeks. Grassland species also occur as part of the herbaceous understory in the riparian woodland. The majority of the grasslands identified on the site are introduced grasses and forbs, with the exception of the native species listed below:

Turkey Mullen (*Eremocarpus setigerus*)

California Poppy (*Eschscholzia californica*)

Hayfield tarweed (*Hemizonia congesta* ssp. *Luzuifolia*)

Italian reyegrass (*Lolium multiflorum*)

Lotus (*Lotus* spp.)

Lupine (*Lupinus* spp.)

Annual clover (*Trifolium* sp.)

Riparian Woodland. Riparian woodlands are common along streams and drainages in California. They often consist of one or more species of deciduous trees and/or shrubs plus an assortment of other shrubs and herbs, many of which are restricted to the banks and flood plains of these waterways. These trees can grow tall enough and dense enough to form a forest, and at other times they can be more scattered forming an open woodland. The extent of the vegetation away from the watercourse depends on the size and nature of the banks and flood plains, the amount of water carried by the stream or present in a pond or lake, the depth and lateral extent of standing water and / or subterranean aquifers, and the amount of dissolved salt, especially in coastal streams.

Riparian vegetation on the ranch occurs along a series of seasonal creeks and comprises a small

percentage of the total vegetation cover. The riparian woodlands along these creeks form a narrow band of woodland vegetation dominated by *Platanus racemosa* (Pacific sycamore). In addition to the sycamores, widely scattered *Salix lasiolepis* (arroyo willow) occur along the creek as do scattered shrubs and herbaceous plants. *Quercus agrifolia* (Coast live oak) occurs along the seasonal creek that borders Composting Site I, mostly in the upslope areas.

Vegetation along the creek channels is quite variable. In areas where water is retained in small pools, patches of freshwater marsh vegetation have become established. Many of these marsh species occur in scattered locations along the stream channel and sometimes occur under the sycamores. In other areas, the rocky, sandy stream channel is devoid of vegetation. Some of the native plants found in the riparian zone near the two composting sites are listed below:

Trees

Pacific sycamore (*Platanus racemosa*)

Coast live oak (*Quercus agrifolia*)

Arroyo willow (*Salix lasiolepis*)

Shrubs

Coyote bush (*Baccharis pilularis*)

Honeysuckle (*Lonicera iinterrupta*)

Coffeeberry (*Rhamnus californica*)

Poison-oak (*Toxicodendron diversilobum*)

Herbs along creek banks

Brome grass (*Bromus carinatus*)

Umbrella sedge (*Cyperus eragrostis*)

Deer grass (*Muhlenbergia rigens*)

Goldenback fern (*Pentagramma triangularis*)

Fiddle dock (*Rumex pulcher*)

Herbs around small pools in the creek

Umbrella sedge (*Cyperus eragrostis*)

Spike-rush (*Eleocharis macrostachya*)

Rushes (*Juncus* spp.)

The stream deposits and soils of the creek channels and floodplain generally consist of interbedded layers of coarse and fine sediments. Because the streams are seasonal, the channels are scoured by the winter flows and completely dry out in the summer (except for a few small pools). This sometimes opens the channel to invasion by opportunistic weeds that grow in many different kinds of disturbed environments.

Rare and Endangered Plants. A search of rare plants known to occur within the encompassing San Luis Obispo 7.5 minute Quadrangle and within the general vicinity of the ranch property was conducted using the California Department of Fish and Wildlife (CDFW) Natural Diversity Data Base: Special Vascular Plants, Bryophytes, and Lichen List and the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California* database. The search revealed 18 special status plant species with know or probable occurrence within the encompassing quadrangle and surrounding areas.



According to the Botanical Survey (V.L. Holland; November 2005) prepared for the project, no special status plant species were found on the proposed project site. The study concluded that based on habitat requirements of many of the special status species identified by the database searches, the majority of the identified special-status species could be eliminated because their habitats are not present on the site. This leaves the possibility that the following rare species could be present on the project site:

San Luis County morning glory (*Calystegia subacaulis* var. *episcopalis*)

Obispo Indian paintbrush (*Castilleja densiflora* ssp. *Obispoensis*)

Hoffmann's sanicle (*Sanicula hoffmannii*)

The site survey did not find any evidence of the presence of Hoffmann's sanicle or San Luis County morning glory on the project site, and concluded that the presence of those species on the project site could be ruled out. Although no evidence of the presence of Obispo Indian paintbrush was found on the project site, the report concluded that it could not be ruled out because it is possible that the plant could have been in an unidentifiable condition at the time of survey, however the report also concluded that the disturbed nature of the grasslands would make it's occurrence on the site unlikely.

Sensitive Habitats and Communities. The sycamore riparian woodlands identified on the ranch and adjacent to the proposed composting sites, are considered to be sensitive habitat and are in need of protection. The Sycamore riparian woodlands on the ranch are especially uncommon and sensitive.

Wildlife

Coast Range newt (*Taricha torosa torosa*) has been found about .5 mile to the north. The coast range newt has a light to dark brown dorsum with a yellowish orange belly. Skin is dry with small bumps and warts; large eyes with lower yellow eyelids. Adults are between 12.5-20 cm in total length. The newt ranges between Mendocino Co. south through the Coast range to the western slope of the Peninsular ranges in San Diego Co. Adults are found in mesic forests in mountainous areas of Northern California. In Southern California they are found in drier habitats, such as woodlands or grasslands. In the Sierras they are found in conifer habitats. Breeding season occurs between late December and early May, lasting 6-12 weeks and occurring primarily in ponds and lakes.

Foothill yellow-legged frog (*Rana boylei*) has been found about .5 miles to the north. The foothill yellow-legged frog occurs between the Coast Ranges from the Oregon border south to the Transverse Mountains in Los Angeles Co. Its elevation range extends from near sea level to 1940 meters (6370 ft) in the Sierra (Jennings and Hayes 1994). The foothill yellow-legged frog is found in or near rocky streams in a variety of habitats, including valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, ponderosa pine, mixed conifer, coastal scrub, mixed chaparral, and wet meadow types. Adults often bask on exposed rock surfaces near streams. When disturbed, they dive into the water and take refuge under submerged rocks or sediments. During periods of inactivity, especially during cold weather, individuals seek cover under rocks in the streams or on shore within a few meters of water.

Western pond turtle (*Emys (or Clemmys) marmorata pallida*) has been found about .5 mile to the South West. Western pond turtle is a federal and California Species of Special Concern. This is an aquatic turtle that uses upland habitat seasonally. They occur in ponds, streams, lakes, ditches, and marshes. The species prefers slow-water aquatic habitat with available basking sites nearby. Hatchlings require shallow water habitat with relatively dense submergent vegetation for foraging.

Impact. The project will result in the disturbance of about 348,500 square feet (approximately 8 acres) of an approximately 1,100 acre cattle ranch. No native trees will be impacted or removed as a result of the proposed project. Based on the existing and surrounding habitats, the potential for project

impacts to the sensitive species/ habitats listed above from the CNDDDB, along with the field visit (and biological report(s)), can be summarized as follows:

Coastal Valley Grasslands. The project will result in the disturbance of approximately 8 acres of coastal valley grassland. There are some early signs of erosion where Composting Site I would occur.

Riparian Woodland. The grasslands that cover both of the proposed composting sites integrate with the riparian woodland along the seasonal creeks. Grassland species also occur as part of the herbaceous understory in the riparian woodland. The loss of grasslands due to the proposed project could result in erosion and sedimentation impacts that could be potentially significant impacts to the adjacent riparian woodlands.

Rare and Endangered Plants. If found on the project site, the Obispo Indian paintbrush could be impacted, however the occurrence is highly unlikely. It was not identified on the project site during the survey, but the habitat exists. The disturbance of the Obispo Indian paintbrush would result in a potentially significant impact to biological resources.

Sensitive Habitats and Communities. The project will result in the disturbance of areas adjacent to the identified Sycamore riparian woodlands. Direct or indirect disturbance of the Sycamore riparian woodlands would result in a potentially significant biological resources impact.

These areas on the ranch need to be protected, therefore, adequate buffer zones along the riparian woodlands should be established to protect this sensitive habitat.

Wildlife. The project site does not offer suitable habitat for the Coast Range newt, Foothill yellow-legged frog, Western pond turtle, therefore their occurrence on the project site is highly unlikely. However, habitat for the burrowing owl and the gopher, which are sensitive wildlife species, is on and around the project boundaries. While it is not expected that the species will venture within the project boundaries, the following measures have been included for the project to minimize potential impacts:

- protective barrier fencing shall be installed around the perimeter of the project;
- a pre-construction survey shall be conducted within 30 days prior to construction or vegetation removal

CalFire Setbacks/Habitat Modification. The habitat immediately adjacent to the proposed composting sites and access road can be described as sensitive habitats and communities, which is expected to require minimal fuel modification to meet CalFire standards to reduce fire risk, because the majority of the grasslands are low due to active grazing, the majority of the fuel loads have already been reduced. To meet these standards, each composting site will need to modify or remove existing native habitat for at least 150 feet from the edge of green waste piles. Using a 8 acre composting site footprint, approximately 4.5 acres of habitat will be lost or substantially modified immediately around the composting sites. Additionally, Vegetation within 10 feet of each side of the access road will need to be modified to reduce fuel loads, which will result in additional impacts to sensitive vegetation.

Mitigation/Conclusion. Overall the location of the proposed composting sites have been highly disturbed historically by grazing, clearing, wood piles, dirt piles, and other human related activities that the grasslands are now dominated by many invasive, introduced species.

Coastal Valley Grasslands. The project proposes to disturb more than one acre. Therefore, prior to work beginning, the project will be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) that has been approved by the Regional Water Quality Control Board or County. This Plan will include measures to reduce potential sedimentation, erosion and drainage impacts to existing downstream water sources, including the adjacent riparian woodland.

Riparian Woodland. To mitigate to a less than significant level the potential impacts to the riparian woodland, the development should establish a buffer zone along the creeks and riparian woodland to prevent any negative impacts as a result of erosion or sedimentation from occurring in the riparian areas. On Composting Site I, no disturbances should occur on the steep slope along the creek.

Development should be restricted to the flat, rolling areas east of the steep slopes along the creek. On Composting Site II, the buffer zone should be at least 50 feet from the canopy edge of the riparian woodland.

Rare and Endangered Plants. The majority of rare plant habitats for the rare or endangered species are not present on the project sites, with one exception, the Obispo Indian paintbrush. Although the Obispo Indian paintbrush was not identified on the site during the survey its habitat is present. However, given the history of site disturbance due to grazing, its occurrence is highly unlikely. The potential impact to Obispo Indian paintbrush could be mitigated to less than significant through preparation of a restoration plan by a qualified biologist. A preconstruction survey should be performed, and if the paintbrush is present and would be impacted, a 1:1 replacement of this plant and associated habitat would be prepared by a competent restoration expert. If a restoration plan is required, the applicant shall consult with CDFW prior to application for construction permits.

Sensitive Habitats and Communities. Sycamore dominated riparian woodlands, like those identified on the site, are a rapidly decreasing biological resource in California, and are considered sensitive and rare, and should be protected. To mitigate potential impacts to a less than significant level, adequate buffer zones, as described in the section above, should be established to protect this sensitive habitat. No direct disturbances should occur within the community.

CalFire Setbacks/Habitat Modification. Prior to and during construction/ improvements, and for the life of the project, there shall be no cutting, alteration or disturbance of the existing riparian zone. Adequate measures shall be installed prior to any construction to clearly delineate this area shall be avoided. Prior to construction permit issuance, a letter from CAL FIRE shall be submitted identifying that no riparian vegetation removal/modification is needed for fire safety purposes. Prior to final inspection or operation, the County shall verify that the riparian area to be avoided was adequately protected during construction/ improvements.

With the incorporation of the above mentioned mitigations, and the mitigations as specified in Exhibit B-Mitigation Summary Table, impacts upon biological resources will be reduced to a less than significant level.

5. CULTURAL RESOURCES

Will the project:

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

Setting. The project site lies within the territory historically occupied by the Northern Chumash and Obispeno people. A search was made for pertinent background information relating to prehistoric and historic land use in and near the project area. Archaeological records from the Central Coast Information Center of the California Historical Resources Information System at the University of California at Santa Barbara included recorded archaeological sites and surveys within a one mile radius of the study area. The results showed that the specific study area had never been subject to an archaeological survey; but several surface surveys have taken place within a mile of the study area. One prehistoric site exists near the study area.

A Phase 1 surface survey was conducted for the subject property (Conway; November 2005). The survey produced negative results for the presence of archaeological sites.

Impact. The survey did not identify any cultural or paleontological resources, therefore no impacts are anticipated.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, 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) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Setting. The topography of the project is nearly level to very steeply sloping. The area proposed for development is outside the Geologic Study Area designation. The landslide risk potential is considered high to very high. The liquefaction potential during a ground-shaking event is considered low to high. Active faulting is known to exist on the subject properties. The project is not within a known area containing serpentine or ultramafic rock or soils, however to the north of the project site serpentine soils and rock exist.

Any project within high liquefaction area is subject to the preparation of a geological report per the County's Land Use Ordinance (LUO) section 22.14.070, to evaluate the area's geological stability relating to the proposed use.

Drainage. The area proposed for development is outside the 100-year Flood Hazard designation. There are several seasonal unnamed creeks on the property that are tributaries of the Eastern Fork of San Luis Obispo Creek. Three of the unnamed creeks are located west and northwest of the proposed Compost Site I, and the other creek is located south of the proposed Compost Site II.

As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly to well drained. For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

Sedimentation and Erosion. The soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the soil surface is considered to have low to high erodibility and low to moderate shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 8 acres.

Drainage. Modification of the existing drainage pattern on the project site would change the amount and direction of storm water runoff and potentially cause erosion and sedimentation. The applicant is proposing to control erosion and sedimentation with the construction of earthen berms, retention basins and road and compost area surfacing, along with a regular maintenance schedule of sediment collection and water recycling.

Sedimentation and Erosion. Total grading activities and site disturbance would be approximately 8 acres for the proposed green waste composting facility. If grading occurs before, during, or immediately following a rain event, significant erosion and sedimentation impacts may occur.

Liquefaction and Landslide. Although the overall property, which is over 630 acres in size, has potential for high liquefaction and landslide, the proposed project site is located in an area of the property with nearly level to gentle slopes and low landslide and liquefaction potential. The project also does not involve the construction of any structures, therefore

Mitigation/Conclusion. Standard construction practices, for any storage structures, are expected to adequately address seismic safety concerns. In addition, the applicant has agreed to incorporate measures relating to drainage, sedimentation and erosion (see Exhibit B/ Developer's Statement) to reduce impacts to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. With regards to potential fire hazards, the subject project is within the moderate Fire Hazard Severity Zone(s). Based on the Fire Safety Plan (May 2005) prepared by Cal Fire for the proposed project, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Airport Review

The project is within a County "Airport Review" combining designation (County LUO Section 22.14.030). To minimize conflicts with nearby aircraft, projects within this designation are subject to: use limitations, height standards, operational standards and providing an aviation easement.

Fire Hazard

The project is located in a moderate wildland fire hazard zone, due to vegetation and climate conditions. In addition to this California Department of Forestry and Fire Protection (Cal Fire, formerly CDF) designation, potential fire risk within the proposed green waste composting facility from the composting operations. For additional fire service provider information please refer to the 'Public Services/ Utilities' section.

Regarding fire protection, the project is within the State Responsibility Area (SRA), which falls under the responsibility and jurisdiction of Cal Fire. Within San Luis Obispo County, Cal Fire is responsible for wildland fire protection of almost 1.5 million acres. The County has contracted with Cal Fire to provide protection of structures within the rural unincorporated areas. Recent state legislation (AB X1-29) has also established a property owner fee to help offset the costs of protecting structures within the wildland areas.

Regulatory Setting

Hazards and hazardous material management is subject to multiple laws, policies, and regulations at all levels of government. The agencies responsible for enforcing applicable laws and regulations develop and enforce standards for the handling and clean-up of specific materials determined to pose a risk to human health or the environment. The enforcing agency at the local level for the proposed project area is CalRecycle.

State Policies and Regulations

CalRecycle (formerly California Integrated Waste Management Board) has recently merged its duties with those of State Department of Conservation's Division of Recycling to best protect public health and the environment by effectively and efficiently managing California's waste disposal and recycling efforts. CalRecycle acts as the County's Enforcement Agency (EA) to insure compliance with many state landfill and compost regulations. Title 27, Chapter 3 (Criteria for all Waste Management Units, Facilities, and Disposal Sites) ensures liner systems and leachate management systems are designed and constructed to substantially reduce the potential for release of leachate. This chapter also outlines procedures that shall be followed for fire control (Subchapter 4, Article 5), gas monitoring (Subchapter 4, Article 6), and vector control (Subchapter 4, Article 2).

Odors

Odors from the generated from the proposed composting facility would be regulated by CalRecycle for San Luis Obispo County. The OIMP regulatory requirements can be found in Title 14 of the California Code of Regulations (Sec. 17863.4). An OIMP is required for all compostable materials handling operations and facilities, with the exception of agricultural composting operations without odor complaints, and must be submitted to the EA as part of their notification or solid waste facility permit application. The OIMP must be reviewed annually by the operator to determine if any revisions are necessary. Any revisions to the OIMP are to be submitted to the EA within 30 days of those changes.

Referrals

Referrals were sent to the following agencies to consider these potential hazards: Environmental Health, Regional Water Quality Control Board, California Integrated Waste Management Board, Department of Toxic Substance Control, Cal Fire, County Airport Manager for the San Luis Obispo County Regional Airport. Only Cal Fire responded with concerns and recommendations.

Impact. The proposed green waste composting operation would accept composting materials up to 300 tons per day. Composted materials would include yard trimmings, untreated wood waste, manure and similar feedstock.

Fire Hazards

With the project being within a State Responsibility Area (SRA) and having a Fire Severity rating of Moderate, Cal Fire requires a 150 foot clearance of all high fuel potential or flammable vegetation around the proposed structure(s). Substantial fuel modification is also required for 10 feet on each side of the proposed driveway. Sensitive vegetation is known to occur within these vegetation removal/modification setbacks and is discussed further in the Biological Resource and Aesthetic section of the Initial Study.

Per recent state legislation (2013 - AB X1-29) a property owner fee has been established to help offset the cumulative costs of providing protection to structures within the wildland areas.

Other fire-related constraints or hazards specifically related to the project include:

The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Airport Review

The proposed project is outside of the general flight pattern of the nearest airport (San Luis Obispo County Regional Airport). The proposed development is an allowed use under the Airport Land Use Plan (ALUP). The project was not reviewed by the Airport Land Use Commission, because the proposed project does not require adoption of or amendment to a general or specific plan, zoning ordinance, or building regulation. The non-residential land use densities for Agriculture-gazing and outdoor crops is one person per care of gross land area. No proposed hazard to Air Navigation will result due to the proposed project.

Odors

An odor is the inhalation through the nose of a gas that produces an olfactory response or sensation. An odor threshold is a sensory property that refers to the minimum concentration necessary to produce this response. Although an odor may be detected, it may not be offensive. Offensive odors rarely cause any physical harm but they may create annoyance. Therefore, odor generators are usually segregated away from potential receptors.

The primary sources of odorous gas emissions will occur when compost is turned in the windrows and handled. Leachate and compost runoff water used for dust control could also emit odors. Generally, daytime breezy conditions combined with physical separation from residences would help dilute compost related odors for the proposed composting facility.

The composting facility will be required to implement an Odor Impact and Minimization Plan (OIMP) that addresses addressed windrows, acceptance of feedstock, and maintenance of the detention basin.

Odor Thresholds

The thresholds of significance for odors vary based on the regulations used by different agencies that relate to odors. Neither CalRecycle, APCD, nor the County of San Luis Obispo uses a numerical or a quantified regulatory standard to identify the intensity of odors that may be acceptable or unacceptable. CalRecycle regulates odor sources as potential nuisances. A nuisance at a solid waste facility is defined by CalRecycle as a storage, removal, transport, processing, or disposal activity which "is injurious to human health or is indecent or offensive to the senses and interferes with the comfortable enjoyment of life or property," and "affects at the same time an entire community,

neighborhood or any considerable number of persons" (14 California Code of Regulations §17402(a)(12); 27 California Code of Regulations §20164).

The APCD CEQA handbook notes that when a sensitive receptor (residential or recreational use, for example) is proposed within 1 mile of a compost facility, the project should be referred to the APCD Enforcement Division and that the analysis of potential odor impacts should be based on "a review of odor complaints for similar facilities." No specific threshold of significance is identified however. It should be reiterated that technically CalRecycle is responsible for responding to odor complaints for compost facilities.

Mitigation/Conclusion. Based on the previously-discussed project circumstances/impacts, the project will be required to incorporate the following measures to reduce potentially significant impacts related to hazards and hazardous material to less than significant levels:

Fire Hazard

The project is required by Ordinance to prepare a Fire Safety Plan to be reviewed and approved by Cal Fire. The Plan will include a number of measures to reduce fire hazards, including but not limited to:

- Minimum access road width of 18 feet, with all weather surface, and meeting load capacity of 20 tons.
- 10' vegetation clearance on either side of the access road.
- Any dead end road length exceeding 150 feet requires a vehicle turnaround with a minimum 40 foot radius or hammerhead "T".
- 150' vegetation modification buffer area will be conducted around the composting piles and structure(s). This buffer is in addition to the buffer required for protection of the riparian woodland habitat areas.
- Water storage tanks on site shall be determined by NFPA 1142 for buildings less than 500 square feet and NFPA 13 for buildings exceeding 5000 square feet.
- All buildings exceeding 5000 square feet will require NFPA 13 sprinkler system.
- All buildings shall have a minimum 30 foot setback from the property line.
- Green waste piles on-site shall not exceed 60 feet in height, 300 feet in width, and 500 feet in length. CDF recommends piles not larger than 50 feet in diameter.

Airport Review

The project is within the Airport Review combining designation, and is within Zone S-2 as shown in the San Luis Obispo County Regional Airport Land Use Plan (ALUP). The use proposed is allowed by the ALUP. No features are proposed that would attract waterfowl. No exterior materials are proposed that would be highly reflective to aircraft. The height of the any proposed equipment storage structures, stock piles and landscaping will not exceed what is allowed by the ALUP and Land Use Ordinance, and will not result in a safety risk for existing airport flight patterns.

No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

Odor

Odors in Runoff Water and Leachate:

- Review national pollutant discharge elimination system (NPDES) procedures to

- minimize storm water contact with organic materials.
- Remove particles from water draining into storm water retention basin.
- Filter storm water through a filter berm or sock.
- Use odor suppressants/neutralizers or masking agents in water trucks used for dust control, and/or in leachate collection tanks.

8. NOISE

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

Setting. The project site is located in a rural area with generally low ambient noise. Typical noise sources are generated from Orcutt Road, the San Luis Obispo County Regional Airport, and surrounding agricultural operations. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. Noise producing activities associated with the composting operation included the movement of trucks between the ranch entrance and the compost areas, and the equipment used to stockpile, load, grind or chip, spread onto compost windrows and subsequently turn and gather the finished product.

The machinery and equipment used for the composting operation will include the following:

- Weigh scale, located at the intersection of the roads to the two composting sites
- Tub Grinder, used to convert green waste to mulch
- Loader with thumb, used to feed green waste into the tub grinder and to manage mixed wood piles
- Front end Loader, used for managing raw green waste, forming and repositioning windrows, feeding the screener and loading finished composting product into vehicles
- Tractor assisted and/or self-powered windrow turners, (rotary drum with flails, elevating face conveyor, auger turner, etc.)

- Dump truck, used to move material internally and maintain site area in an orderly and efficient condition
- Power screen Screener, with several screen sizes used to screen finished compost product
- Storage container(s), for storage of tools, equipment and supplies
- Water truck, for watering of roads, aeration of windrows (if not under irrigation) and fire protection

Due to the proposed location on the Perozzi ranch, the two composting sites are considered “soft sites”, meaning that operational activities are not anticipated to contribute to noise perception at receiver points. The compost sites are more than 2,000 feet from the closest receiver location, the prevailing northwest wind pattern would carry operation noise away from populated areas and roadways and the natural topography of the sites provide additional noise attenuation shielding. The project is not expected to generate loud noises, nor conflict with the surrounding uses. However, due to the relatively low ambient noise in the surrounding area, there could be a perceived nuisance or impact.

Mitigation/Conclusion. Although the identified noise impacts are anticipated to be less than significant, the applicant has agreed to implement additional measures, beyond what will already be required by ordinance or codes, to further reduce impacts. Those measures include, but are not limited to reducing the hours for heavy equipment operation and noisy construction work.

Measures are listed in Exhibit B and would mitigated all identified noise impacts to less than significant levels.

9. POPULATION/HOUSING
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting . The County Housing Element's long-term goal is “to achieve an adequate supply of safe and decent housing that is affordable to all residents of San Luis Obispo County.” Towards this end, the Element includes policies, objectives and programs designed to retain existing affordable housing, facilitate provision of new affordable housing, and reduce homelessness. Projects are encouraged to incorporate features from the County’s Strategic Growth Principals and Policies, such as housing choices (for all income levels) and placement of housing near employment (reduced travel and compact communities). The County has an Inclusionary Housing Ordinance that applies to both residential and non-residential development and subdivisions.

The project is within the San Luis Obispo planning area. There are no applicable planning area standards for population/housing relating to the proposed project.

Impact. Based on the project description, the project will potentially result in the need for 5 or fewer employees. The proposed number of employees would a less than significant impact on the jobs/housing balance. 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. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Police: County Sheriff

Location: Approximately 4.5 miles to the northwest

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate to Very High Response Time: 5-10 minutes

Location: Approximately 1.2 miles to the south west

School District: San Luis Coastal Unified School District

The project area is served by the County Sheriff’s Department and CAL FIRE as the primary emergency responders. The project is within the Moderate to Very High fire hazard severity. The nearest sheriff station is located at the San Luis Obispo substation.

The County-adopted Public Facilities Fee Ordinance (Title 18) provides for the collection of a fair-share fee from new development to help mitigate for cumulative impacts on public facilities. This fee currently being collected helps fund capital improvement projects in the following areas: libraries, fire, general government, parks and recreation, and sheriff’s patrol.

Fire Protection/Life Safety

State Responsibility Area. Regarding fire protection, the project is within a ‘State Responsibility Area’ (SRA), which falls under the responsibility and jurisdiction of Cal Fire. Within San Luis Obispo

County, Cal Fire is responsible for wildland fire protection of almost 1.5 million acres. The County has contracted with Cal Fire to provide protection of structures within the rural unincorporated areas. Recent state legislation (AB X1-29) has also established a property owner fee to help offset the costs of protecting structures within the wildland areas.

Police Protection and Emergency Services

Police/Sheriff

The County Sheriff's Department provides police and patrol services in the unincorporated areas of the County. The County is divided into three areas; North, Coast, and South. The Sheriff's Department is headquartered from the operational facility at Camp San Luis Obispo. Each area has its own substation, which is supervised by a sergeant and staffed with approximately 23 deputies and two legal clerks.

Emergency Services.

Emergency services generally include ambulance and hospital service. Private companies based throughout the County provide ambulance service. Response times are generally good with the exception of the more rural portions of the County where the large area being served and the distances involved lend to poorer levels of service. Hospital services are provided by Twin Cities Hospital in Templeton, Arroyo Grande Community Hospital in the City of Arroyo Grande, and by French and Sierra-Vista in the City of San Luis Obispo.

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

Impact. Based on the proposed project, there will be public service impacts in the following areas.

Fire/Life Safety

CDF/ San Luis Obispo County Fire Department identified the following project-specific concerns:

- Site Access
- Water Storage and Sprinklers
- Green waste
- Other building Requirements

To address these concerns, measures are included in the project to substantially reduce the impacts to less than significant levels (see Mitigation Measure section).

The project proposes to introduce a green waste composting facility into a rural area in a moderate to very high fire severity with a fire station response time of 5-10 minutes. The project will need to comply with the fuel modifications measures as set forth in the most recent Building and/or Fire Codes. For Cal Fire, this includes all flammable vegetation to be removed within 150 feet of the proposed composting sites. In addition, 10 feet of substantial fuel modification along each side of the access roadway will be required. Please refer to the Biological Resource section as this vegetation removal requirement relates to impacts on sensitive vegetation. The project will be subject to meeting CAL FIRE's Fire Safety Plan (October 2009), which includes other measures to improve the fire department's ability to save the structure(s) in the event of a fire or reduce response times in the case of a life safety emergency.

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

Mitigation/Conclusion. Based on the above described project impacts, the project will be required to incorporate the following measures to reduce potentially significant impacts to public services to less

than significant levels:

Fire/Life Safety

1. As a part of the project's Fire Safety Plan, the following elements will be included:
 - Minimum access road width of 18 feet, with all-weather surface, and meeting load capacity of 20 tons.
 - 10' vegetation clearance on either side of the access road
 - Any dead end road length exceeding 150 feet requires a vehicle turnaround with a minimum 40 foot radius or hammerhead "T"
 - 150' vegetation modification buffer area will be conducted around the composting piles and structure(s). This buffer is in addition to the buffer required for protection of the sensitive habitat areas.
 - Water storage tanks on site shall be determined by NFPA 1142 for buildings less than 500 square feet and NFPA 13 for buildings exceeding 5000 square feet
 - All buildings exceeding 5000 square feet will require NFPA 13 sprinkler system.
 - All buildings shall have a minimum 30 foot setback from the property line
 - Green waste piles on-site shall not exceed 60 feet in height, 300 feet in width, and 500 feet in length. CDF recommends piles not larger than 50 feet in diameter.

11. RECREATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

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

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or area wide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Access to the project site would be taken from an existing driveway connection on Orcutt Road. Orcutt Road extends easterly from Broad Street to Johnson Road and then turns southerly and extends between Johnson Road and Tank Farm Road. Orcutt Road continues southeasterly to its terminus at Lopez Drive near the Lopez Reservoir. Orcutt Road is a two-lane facility adjacent to the site with standard 12-foot lanes and 8-foot shoulders.

Orcutt Road Level of Service. A traffic study was prepared to evaluate the proposed project's potential impact to existing circulation systems (ATE; November 2012). Based on the Traffic Analysis, traffic counts show that Orcutt Road carries 3,200 average daily trips (ADT), with 270 A.M. peak hour trips (1-hour with highest traffic volume between 7 A.M. and 9 A.M.), and 335 P.M. peak hour trips (1-hour with highest traffic volume between 4 P.M. and 6 P.M.). The traffic counts show that less than 1% of the volume is comprised of trucks with 3 or more axles. Based on standard engineering design capacities, the existing traffic volumes show that Orcutt Road operates at LOS A adjacent to the site. A field review also found that traffic is relatively light on Orcutt Road and speeds are free flow, also indicating LOS A operations. The speed data shows an average speed of 42-43 MPH with an 85th percentile speed of 50 MPH (85% of vehicles travel 50 MPH or less)

Impact. The trip generation estimates were developed for the proposed composting facility project using the trip generation analysis included in the Cold Canyon Landfill Expansion Project (Cold Canyon Landfill Expansion FEIR, SWCA Environmental Consultants; May 2012). The EIR prepared

for the Cold Canyon Landfill Expansion Project includes traffic analysis of a composting facility similar to the proposed composting facility (import of green waste from contractors and municipal waste haulers and export of finished product). Ultimately, the composting element of the Cold Canyon Landfill Expansion Project was removed from the landfill expansion project

The Cold Canyon Landfill Expansion Project FEIR estimated a total of 192 ADT for the composting component proposed on that site (including employees, import of materials, and export of finished product). The trip generation analysis prepared for the Cold Canyon Landfill composting facility was based on a maximum import of 450 tons per day, while the proposed composting facility is proposed with a maximum of 300 tons per day. The traffic forecast for the Cold Canyon Landfill composting facility equates to a trip rate of 0.43 trips per ton. Applying this trip rate to the 300 ton per day maximum allowable tonnage proposed for the proposed composting facility equates to 129 ADT (0.43 trips per ton x 300 tons per day = 129 daily trips). The Cold Canyon Landfill Expansion Project traffic analysis shows that about 10% of the traffic would occur during the A.M. peak period and 5% would occur during the P.M. peak period. Applying this to the proposed composting facility equates to 13 A.M. peak hour trips (129 ADT x 0.10 percent = 13 daily A.M. peak trips) and 7 P.M. peak hour trips (129 ADT x 0.05 percent = 7 daily P.M. peak trips).

The hours of operation for the proposed composting facility are from 9 A.M. to 3 P.M., which is outside of the A.M. and P.M. peak traffic hours (A.M. peak hour = 1-hour with highest traffic volume between 7A.M. and 9 P.M.; P.M. peak hour = 1-hour with highest traffic volume between 4 P.M. and 6 P.M.). Although the peak hour trip generation estimates discussed may be overstated, they were used in the Traffic Study impact analysis in order to provide a conservation analysis as well as to allow flexibility in the hours of operation at the proposed composting facility.

The Cold Canyon Landfill FEIR also includes a breakdown of the vehicle types for the composting operation. The analysis shows that 21% of the daily traffic would be "Small" vehicles (passenger vehicles and pickup trucks) and 79% of the daily traffic would be "Medium" or "Large" vehicles (Medium = trucks with trailers and/or small commercial trucks (2 or 3 axle); Large = municipal waste trucks (typically 3 axle) and trucks with more than 3 axles). Applying this to the proposed composting facility equates to 27 ADT of "Small" vehicles (129 ADT x 0.21 percent = 27 average daily trips-small vehicle) and 102 ADT of "Medium" and "Large" vehicles trips (129 ADT x 0.79 percent = 102 daily trips – medium/large vehicles).

Orcutt Road Level of Service. Orcutt Road currently carries 3, 200 ADT, with less than 1% comprised of 3-axle (or more) trucks and operates at LOS A. The project would add 129 ADT to the segment of Orcutt Road adjacent to the site, increasing volumes to 3,329 ADT. The increase in traffic would not significantly degrade the level of service along Orcutt Road and it would continue to operate at LOS A. Further, the addition 102 truck trips (mostly 2- and 3-axle medium and large vehicles) would not significantly increase the level of truck traffic on Orcutt Road. Truck traffic would increase to about 3% under Existing + Project conditions.

Orcutt Road/ Project Driveway Levels of Service. Peak hour levels of service were calculated for the Orcutt Road/ Project Driveway intersection using the Existing + Project volumes discussed above. The trip estimates for the analysis (13 A.M. peak hour trips and 7P.M. peak hour trips). The analysis also assumes that 905 of the project-generated trips would be to/from the north (to/from the San Luis Obispo area) and 10% would be to/from the south. The calculations for Existing + Project A.M. and P,M, peak hour levels for the intersection for inbound left turn, inbound right turn and outbound left = right turn are shown in the table below.

Existing + Project Driveway Operations Table

Intersection	Delay / LOS	
	A.M. Peak Hour	P.M. Peak Hour
Orcutt Road/ Project Driveway		
Inbound Left Turn	8.8 Sec / LOS A	8.4 Sec / LOS A
Inbound Right Turn	0.0 Sec / LOS A	0.0 Sec / LOS A
Outbound Left + Right Turn	10.8 Sec / LOS A	10.3 Sec / LOS B

The Orcutt Road/ Project Driveway intersection is forecast to operate at LOS A during the A.M. peak hour and LOS A-B during the P.M. peak hour under Existing + Project conditions. That analysis shows that there are more than ample gaps in the Orcutt Road traffic stream for vehicles to enter/ exit the driveway.

Orcutt Road/ Project Driveway Sight Distance. Drivers of vehicles departing the project driveway intersection should have unobstructed view along Orcutt Road sufficient in length to permit them to anticipate and avoid potential conflicts. The unobstructed views form triangular areas known as “sight triangles”. Any obstructions (e.g. buildings, hedges, trees, bushes, walls, fences, etc.) within the sight triangles that interfere with the view of approaching vehicles should be removed.

The County’s sight distance standards were used to determine minimum sight distance requirements at the driveway. According to the Traffic Analysis (ATE; November 2012), speed surveys taken on Orcutt Road adjacent to the project driveway found an average speed of 43 MPH with an 85th percentile speed of 50 MPH for northbound vehicles; and an average speed of 42 MPH with an 85th percentile speed of 50 MPH for southbound vehicles. The County’s sight distance criteria shows that minimum required sight distance is 430 feet based on the 85th percentile speed of 50 MPH. The sight distances to the north was measured at more than 600 feet and the sight distance to the south was measured at more than 540 feet. Adequate sight distances at the driveway are available.

Orcutt Road / Project Driveway Left-turn Lane Warrants. The need for left-turn channelization on Orcutt Road for vehicles entering the project driveway was assessed using County criteria. The warrant table contained in the American Association of State Highway and Transportation Officials “Green Book” was used to determine the need for a left-turn lane on Orcutt Road, pursuant to the County requirements. The tables establishes guidelines for determining the need for a left-turn lane based on the mix of left-turn and through volumes. The left-turn lane warrant table is attached showing the Existing + Project peak hour traffic volumes. The results shows that the traffic volumes are well below the left-turn lane warrant criteria, indicating that a separate left-turn lane is not warranted on Orcutt Road for vehicles entering the project driveway.

Orcutt Road/ Project Driveway Geometry. The width of the project driveway is 28-30 feet between the Orcutt Road and the existing gate present at the project access and there is flaring at the driveway connection to Orcutt Road. The driveway would allow for two-way traffic flow (i.e. simultaneous inbound and outbound movements) and would not require widening for inbound/ outbound movements. The existing gate is located about 60 feet from the edge of Orcutt Road. The applicant has indicated that the gate would be open during business hours. Thus, there would be no queuing at the gate for entering and exiting vehicles.

Mitigation/Conclusion. A referral was sent to the city of San Luis Obispo and although they had no concerns (Jeff Hook, July 2006), it should be noted that the project may be subject to City road impact fees.

The project is outside the County's SLO Fringe Road Impact Fee Area.

No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting/Impact The proposed project consists of an minimally staffed green waste composting facility and will not generate wastewater or require wastewater disposal. The proposed storage structure for equipment will not have any plumbing. Portable toilets and hand washing stations will be provided on site for employee use.

Impacts/Mitigation. No wastewater impacts are anticipated and no mitigation measures are necessary.

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The proposed project is located on the Perozzi Ranch, located east of the intersection of Orcutt Road and Tank Farm Road. There are two existing springs on the ranch, identified as the "Main Spring" and the "Upper Spring" in the Water Supply Survey that was prepared for the proposed composting project by Cleath-Harris Geologists, Inc., November 2010.

The Main Spring is located in the northwest area of the ranch and the Upper Spring is located in the northeast area of the ranch. The springs issue from the base of landslide areas up on the serpentine ridge. These springs have been used by the Perozzi Ranch for many years for residential uses and cattle watering and will continue. Water demand for these uses is estimated to be a few acre-feet per year. Overflow from the springs drain into the stream channels that ultimately flow into San Luis Obispo Creek a few miles downstream.

Main Spring. The main spring area, located above the ranch headquarters, includes multiple seeps. The seeps are located at the base of a landslide area that has formed from a slope failure on the serpentinitic ridge in the northern portion of the ranch.

The main spring is captured at a concrete spring box and piped to a covered concrete structure ("Spring House") which overflows into a small reservoir and then on down the hill into the drainage channel that passes by the Perozzi Ranch house and west of Islay Hill. The spring box is at an elevation of about 710 feet. The 10' x 14' concrete water storage structure at an elevation of about 630 feet holds roughly 5000 gallons. The overflow from this covered structure goes, along with other spring flow and stream flow into the 40' x 60' surface area with a maximum depth of 12 feet (approximately 0.5 acre-feet) reservoir at an elevation of about 620 feet.

Upper Spring. The upper spring area developed on the Perozzi Ranch is located further up the serpentinite ridge. These seeps issue out of the broken serpentinitic rock at its contact with the impermeable Franciscan Formation greywacke and landslide deposits below the contact. The spring

area is about 1100 feet from the State Water Project tunnel alignment and may be the same spring called Tunnel Spring by the DWR. Springs issue from this contact in many of the steep draws along this ridge as evidenced by the line of sycamore trees that follow this contact.

A couple of springs on the hillside and within a drainage area diverted to a concrete spring box. The springs and uncovered concrete spring box are fenced with barbed wire. The spring water from this box flows downhill to a large rock and concrete reservoir (30 feet inside diameter and 10 feet deep) at an elevation of 578 feet.

Total Diverted Spring Flow. The total minimum flow from the observed springs on the ranch is estimated at 67.6 acre-feet per year (Cleath-Harris Geologists; February 2013).

A Design Level Hydrogeologic Study was also prepared for the project by Cleath-Harris Geologists, Inc., February 2013, which identified four unnamed creek watersheds on the property that are within the project area. For purposes of the assessment, the unnamed creeks are referred to as the Northeast Creek, the Middle Creeks, and the Southeast Creek. These tributary creeks join together downstream of the property near Broad Street (State Route 227) south of Tank Farm Road. The proposed project water supply comes from the springs that are in the watershed areas that drain to the Northwest and Southeast Creeks and from runoff at the compost areas that are within the watersheds of the Middle and Southeast Creeks.

Impact. The proposed project design includes two composting areas, each with a holding pond that would receive runoff from the bermed composting areas. The compostable material is placed in windrows that contain up to 500 cubic yards each. The compostable material is a combination of woody material, horse manure, and "grind". The period of active composting takes 42 days. After composting of the feedstock, the compost is stored for six months to complete the overall composting process.

The project is proposed to be developed in two phases, with the influx of material increasing with time. The proposed project is anticipated to process a maximum capacity of 300 tons per day.

Water Demand. The demand for water in the proposed green waste composting facilities is for wetting the green waste and for dust control and for employee potable water uses. In light of the absence of potable water sources, the potable water demands would be met by bottled water and wastewater could be handled with chemical toilets.

The Design Level Hydrogeologic Study includes a water budget that quantifies (1) the water demand of the composting process and the domestic facilities; (2) the water supply sources; and (3) the recirculating system that handles wastewater and surface water runoff in the composting areas at buildout conditions during average and dry years.

Schedule for Watering. The applicant proposes a schedule for watering the compostable feedstock, assuming no rainfall. Upon initial receipt of the daily delivered load of feedstock, 400 cubic yards of feedstock are placed as a windrow in the composting area (200 feet long by 15 feet wide by 7 feet high) and is wetted with 12,000 gallons of water. At the beginning of the next five weeks (Day 8, 15, 22, 29, and 36), 5,000 gallons of water are added to the feedstock to maintain moisture levels and offset evaporation. A new windrow is established each day and wetted, following the same procedure. After 42 days, the amount of water that is required will be at the maximum amount of 37,000 gallons per day, or 25.7 gallons per minute (gpm). This corresponds to one new windrow application of 12,000 gallons and five weekly applications of 5,000 gallons at those windrows that have reached days 8, 15, 22, 29, 36.

Dust Suppression. As at Cold Canyon Landfill (Composting Facility), some water will be required for dust suppression at the stockpiled compost and along traffic routes. The CCLE EIR estimated that this would require 8,600 gallons per day (6gpm) for a similar type of facility.

Employee Use. The domestic uses will be limited to hand washing and incidental uses. With one to

two employees at the site, this water amount will be minimal. Water demand for employee use is estimated to be approximately 100 gallons per day.

Anticipated Water Demand. The total maximum daily water demand for the project is estimated at 45,700 gallons (31.7 gpm) or 51 acre-feet per year.

Rainfall Contribution. Annual water demand will vary depending on rainfall frequency and amounts. Rainfall in this area either falls on the windrows (that is mostly absorbed) or on hardscape that runoff into the holding ponds. Average annual rainfall at the Perozzi Ranch gage is 21.95 inches per year. The anticipated total water from rainfall in the bermed compost area (5.5 acres) during an average year would be 10 acre-feet. Of this amount, a portion of the water will offset water demand for the project and a portion is lost to evaporation. For purposes of estimating the benefit from the use of rainfall for the project, the analysis assumes that the daily rainfall that equals or is less than 0.25 inches is lost to evaporation. Based on an analysis of the data for the San Luis Obispo County Airport rain gage, this reduction in rainfall amounts to approximately 1/3 of the total rainfall, leaving 2/3 of the rainfall that can be used for the project, or 6.6 acre-feet.

For drought years, such as 1990 when 9.25 inches of rain occurred, 2.3 acre-feet (25 percent) of water from rainfall would have been available for use under the same conditions.

Anticipated Water Demand with Rainfall Contribution. Reducing the total maximum daily demand by the available rainfall results in an average demand of 44.4 acre-feet per year in an average year (51 acre-feet maximum per year water demand – 6.6 acre-feet average year rainfall contribution = 44.4 acre-feet per year in an average year) water demand and 48.7 acre-feet in a drought year (51 acre-feet maximum per year water demand – 2.3 acre-feet drought year rainfall contribution = 48.7 acre-feet per year in a drought year).

Water Supply. The sources of water on the Perozzi Ranch are springs that flow out of the hill above the proposed project site, as discussed in the Setting section. The total minimum flow from the observed springs on the ranch is estimated at 67.6 acre-feet per year.

Reliability of Water Supply. Based on the project water budget calculations (Cleath-Harris Geologist; February 2013), the springs provide a reliable source of water to meet the demands with a 40 percent higher flow rate than the maximum demand under buildout conditions during a drought year (67.6 acre-feet produced water/ 48.7 acre-feet demand). This water supply is independent of the sources for the ranch uses.

Water Resource Impacts from Project. The project areas and water supply sources are not in a groundwater basin. The water resources utilize and impacted by the proposed project are surface waters. These surface waters are described and the potential impacts from the project are assessed in the Design Level Hydrogeologic study (Cleath-Harris Geologist; February 2013). The potential impacts from the project related to water resources include a reduction of water supply available to downstream users and water quality degradation of stream flow.

Impacted Streams. The Northwest Creek flows from the Perozzi Ranch into the Perozzi Tract, thence onto the Helphenstine property before entering the City limits. The Perozzi Tract residential development is served by its own mutual water company (Afuera del Chorro Mutual Water Company) that provides water from deep wells. The closest well to the Northwest Creek in the Perozzi Tract is a few hundred feet from the creek. There does not appear to be any significant impact to the water company wells.

The Middle Creeks include the northwestern creek that flows through the Wixom Orcutt Road Ranch, through a corner of the Helphenstine property and into the City at Orcutt Road and a southeastern creek that flows from the proposed compost area on the Perozzi Ranch, thence downstream across the Wixom Orcutt Road Ranch and into the City at Orcutt Road. Proposed Composting Site I is located within the watershed of the middle creeks. The holding pond for Composting Site I retains runoff water within the watersheds of the “middle creeks”. The compost area is separated from the

riparian corridors along these creeks by a containment berm. The only anticipated reduction in flow related to retained water would be containment of drainage on the Composting Site I, therefore there does not appear to be a significant impact to the downstream surface water users

The Southeast Creek flows from the Perozzi Ranch across a property east of the Orcutt Road and thence onto the La Lomita Ranch property. Within the watershed of this creek, the proposed project would tap the Upper Spring and the tunnel flow diversion to an existing rock lined water reservoir and thence to the two compost sites, one of which is in the same watershed area. The water from the tunnel flow diversion is a horizontal well, tapping groundwater deep into the hill, which should have no influence on the spring-fed stream flow. The use of the Upper Springs will reduce flow in the Southeast Creek, when there is sufficient flow in the creek from these. Composting Site II is in the southeastern creek watershed. Drainage on this compost area will be retained and result in a very small reduction in runoff to the downstream users. Considering the source of the tunnel flow diversion, the low amount of water diverted from the Upper Springs and the limited area of the Composting Site II, the impact to stream flow in the Southeast Creek and downstream water users would be less than significant.

Water Quality. Water quality impacts could include the degradation of waters adjacent to or underlying the compost areas due to migration of minerals from the compost materials off of the project compost areas. Salts may be concentrated on the project area from domestic uses and the minerals in the spring water that is applied on the compost areas. The compost materials include woody material and horse manure that contain carbon, nitrogen, phosphorous, potassium, other minerals/salts, and zinc and iron micronutrients. All surface water on the compost areas will be contained in the holding ponds. The compost pile areas are underlain by shallow soils on Franciscan Assemblage bedrock. The clayey soils have slow permeability that will restrict the percolation of surface water. The Franciscan Assemblage bedrock is comprised of low permeability consolidated meta-sedimentary rocks that are not water-bearing. The produced compost will be trucked off-site to customers and dispersed.

Therefore, no significant water quality impacts to surface water or ground water will occur as a result of the proposed project.

Mitigation/Conclusion. Based on the analysis of the hydrologic balance and proposed project water demand, discussed in the Design Level Hydrogeologic Study (Cleath-Harris Geologist; February 2013) that was prepared for the project, there is sufficient water to meet the needs of the project. The impacts to down-stream water users are not significant. No significant water quality impacts from the project are anticipated.

Existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

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

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Agricultural Land Use. The Perozzi Ranch, a 1,100 acre property, is encumbered with a Williamson Act (LCA) contract which covers the parcels where the proposed composting facility would be located. LCA contracts limit the uses of property to agricultural uses (producing an agricultural commodity for commercial purposes) and those other uses that are considered compatible with agricultural uses. Agricultural processing, which includes commercial composting, has been reviewed by the Agriculture Department and determined to be compatible with the continued commercial agricultural use (grazing) of the contracted property, because the loss of approximately 8 acres of 1,100 acres of capable rangeland for the proposed land use, is anticipated to result in a less than significant impact.

Odor. As discussed in the Air Quality section, odor impacts will be reduced to less than significant levels, with the development and implementation of an Odor Impact Minimization Plan (OIMP), which will be reviewed and approved by APCD and CIWMB. The plan will include an odor complaint response system, so that adjacent residents and property owners can report any perceived odor nuisance.

Noise. As a result of the identified noise impacts associated with the construction and operation of the proposed composting facility, some sensitive receptors may perceive an increase in noise nuisance or impact. Although the identified noise impacts are anticipated to be less than significant, the applicant has agreed to implement additional measures, as discussed in the Noise section.

Traffic. As discussed in the Traffic section, the proposed project would result in increased traffic along Orcutt Road, however the existing roadway is constructed and is operating at a LOS that can accommodate the increased truck traffic associated with the construction and operation of the proposed composting facility. Residents and the adjacent agricultural operations will experience an increase in truck traffic along Orcutt Road and the surrounding arterials leading to the site as a result of the proposed project. However, the anticipated truck traffic increase is considered an insignificant impact.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required or have been previously addressed in other sections were determined necessary.

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

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://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 Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

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

**** "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.

<ul style="list-style-type: none"> ☒ Project File for the Subject Application <u>County documents</u> ☐ Coastal Plan Policies ☒ Framework for Planning (Coastal/Inland) ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements: <ul style="list-style-type: none"> ☒ Agriculture Element ☒ Conservation & Open Space Element ☐ Economic Element ☐ Housing Element ☒ Noise Element ☒ Parks & Recreation Element/Project List ☒ Safety Element ☒ Land Use Ordinance (Inland/Coastal) ☒ Building and Construction Ordinance ☒ Public Facilities Fee Ordinance ☐ Real Property Division Ordinance ☒ Affordable Housing Fund ☒ SLO County Regional Airport Land Use Plan ☐ Energy Wise Plan ☒ San Luis Obispo Area Plan and Update EIR 	<ul style="list-style-type: none"> ☐ Design Plan ☐ Specific Plan ☒ Annual Resource Summary Report ☐ Circulation Study <u>Other documents</u> ☒ Clean Air Plan/APCD Handbook ☒ Regional Transportation Plan ☒ Uniform Fire Code ☒ Water Quality Control Plan (Central Coast Basin – Region 3) ☒ Archaeological Resources Map ☒ Area of Critical Concerns Map ☒ Special Biological Importance Map ☒ CA Natural Species Diversity Database ☒ Fire Hazard Severity Map ☒ Flood Hazard Maps ☒ Natural Resources Conservation Service Soil Survey for SLO County ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.) ☐ Other
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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Associated Transportation Engineers (ATE). November 28, 2012. *Traffic Study for the Bunyon Brothers/Perozzi Composting Facility Project, County of San Luis Obispo*

Cleath-Harris Geologist, Inc. February 2013. *"Design Level" Hydrogeologic Study: Green Waste Processing Facility, Perozzi Ranch, 4200 Orcutt Road, San Luis Obispo County, California*

Conway, Thor. November 7, 2005. *Phase 1 Archaeological Survey at Two Areas of the Perozzi Ranch, Orcutt Road, San Luis Obispo County, California*

Holland, V.L., Ph.D, November 21, 2005. *Botanical Survey: Proposed Green Waste and Mulching System, APN 044-011-004: Two Proposed Sites NE of the Orcutt Rd/ Tank Farm Rd intersection, San Luis Obispo County, California*

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

AESTHETIC AND VISUAL RESOURCES

AV-1 Prior to any site disturbance or grading and/or construction permit issuance, the following measures shall be reflected on all grading and construction plans as appropriate:

- a. The applicant shall establish control lines to locate all new development in the least visually sensitive areas.
- b. The established control lines shall be shown on all landscape/irrigation/landscape maintenance plans(s) and submitted to the Department of Planning and Building for review and approval on consultation with the Environmental Coordinator.
- c. The Plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately screen the new green waste management composting facility when viewed from Orcutt Road, Hansen Lane, and Huckleberry Lane.
- d. **Prior to final inspection or operation**, each composting site shall be screened by landscaped earthen berms and line of sight landscaping, consisting of native trees and shrubbery designed in a natural woodland habitat configuration.
- e. This landscaping treatment will screen Compost Site I from the distant residential developments along Hansen Lane and Huckleberry Lane, and Compost Site II from Orcutt Road.

AV-2 Prior to grading and/or construction permit issuance, a cost estimate for a planting plan, installation of screening landscaping, and maintenance of new landscaping for a period of three years shall be prepared by a qualified individual (e.g., landscape contractor), and shall be reviewed and approved by the Department of Planning and Building.

AV-3 Prior to grading and/or construction permit issuance, a performance bond, equal to the cost estimate, shall be posted by the applicant for a period of three years. Installation of the landscaping, as approved, shall be completed prior to final inspection or operation, whichever occurs first.

AGRICULTURAL RESOURCES

AG-1 Prior to grading and/or construction permit issuance, the applicant shall ensure and maintain sufficient water resources for ongoing rangeland operations on the Perozzi Ranch non-agricultural water use (manage the composting operation, necessary fire storage, dust control, and adequate wetting of compost windrows) for the proposed green waste composting operation shall be reduced by incorporating the following measures:

- a. Store and beneficially reuse runoff from the operations area.
- b. Avoid the use of water for dust control by requiring alternative treatment of the project road.

The applicant shall prepare a Water Scheduling Plan (WSP) that details the quantity of water necessary to manage the composting operation, including the volume of water needed to start and sustain a typical windrow of feed stock for 42 days, necessary fire storage (per the Fire Safety Plan requirements), dust control (per APCD requirements). The WSP shall be submitted to the Department of Agriculture and the Department of Planning and Building for review and approval. All recommended measures outlined in the WSP shall be reflected on grading and/or construction plans as appropriate.

For the life of the project, the applicant shall utilize proper management techniques and adhere to recommendations contained in the Water Scheduling Plan (WSP).

AG-2 Prior to grading and/or construction permit issuance, the applicant shall demonstrate that the green waste composting facility shall be restricted to a fenced area totaling no more than eight acres in addition to the necessary access road(s). The operations area shall also be conditioned to ensure the operations area can be returned to productive rangeland use in the future. The fenced area shall be included on all grading and/or construction plans.

AG-3 Prior to composting operations, the applicant or operator shall incorporate measures to ensure runoff from the composting operation is retained on site, utilized for the composting operation if feasible, and otherwise allowed to recharge the aquifer and avoid erosion and sedimentation impacts. It may be appropriate to utilize Natural Resources Conservation Service Field Office Technical Guide (FOTG) standards to address runoff for the proposed project. Ongoing monitoring and incorporation of erosion control may be necessary for the life of the project. All measures shall be included in the Drainage Plan and reviewed and approved by the Public Works Department.

AIR QUALITY

Construction Phase

AQ-1 Prior to grading and/or construction permit issuance, if utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP).

AQ-2 Prior to grading and/or construction permit issuance, the applicant shall conduct a geologic investigation for Naturally Occurring Asbestos (NOA) on the project site. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.

AQ-3 Prior to grading and/or construction permit issuance, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans to control fugitive dust (PM10):

- 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 (non-potable) 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 re-vegetation and landscape plans shall 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 shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, etc. to be paved should be completed as soon as possible;
- 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 shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

In addition, the applicant should designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance for finished grading of the area.

AQ-4 Prior to grading and/or construction permit issuance, the applicant shall consult with the APCD Engineering Division to determine what types of equipment may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Unconfirmed abrasive blasting operations;
- Concrete batch plants;
- Rock and pavement crushing;

- Tub grinders; and
- Trommel screens.

AQ-5 Prior to grading and/or construction permit issuance, the following measures of construction equipment shall be incorporated into the construction phase of the project and shown on all applicable plans to reduce nitrogen oxide (NO_x), reactive organic gases (ROG), and diesel particulate matter (Diesel PM) emissions from construction equipment:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Operational Phase

AQ-6 Prior to composting operations, the applicant shall consult with the APCD Engineering Division at (805) 781-5912 to determine what types of equipment may be present during the project's operational phase. Portable equipment, 50 horsepower (hp) or greater, used during facility operations will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;

- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Unconfirmed abrasive blasting operations;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

AQ-7 Prior to composting operations, to minimize fugitive dust impacts from the unimproved roadway, the project should implement one of the following measures:

1. For the life of the project, maintain the private unpaved driveway with dust suppressant such that fugitive dust emissions do not exceed the 20% opacity limit identified in APCD's 401 "Visible Emissions" rule and such that offsite dust emissions from the site do not occur. To improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the private unpaved driveway are physically limited to a posted speed limit of 15 mph or less.
2. Pave the unimproved portion of the roadway.

AQ-8 Prior to composting operations, a Fugitive Dust Control Plan shall be prepared by the applicant. This Plan shall include measures such as the following to control dust during the operational phase of the project:

- 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 (non-potable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. Avoid the use of water for dust control by requiring alternative treatment of the project road;
- e. Permanent dust control measures identified in the approved project re-vegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;
- f. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- g. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- h. All roadways, driveways, 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;
- i. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

- j. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- k. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- l. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Prior to final inspection and/or operation, the applicant shall develop and include in the Fugitive Dust Control Plan a Complaint Response Protocol (CRP). The CRP shall designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The CRP shall be submitted to APCD for review and approval.

Odor Impact Minimization

AQ-9 Prior to grading and/or construction permit issuance, an Odor Impact Minimization Plan (OIMP) shall be prepared, to be reviewed and approved by APCD and the California Integrated Waste Management Board (CIWMB) / Cal Recycle pursuant to the requirements of both jurisdictional agencies. The OIMP shall include, but not be limited to, odor screening and load checking procedure, good housekeeping procedures and the development of an odor complaint response system. . The OIMP shall describe sources of odor during the composting process with specific recommendations during each phase (receiving, grinding, mixing, composting and curing). The OIMP also shall address methods employed to avoid the conveyances of potential pathogens from beetles, flies, rats, vermin and birds. The OIMP shall also address airborne dust and potential litter and identify all applicable mitigations. This plan shall conform to the requirements listed in CIWMB Compostable Material Handling Operations and Facilities Regulatory Requirements, Section 17863.4.

For the life of the project, the applicant shall utilize proper management techniques and adhere to recommendations contained in the Odor Impact Minimization Plan (OIMP).

Greenhouse Gases (GHG) Emissions

AQ-10 Prior to composting operations, the project should implement the following measures to minimize Greenhouse Gases (GHG) Emissions:

- Improving the energy efficiency of the composting equipment
- Replacing support equipment and vehicles that have internal combustion engines with their electric equivalents
- Implement measures to reduce fuel and energy consumption. Example would include reduce idling from equipment, maximize hauling trip by only transporting full loads as feasible, use low carbon fuel and use energy efficient equipment.

BIOLOGICAL RESOURCES

Sensitive Habitat Protection

BR-1 Prior to grading or construction activities, the applicant shall prepare and implement a Storm water Pollution Prevention Plan (SWPPP) that has been approved by the Regional Water Quality Control Board or County. This Plan will include measures to reduce potential sedimentation, erosion and drainage impacts to existing downstream water sources, including the adjacent riparian woodland.

BR-2 Prior to grading or construction activities, the applicant shall establish and include on all grading and/or construction plans a 50 foot buffer zone along the creeks and a 100 foot buffer zone along the riparian woodland to prevent any negative impacts as a result of erosion or sedimentation from occurring in the riparian areas. On Composting Site I, no disturbances should occur on the steep slope along the creek or within 50 feet of it. Development should be restricted to the flat, rolling areas east of the steep slopes along the creek. On Composting Site II, the buffer zone should be at least 100 feet from the canopy edge of the riparian woodland.

BR-3 To minimize impacts directly associated with this project to the riparian woodland sensitive habitat, the applicant agrees to the following **during construction and for the life of the project**:

- a. All native vegetation removal shall be shown on all applicable grading/ construction plans, and reviewed/ approved by the Department of Planning and Building before any work or vegetation removal begins.
- b. Vegetation removal of native habitat shall be limited to what is shown on the County-approved grading/ construction /improvement plans.
- c. Vegetation clearance or modification for fire safety purposes shall be limited to the minimum setbacks required by CAL FIRE. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).

Prior to final inspection or occupancy, whichever occurs first, the applicant shall provide verification to the satisfaction of the County that the applicable measures above have been adhered to.

Erosion and Sedimentation

BR-4 Prior to grading and/or construction permit issuance, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- a) Erosion and Sedimentation Control – Avoid Rainy Season. If possible, construction/ improvement activities shall be limited to the dry season (April 15 through October 15). If these activities cannot take place only during the dry season, implementation of Best Management Practices (BMPs) [per the approved Erosion and Sedimentation Control Plan] is required prior to the start of the rainy season or ground clearing activities.
- b) Stockpiling/Placement of Fill – Berm and Holding Ponds. Short-term stockpiling or long-term placement of fill for the construction of the berms and holding ponds shall comply with the following wherever possible or applicable during and after all earthmoving activities. **Prior to permit issuance**, the following measures shall be shown on all applicable drawings:

- b.1. Be located outside of any drainage ways;
- b.2. Be located outside of any sensitive native vegetation areas (e.g. riparian, wetlands, oak woodlands, maritime chaparral, etc.).
- b.3. Be located as far as practical from any blue line stream (as shown on USGS maps) or streams supporting riparian habitat, and no closer than 100 feet, if located on slopes less than 10%. If located on steeper slopes (10% to 20%), setback distance shall be increased to 500 feet. No material shall be placed on slopes greater than 20%;
- b.4. Have a sediment and erosion control plan prepared prior to work beginning, if any fill or stockpiles are being worked, are in a disturbed state or will remain exposed during the rainy season. Temporary measures, such as covering the area or containing the area (e.g. use of straw bales and silt fencing around stockpile), shall be applied before the rainy season begins (October 15th) and be maintained to remain in good working order during the entire rainy season (until April 15th).

BR-5 Prior to grading and/or construction permit issuance, the applicant shall apply for and submit copies of permits and authorizations from the following agencies (or paperwork received by the appropriate jurisdiction stating that a permit is not required):

- a. Regional Water Quality Control Board;
- b. State Water Resources Control Board;
- c. California Department of Fish and Wildlife; and
- d. Air Pollution Control District.

GEOLOGY AND SOILS

GS-1 Prior to grading and/or construction permit issuance, the applicant shall submit drainage plans, erosion and sedimentation control plans in compliance with County Ordinance Section 22.52.120 for review and approval.

GS-2 Prior to grading and/or construction permit issuance, the applicant shall submit a copy of the Storm-water Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.

HAZARDS AND HAZARDOUS MATERIALS

HZ-1 Prior to grading and/or construction permit issuance, the project is required by Ordinance to prepare a Fire Safety Plan to be reviewed and approved by CDF/Cal Fire. The Plan will include a number of measures to reduce fire hazards, including but not limited to:

- Minimum access road width of 18 feet, with all-weather surface, and meeting load capacity of 20 tons.
- 10' vegetation clearance on either side of the access road.

- Any dead end road length exceeding 150 feet requires a vehicle turnaround with a minimum 40 foot radius or hammerhead “T”.
- 150' vegetation modification buffer area will be conducted around the composting piles and structure(s).
- Water storage tanks on site shall be determined by NFPA 1142 for buildings less than 500 square feet and NFPA 13 for buildings exceeding 5000 square feet.
- All buildings, including storage structures, shall have a minimum 30 foot setback from the property line.
- Green waste piles on-site shall not exceed 60 feet in height, 300 feet in width, and 500 feet in length. CDF/Cal Fire recommends piles not larger than 50 feet in diameter.

All measures shall be shown on applicable construction drawings as a part of any grading or construction permit submittal.

HZ-2 Prior to composting operations, the applicant shall adhere to recommendations contained in the Odor Impact Minimization Plan (OIMP), including the following to minimize odors from Runoff Water and Leachate:

- Review national pollutant discharge elimination system (NPDES) procedures to minimize storm water contact with organic materials.
- Remove particles from water draining into storm water retention basin.
- Filter storm water through a filter berm or sock.
- Use odor suppressants/neutralizers or masking agents in water trucks used for dust control, and/or in leachate collection tanks.

NOISE

NO-1 During ground disturbing construction activities, heavy equipment operation and noisy construction work at the project site shall be restricted to the following hours:

Monday through Friday 7:00 a.m. to 7:00 p.m.

Saturday and Sunday 8:00 a.m. to 5:00 p.m.

All construction activities shall not result in noise exceeding 45 dBA at the perimeter property boundaries.

Noisy construction refers to any onsite activity that would be likely to exceed the County's limits for daytime noise levels (maximum noise level of 70 dBA, maximum impulsive noise level of 65 dBA, and hourly noise level of 50 dBA Leq) at the project's property line.

All measures shall be shown on applicable construction drawings as a part of any **construction permit or improvement plan submittal**, and all contractors shall be made aware of these conditions as a part of their contract/work scope.

NO-2 Prior to any ground disturbing activities, the applicant shall employ and clearly specify in its contractors' specifications and improvement manuals the following noise-suppression techniques to minimize the impact of temporary noise associated with construction and improvement activities:

- a. Trucks and other engine-powered equipment shall include noise reduction features such as mufflers and engine shrouds that are no less effective than those originally installed by the manufacturer.
- b. Trucks and other engine-powered equipment shall be operated in accordance with posted speed limits and limited engine idling requirements.
- c. Truck engine exhaust ("jake") brake use shall be limited to emergencies.
- d. Back-up beepers for all construction equipment and vehicles shall be broadband sound alarms or adjusted to the lowest noise levels possible, provided that OSHA and Cal OSHA's safety requirements are not violated. These settings shall be retained for the life of the project. On vehicles where back-up beepers are not available, alternative safety measures such as escorts and spotters shall be employed.
- e. Vehicle horns shall be used only when absolutely necessary, as specified in the contractors' specifications.
- f. Radios and other "personal equipment" shall be kept at the lowest most reasonably effective volume.
- g. Automobiles or light trucks used onsite for routine activities, shall generate noise levels not exceeding County stationary source standards of less than 70 dBA Lmax daytime and 65 dBA Lmax nighttime at the project's property line such as by utilizing electric vehicles and limiting vehicle speeds to 15 miles per hour or less (except in cases of emergency).

NO-3 For the life of the composting operations, the applicant shall maintain all operational equipment in good working order and fitted with factory equipped mufflers that achieve conformance with applicable state noise generation standards for that equipment type.

SLO COUNTY
PLANNING/BUILDING
Kanaka Inolon

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**DEVELOPER'S STATEMENT FOR A CONDITIONAL USE PERMIT
ED13-0008 (DRC2005-00211)**

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 Ron Rinell and the Perozzi Family Trust for a Conditional Use Permit to allow for the construction and operation of a green waste management composting facility. The facility would collect and process organic materials such as tree waste, leaves, manure and similar feedstock into a soil amendment material. The facility would consist of two composting sites, approximately 4 acres in size each. The project would result in the disturbance of approximately 8 acres on three parcels (APN 044-011-003, -004, & -029) totaling 630 acres, including 6,000 cubic yards of fill. The proposed project is on the Perozzi Ranch, a 1,100 acre cattle ranch, within the Agriculture land use category and is located at 4400 Orcutt Road, approximately 1/4 of a mile east of Tank Farm Road, and east of the city of San Luis Obispo. The site is in the San Luis Obispo planning area.

AESTHETIC AND VISUAL RESOURCES

AV-1 Prior to any site disturbance or grading and/or construction permit issuance, the following measures shall be reflected on all grading and construction plans as appropriate:

- a. The applicant shall establish control lines to locate all new development in the least visually sensitive areas.
- b. The established control lines shall be shown on all landscape/irrigation/landscape maintenance plans(s) and submitted to the Department of Planning and Building for review and approval on consultation with the Environmental Coordinator.
- c. The Plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately screen the new green waste management composting facility when viewed from Orcutt Road, Hansen Lane, and Huckleberry Lane.
- d. **Prior to final inspection or operation,** each composting site shall be screened by landscaped earthen berms and line of sight landscaping, consisting of native trees and shrubbery designed in a natural woodland habitat configuration.
- e. This landscaping treatment will screen Compost Site I from the distant residential developments along Hansen Lane and Huckleberry Lane, and Compost Site II from Orcutt Road.

Monitoring: Compliance will be verified by the Department of Planning and Building.

AV-2 Prior to grading and/or construction permit issuance, a cost estimate for a planting plan, installation of screening landscaping, and maintenance of new landscaping for a period of three

TWO

years shall be prepared by a qualified individual (e.g., landscape contractor), and shall be reviewed and approved by the Department of Planning and Building.

Monitoring: Compliance will be verified by the Department of Planning and Building.

AV-3 Prior to grading and/or construction permit issuance, a performance bond, equal to the cost estimate, shall be posted by the applicant for a period of three years. Installation of the landscaping, as approved, shall be completed **prior to final inspection or operation, whichever occurs first.**

Monitoring: Compliance will be verified by the Department of Planning and Building. When specified, County will hold the bond.

AGRICULTURAL RESOURCES

AG-1 Prior to grading and/or construction permit issuance, the applicant shall ensure and maintain sufficient water resources for ongoing rangeland operations on the Perozzi Ranch non-agricultural water use (manage the composting operation, necessary fire storage, dust control, and adequate wetting of compost windrows) for the proposed green waste composting operation shall be reduced by incorporating the following measures:

- a. Store and beneficially reuse runoff from the operations area.
- b. Avoid the use of water for dust control by requiring alternative treatment of the project road.

The applicant shall prepare a Water Scheduling Plan (WSP) that details the quantity of water necessary to manage the composting operation, including the volume of water needed to start and sustain a typical windrow of feed stock for 42 days, necessary fire storage (per the Fire Safety Plan requirements), dust control (per APCD requirements). The WSP shall be submitted to the Department of Agriculture and the Department of Planning and Building for review and approval. All recommended measures outlined in the WSP shall be reflected on grading and/or construction plans as appropriate.

For the life of the project, the applicant shall utilize proper management techniques and adhere to recommendations contained in the Water Scheduling Plan (WSP).

Monitoring: The Department of Agriculture and the Department of Planning and Building shall verify receipt of the Water Scheduling Plan (WSP), inclusion of applicable measures on grading and construction plans, and implementation of the WSP in the field.

AG-2 Prior to grading and/or construction permit issuance, the applicant shall demonstrate that the green waste composting facility shall be restricted to a fenced area totaling no more than eight acres in addition to the necessary access road(s). The operations area shall also be conditioned to ensure the operations area can be returned to productive rangeland use in the future. The fenced area shall be included on all grading and/or construction plans.

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Monitoring: Compliance will be verified by the Department of Planning and Building.

AG-3 Prior to composting operations, the applicant or operator shall incorporate measures to ensure runoff from the composting operation is retained on site, utilized for the composting operation if feasible, and otherwise allowed to recharge the aquifer and avoid erosion and sedimentation impacts. It may be appropriate to utilize Natural Resources Conservation Service Field Office Technical Guide (FOTG) standards to address runoff for the proposed project. Ongoing monitoring and incorporation of erosion control may be necessary for the life of the project. All measures shall be included in the Drainage Plan and reviewed and approved by the Public Works Department.

Monitoring: Compliance will be verified by the Department of Planning and Building.

AIR QUALITY

Construction Phase

AQ-1 Prior to grading and/or construction permit issuance, if utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHP).

Monitoring: Compliance will be verified by the Department of Planning and Building.

AQ-2 Prior to grading and/or construction permit issuance, the applicant shall conduct a geologic investigation for Naturally Occurring Asbestos (NOA) on the project site. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include, but are not limited to: 1) an Asbestos Dust Mitigation Plan which must be approved by the APCD before construction begins, and 2) an Asbestos Health and Safety Program may be required.

Monitoring: The Department of Planning and Building shall verify receipt of APCD documentation.

AQ-3 Prior to grading and/or construction permit issuance, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans to control fugitive dust (PM10):

- 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 (non-potable) 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 re-vegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;

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AQ-5 Prior to grading and/or construction permit issuance, the following measures of construction equipment shall be incorporated into the construction phase of the project and shown on all applicable plans to reduce nitrogen oxide (NO_x), reactive organic gases (ROG), and diesel particulate matter (Diesel PM) emissions from construction equipment:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NO_x exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Monitoring: Compliance will be verified by the Department of Planning and Building.

Operational Phase

AQ-6 Prior to composting operations, the applicant shall consult with the APCD Engineering Division at (805) 781-5912 to determine what types of equipment may be present during the project's operational phase. Portable equipment, 50 horsepower (hp) or greater, used during facility operations will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Unconfirmed abrasive blasting operations;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and

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- Trommel screens.

Monitoring: Compliance will be verified by the Department of Planning and Building.

AQ-7 Prior to composting operations, to minimize fugitive dust impacts from the unimproved roadway, the project should implement one of the following measures:

1. For the life of the project, maintain the private unpaved driveway with dust suppressant such that fugitive dust emissions do not exceed the 20% opacity limit identified in APCD's 401 "Visible Emissions" rule and such that offsite dust emissions from the site do not occur. To improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the private unpaved driveway are physically limited to a posted speed limit of 15 mph or less.
2. Pave the unimproved portion of the roadway.

Monitoring: Compliance will be verified by the Department of Planning and Building.

AQ-8 Prior to composting operations, a Fugitive Dust Control Plan shall be prepared by the applicant. This Plan shall include measures such as the following to control dust during the operational phase of the project:

- 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 (non-potable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. Avoid the use of water for dust control by requiring alternative treatment of the project road;
- e. Permanent dust control measures identified in the approved project re-vegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities;
- f. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- g. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- h. All roadways, driveways, 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;
- i. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;

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- j. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- k. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- l. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Prior to final inspection and/or operation, the applicant shall develop and include in the Fugitive Dust Control Plan a Complaint Response Protocol (CRP). The CRP shall designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The CRP shall be submitted to APCD for review and approval.

Monitoring: Compliance will be verified by the Department of Planning and Building.

Odor Impact Minimization

AQ-9 Prior to grading and/or construction permit issuance, an Odor Impact Minimization Plan (OIMP) shall be prepared, to be reviewed and approved by APCD and the California Integrated Waste Management Board (CIWMB) / Cal Recycle pursuant to the requirements of both jurisdictional agencies. The OIMP shall include, but not be limited to, odor screening and load checking procedure, good housekeeping procedures and the development of an odor complaint response system. . The OIMP shall describe sources of odor during the composting process with specific recommendations during each phase (receiving, grinding, mixing, composting and curing). The OIMP also shall address methods employed to avoid the conveyances of potential pathogens from beetles, flies, rats, vermin and birds. The OIMP shall also address airborne dust and potential litter and identify all applicable mitigations. This plan shall conform to the requirements listed in CIWMB Compostable Material Handling Operations and Facilities Regulatory Requirements, Section 17863.4.

For the life of the project, the applicant shall utilize proper management techniques and adhere to recommendations contained in the Odor Impact Minimization Plan (OIMP).

Monitoring: The Department of Planning and Building shall verify receipt of CIWMB/ Cal Recycle documentation.

Greenhouse Gases (GHG) Emissions

AQ-10 Prior to composting operations, the project should implement the following measures to minimize Greenhouse Gases (GHG) Emissions:

- Improving the energy efficiency of the composting equipment
- Replacing support equipment and vehicles that have internal combustion engines with their electric equivalents
- Implement measures to reduce fuel and energy consumption. Example would include reduce idling from equipment, maximize hauling trip by only transporting full loads as feasible, use low carbon fuel and use energy efficient equipment

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- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to re-vegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, etc. to be paved should be completed as soon as possible;
- 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 shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

In addition, the applicant should designate a person or persons to monitor the dust control program and to order increase watering, as necessary, to prevent transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons all be provided to the APCD prior to land use clearance for finished grading of the area.

Monitoring: The Department of Planning and Building shall verify inclusion of required elements on plans and receipt of documentation to APCD.

AQ-4 Prior to grading and/or construction permit issuance, the applicant shall consult with the APCD Engineering Division to determine what types of equipment may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Unconfirmed abrasive blasting operations;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

Monitoring: Compliance will be verified by the Department of Planning and Building.

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Monitoring: The Department of Planning and Building, in consultation with the Environmental Coordinator, will be available to advise applicants on native vegetation removal/protection issues.

Erosion and Sedimentation

BR-4 Prior to grading and/or construction permit issuance, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- a) Erosion and Sedimentation Control – Avoid Rainy Season. If possible, construction/improvement activities shall be limited to the dry season (April 15 through October 15). If these activities cannot take place only during the dry season, implementation of Best Management Practices (BMPs) [per the approved Erosion and Sedimentation Control Plan] is required prior to the start of the rainy season or ground clearing activities.
- b) Stockpiling/Placement of Fill – Berm and Holding Ponds. Short-term stockpiling or long-term placement of fill for the construction of the berms and holding ponds shall comply with the following wherever possible or applicable during and after all earthmoving activities. **Prior to permit issuance**, the following measures shall be shown on all applicable drawings:
 - b.1. Be located outside of any drainage ways;
 - b.2. Be located outside of any sensitive native vegetation areas (e.g. riparian, wetlands, oak woodlands, maritime chaparral, etc.).
 - b.3. Be located as far as practical from any blue line stream (as shown on USGS maps) or streams supporting riparian habitat, and no closer than 100 feet, if located on slopes less than 10%. If located on steeper slopes (10% to 20%), setback distance shall be increased to 500 feet. No material shall be placed on slopes greater than 20%;
 - b.4. Have a sediment and erosion control plan prepared prior to work beginning, if any fill or stockpiles are being worked, are in a disturbed state or will remain exposed during the rainy season. Temporary measures, such as covering the area or containing the area (e.g. use of straw bales and silt fencing around stockpile), shall be applied before the rainy season begins (October 15th) and be maintained to remain in good working order during the entire rainy season (until April 15th).

Monitoring: All applicable mitigation measures will be shown on the grading and construction plans. Compliance will be verified by the Environmental Coordinator in consultation with the Planning and Building Department.

BR-5 Prior to grading and/or construction permit issuance, the applicant shall apply for and submit copies of permits and authorizations from the following agencies (or paperwork received by the appropriate jurisdiction stating that a permit is not required):

- a. Regional Water Quality Control Board;
- b. State Water Resources Control Board;

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Monitoring: Compliance will be verified by the Department of Planning and Building and APCD.

BIOLOGICAL RESOURCES

Sensitive Habitat Protection

BR-1 Prior to grading or construction activities, the applicant shall prepare and implement a Storm water Pollution Prevention Plan (SWPPP) that has been approved by the Regional Water Quality Control Board or County. This Plan will include measures to reduce potential sedimentation, erosion and drainage impacts to existing downstream water sources, including the adjacent riparian woodland.

Monitoring: The Department of Planning and Building shall verify receipt of the SWPPP.

BR-2 Prior to grading or construction activities, the applicant shall establish and include on all grading and/or construction plans a 50 foot buffer zone along the creeks and a 100 foot buffer zone along the riparian woodland to prevent any negative impacts as a result of erosion or sedimentation from occurring in the riparian areas. On Composting Site I, no disturbances should occur on the steep slope along the creek or within 50 feet of it. Development should be restricted to the flat, rolling areas east of the steep slopes along the creek. On Composting Site II, the buffer zone should be at least 100 feet from the canopy edge of the riparian woodland.

Monitoring: Compliance will be verified by the Department of Planning and Building.

- BR-3** To minimize impacts directly associated with this project to the riparian woodland sensitive habitat, the applicant agrees to the following **during construction and for the life of the project:**
- a. All native vegetation removal shall be shown on all applicable grading/ construction plans, and reviewed/ approved by the Department of Planning and Building before any work or vegetation removal begins.
 - b. Vegetation removal of native habitat shall be limited to what is shown on the County-approved grading/ construction /improvement plans.
 - c. Vegetation clearance or modification for fire safety purposes shall be limited to the minimum setbacks required by CAL FIRE. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation).

Prior to final inspection or occupancy, whichever occurs first, the applicant shall provide verification to the satisfaction of the County that the applicable measures above have been adhered to.

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- c. California Department of Fish and Wildlife; and
- d. Air Pollution Control District.

Monitoring: The Department of Planning and Building shall verify receipt of appropriate documentation.

GEOLOGY AND SOILS

GS-1 Prior to grading and/or construction permit issuance, the applicant shall submit drainage plans, erosion and sedimentation control plans in compliance with County Ordinance Section 22.52.120 for review and approval.

Monitoring: Compliance will be verified by the Department of Planning and Building and the Department of Public Works, in consultation with the Environmental Coordinator.

GS-2 Prior to grading and/or construction permit issuance, the applicant shall submit a copy of the Storm-water Pollution Prevention Plan (SWPPP) approved by the State Water Resources Control Board.

Monitoring: Compliance will be verified by the Department of Planning and Building and the Department of Public Works, in consultation with the Environmental Coordinator.

HAZARDS AND HAZARDOUS MATERIALS

HZ-1 Prior to grading and/or construction permit issuance, the project is required by Ordinance to prepare a Fire Safety Plan to be reviewed and approved by CDF/Cal Fire. The Plan will include a number of measures to reduce fire hazards, including but not limited to:

- Minimum access road width of 18 feet, with all-weather surface, and meeting load capacity of 20 tons.
- 10' vegetation clearance on either side of the access road.
- Any dead end road length exceeding 150 feet requires a vehicle turnaround with a minimum 40 foot radius or hammerhead "T".
- 150' vegetation modification buffer area will be conducted around the composting piles and structure(s).
- Water storage tanks on site shall be determined by NFPA 1142 for buildings less than 500 square feet and NFPA 13 for buildings exceeding 5000 square feet.
- All buildings, including storage structures, shall have a minimum 30 foot setback from the property line.
- Green waste piles on-site shall not exceed 60 feet in height, 300 feet in width, and 500 feet in length. CDF/Cal Fire recommends piles not larger than 50 feet in diameter.

All measures shall be shown on applicable construction drawings as a part of any grading or construction permit submittal.

Monitoring: Compliance will be verified by the Department of Planning and Building and CDF/Cal Fire.

HZ-2 Prior to composting operations, the applicant shall adhere to recommendations contained in the Odor Impact Minimization Plan (OIMP), including the following to minimize odors from Runoff Water and Leachate:

- Review national pollutant discharge elimination system (NPDES) procedures to minimize storm water contact with organic materials.
- Remove particles from water draining into storm water retention basin.
- Filter storm water through a filter berm or sock.
- Use odor suppressants/neutralizers or masking agents in water trucks used for dust control, and/or in leachate collection tanks.

Monitoring: Compliance will be verified by the Department of Planning and Building.

NOISE

NO-1 During ground disturbing construction activities, heavy equipment operation and noisy construction work at the project site shall be restricted to the following hours:

Monday through Friday 7:00 a.m. to 7:00 p.m.

Saturday and Sunday 8:00 a.m. to 5:00 p.m.

All construction activities shall not result in noise exceeding 45 dBA at the perimeter property boundaries.

Noisy construction refers to any onsite activity that would be likely to exceed the County's limits for daytime noise levels (maximum noise level of 70 dBA, maximum impulsive noise level of 65 dBA, and hourly noise level of 50 dBA Leq) at the project's property line.

All measures shall be shown on applicable construction drawings as a part of any **construction permit or improvement plan submittal**, and all contractors shall be made aware of these conditions as a part of their contract/work scope.

Monitoring: The Department of Planning and Building shall verify compliance.

NO-2 Prior to any ground disturbing activities, the applicant shall employ and clearly specify in its contractors' specifications and improvement manuals the following noise-suppression techniques to minimize the impact of temporary noise associated with construction and improvement activities:

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- a. Trucks and other engine-powered equipment shall include noise reduction features such as mufflers and engine shrouds that are no less effective than those originally installed by the manufacturer.
- b. Trucks and other engine-powered equipment shall be operated in accordance with posted speed limits and limited engine idling requirements.
- c. Truck engine exhaust ("jake") brake use shall be limited to emergencies.
- d. Back-up beepers for all construction equipment and vehicles shall be broadband sound alarms or adjusted to the lowest noise levels possible, provided that OSHA and Cal OSHA's safety requirements are not violated. These settings shall be retained for the life of the project. On vehicles where back-up beepers are not available, alternative safety measures such as escorts and spotters shall be employed.
- e. Vehicle horns shall be used only when absolutely necessary, as specified in the contractors' specifications.
- f. Radios and other "personal equipment" shall be kept at the lowest most reasonably effective volume.
- g. Automobiles or light trucks used onsite for routine activities, shall generate noise levels not exceeding County stationary source standards of less than 70 dBA Lmax daytime and 65 dBA Lmax nighttime at the project's property line such as by utilizing electric vehicles and limiting vehicle speeds to 15 miles per hour or less (except in cases of emergency).

Monitoring: The Department of Planning and Building shall verify compliance.

NO-3 For the life of the composting operations, the applicant shall maintain all operational equipment in good working order and fitted with factory equipped mufflers that achieve conformance with applicable state noise generation standards for that equipment type.

Monitoring: The Department of Planning and Building shall verify compliance.

The applicant understands that any changes made to the project 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.



Signature of Owner(s)

12-10-13

Date

Timothy Perozzi

Name (Print)



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: October 9, 2013
To: Xzandrea Fowler, Project Planner
From: Frank Honeycutt, PE, Development Services Engineer
Subject: **Public Works Comments on DRC2005-00211, Perozzi, CUP, Orcutt Rd., San Luis Obispo, APN 044-011-029**

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

Public Works Comments:

- A. The green waste calculations submitted with the application indicate as much as 8,147 cy of green waste per day. At 400 to 500 pounds per cubic yard, this volume would equate to 1,500 to 2,000 tons of green waste per day. Yet the traffic study is based upon receiving only 300 tons per day. I did not find any other information in the application that would otherwise limit the process to 300 tons. Therefore, the presented traffic study should be re-visited and the trip generation calculations should be revised accordingly. Likewise, the left-turn warrant analysis should also be revised accordingly.
- B. We have come to understand that a similar green waste operation at the Cold Canyon Landfill had to close due to greater than anticipated problems with noise, dust and odor control. Although this type of analysis is typically beyond our purview, this comment is merely offered for your consideration.
- C. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52 of the Land Use Ordinance prior to future submittal of development permits.
- D. 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.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways.
 - b. The intersection of Orcutt Road and the site access driveway shall be designed and constructed to provide standard left-turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, and within necessary dedicated right-of-way easements. This requirement may be waived by the Public works Director if warranted by a left turn warrant analysis.

Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete drainage, erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
3. **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.



Re: Bunyon Bros./Perozzi meeting 
Frank Honeycutt to: Xzandrea Fowler

10/25/2013 05:00 PM

Thanks Xzandrea. It was nice to work with you today too.

How about changing my recommended project conditions (Access #1) to:

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- b. ~~The intersection of Orcutt Road and the site access driveway shall be designed and constructed to provide standard left turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, and within necessary dedicated right of way easements. This requirement may be waived by the Public works Director if warranted by a left turn warrant analysis.~~

NEW

- b. The access driveway approach is limited to no more than 150 vehicles per day and no more than 15 vehicles per hour. If the applicant desires to provide access above these limits then the applicant's engineer shall perform a new left turn warrant analysis and apply for a new encroachment permit from the Department of Public Works.

This condition would likely also find its way into the encroachment permit when it is issues. Please let me know your thoughts or if you have any questions.

Frank Honeycutt, P.E.
Development Services Division Manager
Department of Public Works
County of San Luis Obispo
San Luis Obispo, Ca 93408
(805) 781-1596
(805) 674-1951 (cell)
fhoneycutt@co.slo.ca.us
Visit Public Works on the Web at: <http://www.slocountypwd.org>

Xzandrea Fowler Hi Frank, It was nice to meet you today and than...

10/25/2013 11:26:17 AM

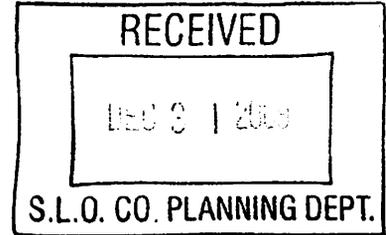


COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035
www.slocounty.ca.gov/agcomm AgCommSLO@co.slo.ca.us

DATE: December 30, 2009
TO: Brian Pedrotti, Project Manager
FROM: Michael Isensee, Agriculture Department *MI*
SUBJECT: Perozzi Greenwaste Conditional Use Permit, DRC2005-00211 (Ag#1472)



The Agriculture Department finds that the proposed project may have the potential to adversely impact agricultural resources or operations due to water resource or erosion impacts. The application does not provide adequate information regarding water resources to determine whether there are adequate water resources for sustained agricultural use if the project as proposed is approved. Similarly, the application does not adequately detail measures to address possible erosion and sedimentation from dirt roads or the commercial composting area.

The Department recommends that prior to project approval a determination is made regarding the quantity of water available on site beyond the water necessary for continued commercial grazing operations. Using this information, project approval should incorporate appropriate mitigation measures to ensure compost operations do not limit water availability for continued grazing operations. Further, measures should

- limit the operation area size
- ensure the operations area can be returned to future productive rangeland use
- avoid or otherwise mitigate for potential runoff and erosion impacts

Details on these measures are included in the attached report.

Agriculture Department comments and recommendations are based on policies in the San Luis Obispo County Agriculture and Open Space Element, 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 me at 781-5753.

Background

The proposed project will permit the use of an approximately seven acre area for the conversion of tree and other greenwaste into firewood, wood chips and greenwaste compost. The project site consists of two APNs: 044-011-004 and -029, an area totaling nearly 620 acres. The project is on the east side of Orcutt Road just southeast of the City of San Luis Obispo at 4400 Orcutt Road.

Agricultural Resources

The subject property consists of rolling hills extending to the steep slopes of Reservoir Canyon. The site is encumbered with a Williamson Act (LCA) contract which covers several parcels and totals over 1,000 acres. LCA contracts limit the uses of property to agricultural uses (producing an agricultural commodity for commercial purposes) and those other uses that are considered compatible with agricultural uses. Agricultural processing, which includes commercial composting, are analyzed during project review to determine if the use, as proposed, will be compatible with the continued commercial agricultural use of the contracted property.

The site consists of several soils types. The proposed project would be located entirely on soil types 158 and 163.

<u>Soil Type</u>	<u>Farmland Class</u>	<u>Non-irrigated Capability Class</u>	<u>Acres</u>
129 Diablo clay, 5-9%	Prime Farmland	3	9
142 Gaviota fine sandy loam, 15-50%		7	55
158 Los Osos loam, 5-9%	Farmland of Statewide Importance	3	19
160 Los Osos loam, 15-30%		6	191
162 Los Osos-Diablo complex 5-9%	Farmland of Statewide Importance	3	67
163 Los Osos-Diablo complex, 9-15%		3	290
183 Obispo-rock outcrop complex 15-75%		7	15

The project site, like most of the hillside areas of Edna Valley, has limited water resources. Based upon information provided by the applicant, there is only a single 10 gallon per minute spring on the site. Due to limited water resources, the most likely agricultural use of the site will remain rangeland production. Soil types 129, 162 and 163 which comprise over half of the site, are considered highly productive rangeland soils due to their ability to produce in high quantities of forage.

Project Review

Conserving the land, soil and water resources in agricultural areas is critical to maintaining the long-term productivity of the county’s agricultural industry. The project site is a capable rangeland site based upon the total site area under a single LCA contract and the amount of productive rangeland soils on the site. Converting such soils to a non-rangeland use should be limited to the degree feasible.

- The Department recommends that the facility be restricted to a fenced area totaling no more than seven acres in addition to the necessary access road. The operations area should also be conditioned to ensure the operations area can be returned to productive rangeland use in the future.

Based upon information provided by the applicant, it is unclear if there are sufficient water resources to maintain the agricultural use while also developing the size and scale of commercial composting proposed on the site. No information is provided detailing the quantity of water necessary to manage the composting operation, including necessary fire storage (CalFire requirements), dust control (Air Pollution Control District standards), and adequate wetting of compost windrows (compost operations). If water used for these purposes would lead to limitations on grazing operations, the project would impede the agricultural use of the site. The use of groundwater where it would adversely impact agricultural uses would be a potentially significant impact to agricultural resources and would subvert the purpose of the LCA contract to ensure continued agricultural use of the site. It would also be inconsistent with county policy, specifically Agriculture Policy 11.

- The Department recommends that an analysis is conducted to determine whether adequate water exists for the proposed project and for continued rangeland uses. The project size should be limited to the degree necessary to maintain sufficient water resources for ongoing rangeland operations. To reduce non-agricultural water use, the following may be appropriate additional measures:
 - Store and beneficially reuse runoff from the operations area
 - Avoid the use of water for dust control by requiring alternative treatment of the project road

It is also unclear from the applicant's information whether adequate measures are being incorporated into the design and maintenance of the project's roads and operation areas to prevent erosion and sedimentation. The application notes that the operations area will be bermed and will feature retention ponds, but no details about runoff control are present in the application. The application also states that the project will continue to use existing dirt roads. Roads without proper design and adequate erosion control measures may result in substantial erosion, especially when associated with ongoing commercial truck traffic as proposed. Erosion has the potential to adversely impact the site's productive soils while sedimentation may create adverse impacts to downstream agricultural properties.

- Measures should be incorporated to ensure runoff from the greenwaste operation is retained on site, utilized for the composting operation if feasible, and otherwise allowed to recharge the aquifer and avoid erosion and sedimentation impacts. It may be appropriate to utilize Natural Resources Conservation Service Field Office Technical Guide (FOTG) standards to address runoff for the proposed project. Ongoing monitoring and incorporation of erosion control may be necessary for the life of the project.



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

October 20, 2009

Brian Pedrotti
County of San Luis Obispo
1050 Monterey St.
San Luis Obispo CA 93404

SUBJECT: APCD Comments Regarding the Perozzi Greenwaste/Mulching Operation
(DRC2005-00211)

Dear Mr. Pedrotti,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located off Orcutt Road in San Luis Obispo.

The proposed project is located off Orcutt Road in San Luis Obispo. The 7.0 acre site is accessible through a locking gate on the east side and is approximately 1/2 mile down an unimproved dirt road, where Bunyon Brothers Tree Service currently has their storage location. Locking storage containers are proposed to provide secure and weatherproof storage space for tools and equipment. The site will feature a tub grinder onsite 50% of the time, a front end loader to turn the piles and load material, a loader with a thumb and a water truck. Site personnel will consist of one to two people depending on operation. There will be a portable scale present for weighing incoming loads at the site's entrance.

The facility will be primarily operated to serve Bunyon Tree Service, but will be contractually available to other tree trimming contractors on a fee per dump basis during operational hours set seasonally. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

The APCD supports green waste project as a good alternative to the burning of waste. However, it is important to ensure that waste and odor issues are adequately addressed. More information regarding dust and odor issues are addressed below.

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE MITIGATION

The APCD staff considered the construction impacts of this development by (running the URBEMIS2007 computer model, a tool for estimating construction emissions related to the development of land uses) OR (comparing it against screening models within the APCD's Air Quality Handbook). This indicated that construction phase impacts will likely be less than the APCD's significance threshold values of 185 lbs of emissions per day and 2.5 tons of emissions per quarter. Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact the APCD Enforcement Division at 781-5912.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at 781-5912 for further information.

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule.

This project exceeds this threshold or is near potentially sensitive receptors and shall be conditioned to comply with all applicable Air Pollution Control District regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:

- 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 (non-potable) 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,
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM₁₀ mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to 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 land use clearance for map recordation and finished grading of the area.**

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Unconfined abrasive blasting operations;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

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

Standard Control Measures for Construction Equipment

The standard mitigation measures for reducing nitrogen oxide (NO_x), reactive organic gases (ROG), and diesel particulate matter (Diesel PM) emissions from construction equipment are listed below:

- Maintain all construction equipment in proper tune according to manufacturer's specifications.
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and must comply with the State Off-Road Regulation.
- Maximize to the extent feasible, the use of on-road heavy-duty trucks that meet the ARB's 2007 or newer certification standard for on-road heavy-duty diesel engines, and must comply with the State On- Road Regulation.
- All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit.
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

OPERATIONAL PHASE MITIGATION

As part of the CEQA review process the APCD calculates operational phase emissions from the project and recommends applicable mitigation measures as needed. In order to calculate the emissions from the proposed project the District will need information about the operation, i.e. types of equipment (list of all equipment both stationary and portable) to be operated, size of the equipment (i.e. horsepower) length of time each piece of equipment will be operating daily, end use of greenwaste/mulch (average distance material will be hauled and number of trips per day), and the number of trips per day to haul greenwaste on site and the average distance of the trips. Once this information is provided the APCD can determine the amount of emissions from the project.

Permit Requirements

Portable equipment, 50 horsepower (hp) or greater, used during facility operations will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. Other stationary equipment may also require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Unconfined abrasive blasting operations;
- Concrete batch plants;
- Rock and pavement crushing;
- Tub grinders; and
- Trommel screens.

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

Dust Impacts from Unimproved Roadways

As indicated in the project description, the facility access is via an unimproved roadway approximately ½ mile long. Operational fugitive dust impacts contribute to County's nonattainment status for particulate matter and could be a nuisance to local residents and businesses in close proximity to the unpaved road. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. **To minimize fugitive dust impacts from the unimproved roadway, this project should implement one of the following mitigation measures:**

1. For the life of the project, maintain the private unpaved driveway with a dust suppressant such that fugitive dust emissions do not exceed the 20% opacity limit identified in APCD's 401 "Visible Emissions" rule and such that offsite dust emissions from the site do not occur.

To improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the private unpaved driveway are physically limited to a posted speed limit of 15 mph or less.

2. Pave the unimproved portion of the roadway.

The applicant may propose other measures of equal effectiveness as replacements by contacting the APCD Planning Division at 781-5912.

Dust Impacts from Composting Operations

Composting operations can result in dust issues. As indicated above District Rule 401 "Visible Emissions" will apply to this operation. Also dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. The following measure should be implemented to control dust during the operational phase of this project.

- 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 (non-potable) 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,
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

All PM₁₀ mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to 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 land use clearance for map recordation and finished grading of the area.

Odors

Odors from the composting operations will be regulated by the California Integrated Waste Management Board. They should be contacted regarding permitting requirements.

Greenhouse Gases

While statewide/global thresholds have not yet been defined for GHG impacts, SLO County APCD recommends the implementation of feasible mitigation measures that minimize project related GHG impacts. Examples of potential measures for this development include:

- Improving the energy efficiency of the composting equipment;
- Replacing support equipment and vehicles that have internal combustion engines with their electric equivalents;
- Implement measures to reduce fuel and energy consumption. Example would include reduce idling from equipment, maximize hauling trip by only transporting full load as feasible, use low carbon fuel and use energy efficient equipment.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Melissa Guise
Air Quality Specialist

MAG/arr

cc: Mr. Ron Rinell, Owner
Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD
Randy Friedlander, California Integrated Waste Management Board

Attachments:

1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

3433 Roberto Court, San Luis Obispo, CA 93401
805-781-5912 – FAX: 805-781-1002

**Naturally Occurring Asbestos
Construction and Grading Project Form**

Applicant Information/Property Owner		Project Name	
Address		Project Address and/or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Email		Email	
Phone Number	Date Submitted	Agent	Phone Number

Check Applicable	DESCRIPTION (attach applicable required information)	APCD REQUIREMENT 1	APCD REQUIREMENT 2
	Project is subject to NOA requirements but NOT disturbing NOA	Geological Evaluation	Exemption Request Form
	Project is subject to NOA requirements and project is disturbing NOA – more than one acre	Geological Evaluation	Dust Control Measure Plan
	Project is subject to NOA requirements and project is disturbing NOA – one acre or less	Geological Evaluation	Mini Dust Control Measure Plan

Please note that the applicant will be invoiced for any associated fees

REQUIRED APPLICANT SIGNATURE:

Legal Declaration/Authorized Signature	Date
----------------------------------------	------

APCD OFFICE USE ONLY				
Geological Evaluation	Exemption Request Form	Dust Control Measure Plan		Monitoring, Health and Safety Plan
Approved Yes <input type="checkbox"/> No <input type="checkbox"/>	Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>		Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	Comments:	Comments:		
APCD Staff:	Intake Date:	Date Reviewed	OIS Site #	OIS Proj #
Invoice No.	Basic Fee	Additional Fees	Billable Hrs	Total Fees



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

3433 Roberto Court, San Luis Obispo, CA 93401
805-781-5912 – FAX: 805-781-1002

**Naturally Occurring Asbestos
Construction & Grading Project Exemption Request Form**

Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Email Address		Email Address	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements.**"

NOTE: A basic exemption evaluation fee of \$165.00 will be charged.

APPLICANT MUST SIGN BELOW:

I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.

Legal Declaration/Authorized Signature _____

Date: _____

OFFICE USE ONLY - APCD Required Element – Geological Evaluation

Intake Date:	APCD Staff:	OIS Site #:	OIS Project #:
Date Reviewed:	APCD Staff:	Approved	Not Approved
Comments:			



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.cdfslo.org



Matt Jenkins, Fire Chief

October 7, 2009

Brian Pedrotti
Planning & Building Department
County Government Center
San Luis Obispo, CA 93408

Subject: DRC 2005-00211 / Perozzi

Dear Brian Pedrotti:

CAL FIRE/San Luis Obispo County Fire Department has reviewed the referral for the Green Waste management facility located off Orcutt Road and Tank Farm Road, San Luis Obispo, CA.

The fire/life safety requirements listed in the fire safety plan dated 5-31-05 (attached) shall apply to this project. The applicant shall comply with the California Fire Code (CFC) and Public Resources Code (PRC) relative to this project.

Please note, the 2007 CFC has restricted the size of piles from the 2001 CFC (attached).

Chad T. Zrelak
Fire Captain



CDF/San Luis Obispo County Fire Department

635 North Santa Rosa • San Luis Obispo • California • 93405
Phone: 805-543-4244 • Fax: 805-543-4248

May 31, 2006

South County Team
Planning & Building Department
County Government Center
San Luis Obispo, CA 93408

Subject: DRC2005-00211 / Perozzi

The proposal is to develop a green waste management project located off of Orcutt Road, north of Tank Farm Road, San Luis Obispo. The site is located in a Moderate fire severity zone under the jurisdiction of the CDF/San Luis Obispo County Fire Department. Fire department response to the site is five to ten minutes.

SITE ACCESS & ROADS

- The site entrance address shall be clearly marked with minimum six inch numbers and contrasting background color.
- The road leading to the site shall be a minimum of 18 feet wide, all weather surface, and meet a load capacity of 20 tons. Road grades that exceed 12% shall be non-skid such as paving or chip-seal. All roads require 10 feet of vegetation clearance on either side.
- Any dead end road length exceeding 150 feet requires a vehicle turnaround with a minimum 40 foot radius or hammerhead "T".

WATER STORAGE & SPRINKLERS

- Size of water storage tanks on site shall be determined by NFPA 1142 for buildings Less than 5000 square feet and NFPA 13 for buildings exceeding 5000 square feet.
- All buildings exceeding 5000 square feet will require an NFPA 13 sprinkler system.
- All buildings are required to be served by a rural, draft fire hydrant. The hydrant shall be gravity flow from a water storage tank. The hydrant shall be supplied through a minimum four inch line, schedule 40 PVC. The hydrant shall have a



CDF/San Luis Obispo County Fire Department

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minimum of one 2 ½" male, National Hose thread opening with cap and blue reflector. The hydrant shall be within eight feet of the road and 50 to 150 feet from the building.

OTHER BUILDING REQUIREMENTS

- All buildings shall have a minimum 30 foot setback from the property line.
- All buildings shall have a minimum class "B" roofing material.
- All non-residential buildings over 18 feet in height to the eave line require exterior laddering.
- All non-residential buildings over 2000 square feet require a 24 hour monitored heat and smoke detection system.
- All non-residential buildings shall have a portable fire extinguisher rated not less than 2A:10BC.
- All buildings shall have a minimum of 150 feet of vegetation clearance.

GREEN WASTE

- Green waste piles on-site shall not exceed 60 feet in height, 300 feet in width, and 500 feet in length (Article 30, California Fire Code, 2001 edition). CDF highly recommends piles not larger than 50 feet in diameter. San Luis Obispo County Planning & Building requirements may differ than CDF standards.
- Public Resources Code, Section 4373 requires a minimum of 150 of vegetation clearance around all piles.

ADDITIONAL REQUIREMENTS

- Any on-site fuel tanks shall comply with Articles 52 and 79 of the California Fire Code.
- A burning permit (from CDF and APCD) is required for the burning of natural growing materials. All other burning is prohibited.
- Internal combustion engines must comply with Public Resources Code, Section 4442, which specifies spark arrester requirements. Vehicles equipped with exhaust and muffler systems as defined in the Vehicle Code are exempt from spark arrester requirements as are turbocharged engines.



CDF/San Luis Obispo County Fire Department

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Project supervisors and employees should be informed of some of the typical fire ignition sources where green waste and combustible debris piles exist.

- Discarded cigarettes
- Faulty exhaust systems
- Engines not having required spark arrester
- Parking vehicles on dry vegetation
- Sparks from welding, grinding, and cutting operations
- Open flame devices used adjacent to combustible materials
- Illegal burning of debris
- Combustible debris adjacent to exhaust systems
- Leaking fuel systems on motorized equipment
- Faulty electrical systems on motorized equipment
- Spontaneous combustion

For more descriptive fire safety guidelines, please consult our website:
www.cdfslo.org

Sincerely,

A handwritten signature in black ink that reads "Chad T. Zrelak".

Chad T. Zrelak
Fire Captain

C: Perozzi

PUBLIC RESOURCES CODE

4332. Closing State Parks or State Forests

Whenever it is necessary in the interests of public peace or safety, the director, with the consent of the Governor, may order closed to camping, hunting, trapping, or the use of firearms, any area in any state park or state forest. The director shall post and enforce such closure order in such area.

4333. Publication and Posting of Order Closing State Parks or Forests

Any order which is issued pursuant to Section 4332 shall be published twice in at least one newspaper of general circulation in any county that is affected by the order. The publication shall be separated by a period of not less than one week and not more than two weeks. The order shall also be posted in such public places in each county as the director may direct, and along roads and trails which pass through such areas declared to be closed to camping or entry.

CHAPTER 5. RUBBISH DUMPS

4371. Definitions

The definitions in this section shall govern the construction of this chapter.

(a) "Fire protection agency" means the California Department of Forestry on all lands designated as state responsibility areas pursuant to Section 4125, and it means the applicable fire protection district, service district, county fire department, or federal agency on all other lands.

(b) "Solid waste" means solid waste as defined in Section 66719 of the Government Code.

(c) "Solid waste facility" means solid waste facility as defined in Section 66720.1 of the Government Code.

(d) "Flammable material" does not include any structure or building maintained as an integral part of any solid waste facility.

4372. Solid Waste Facilities; Location; Manner of Maintenance

A person shall maintain any solid waste facility outside of the exterior boundaries of any city in strict accordance with the terms and conditions prescribed by Sections 4373 and 4374.

4373. Flammable clearance requirements; standing trees and shrubs

Any solid waste facility, for which a permit is required pursuant to Section 66796.30 of the Government Code, shall be maintained with a clearance of flammable material for a minimum distance of 45.7 meters (150 feet) from the periphery of any exposed flammable solid waste.

(a) Any structure, building, or part of any structure or building located within 45.7 meters (150 feet) of the periphery of any exposed flammable solid waste shall also be maintained with a clearance of flammable material for a minimum of 45.7 meters (150 feet) from the periphery of the structure or building.

(b) Sound and living trees may be left standing within the areas required to be cleared of flammable material, provided the following

PUBLIC RESOURCES CODE

requirements are met:

- (1) Wildfire cannot travel into the canopy of any tree left standing.
 - (2) Any tree left standing does not pose a fire safety threat or prevent fire equipment access to and near the exposed flammable solid waste.
 - (3) All dead limbs, and all limbs within 3 meters (10 feet) of the ground are removed from any tree left standing.
- (c) Selected and isolated shrubs may remain within the areas required to be cleared of flammable material if all dead material is removed and each shrub is trimmed up so that fire cannot travel through the shrub canopy or pose a fire safety threat.

4374. Facilities Exempt from Permit Requirement; Flammable Clearance Requirements

Any solid waste facility, for which a permit is not required pursuant to Section 66796.31 of the Government Code, shall be maintained with a clearance of flammable material for a minimum distance of 9.45 meters (30 feet) from the periphery of any exposed flammable solid waste.

(a) Any structure, building, or part of a structure or building which is located within 9.45 meters (30 feet) of the periphery of any exposed flammable solid waste shall also be maintained with a clearance of flammable material for a minimum distance of 9.45 meters (30 feet) from the periphery of the structure or building.

(b) The fire protection agency may, in writing, require additional minimum flammable clearance provisions not to exceed any of the minimum clearance provisions of Section 4373. A reasonable time for compliance with the additional clearance provisions shall be specified in the written notice.

4375. Repealed by Stats. 1982, c. 1333, P.—, § 10**4376. Violations; Misdemeanor; Fines and Imprisonment**

Any person who maintains any solid waste facility in violation of this chapter is guilty of a misdemeanor, and shall be punished for a first conviction by a fine not to exceed two hundred fifty dollars (\$250), and, for a second or subsequent conviction within five years of a prior conviction of a violation of this chapter, by a fine not less than two hundred fifty dollars (\$250) or more than one thousand dollars (\$1,000) or imprisonment in the county jail for a period not to exceed 30 days, or both that fine and imprisonment. Each and every day of violation is a separate and distinct offense.

CHAPTER 6. PROHIBITED ACTIVITIES**Article 1. Definitions and General Provisions****4411. Definitions**

Unless the context otherwise requires, the definitions in this article govern the construction of this chapter.

available for use in smothering the flames in the event of an emergency.

SECTION 309

POWERED INDUSTRIAL TRUCKS AND EQUIPMENT

309.1 General. Powered industrial trucks and similar equipment including, but not limited to, floor scrubbers and floor buffers, shall be operated and maintained in accordance with this section.

309.2 Battery chargers. Battery chargers shall be of an approved type. Combustible storage shall be kept a minimum of 3 feet (915 mm) from battery chargers. Battery charging shall not be conducted in areas accessible to the public.

309.3 Ventilation. Ventilation shall be provided in an approved manner in battery-charging areas to prevent a dangerous accumulation of flammable gases.

309.4 Fire extinguishers. Battery-charging areas shall be provided with a fire extinguisher complying with Section 906 having a minimum 4-A:20-B:C rating within 20 feet (6096 mm) of the battery charger.

309.5 Refueling. Powered industrial trucks using liquid fuel, LP-gas or hydrogen shall be refueled outside of buildings or in areas specifically approved for that purpose. Fixed fuel-dispensing equipment and associated fueling operations shall be in accordance with Chapter 22. Other fuel-dispensing equipment and operations, including cylinder exchange for LP-gas-fueled vehicles, shall be in accordance with Chapter 34 for flammable and combustible liquids or Chapter 38 for LP-gas.

309.6 Repairs. Repairs to fuel systems, electrical systems and repairs utilizing open flame or welding shall be done in approved locations outside of buildings or in areas specifically approved for that purpose.

SECTION 310 SMOKING

310.1 General. The smoking or carrying of a lighted pipe, cigar, cigarette or any other type of smoking paraphernalia or material is prohibited in the areas indicated in this section.

310.2 Prohibited areas. Smoking shall be prohibited where conditions are such as to make smoking a hazard, and in spaces where flammable or combustible materials are stored or handled.

310.3 "No Smoking" signs. The fire code official is authorized to order the posting of "No Smoking" signs in a conspicuous location in each structure or location in which smoking is prohibited. The content, lettering, size, color and location of required "No Smoking" signs shall be approved.

310.4 Removal of signs prohibited. A posted "No Smoking" sign shall not be obscured, removed, defaced, mutilated or destroyed.

310.5 Compliance with "No Smoking" signs. Smoking shall not be permitted nor shall a person smoke, throw or deposit any

lighted or smoldering substance in any place where "No Smoking" signs are posted.

310.6 Ash trays. Where smoking is permitted, suitable noncombustible ash trays or match receivers shall be provided on each table and at other appropriate locations.

310.7 Burning objects. Lighted matches, cigarettes, cigars or other burning object shall not be discarded in such a manner that could cause ignition of other combustible material.

310.8 Hazardous environmental conditions. When the fire code official determines that hazardous environmental conditions necessitate controlled use of smoking materials, the ignition or use of such materials in mountainous, brush-covered or forest-covered areas or other designated areas is prohibited except in approved designated smoking areas.

SECTION 311 VACANT PREMISES

311.1 General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section.

311.1.1 Abandoned premises. Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the *International Property Maintenance Code* and the *California Building Code*.

311.1.2 Tenant spaces. Storage and lease plans required by this code shall be revised and updated to reflect temporary or partial vacancies.

311.2 Safeguarding vacant premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with this section.

311.2.1 Security. Exterior openings and interior openings accessible to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals.

311.2.2 Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

Exceptions:

1. When the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard.
2. Where buildings will not be heated and fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry.

CHAPTER 19

LUMBER YARDS AND WOODWORKING FACILITIES

SECTION 1901 GENERAL

1901.1 Scope. The storage, manufacturing and processing of timber, lumber, plywood, veneers and byproducts shall be in accordance with this chapter.

1901.2 Permit. Permits shall be required as set forth in Appendix Chapter 1, Section 105.6.

SECTION 1902 DEFINITIONS

1902.1 Definitions. The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

COLD DECK. A pile of unfinished cut logs.

FINES. Small pieces or splinters of wood byproducts that will pass through a 0.25-inch (6.4 mm) screen.

HOGGED MATERIALS. Wood waste materials produced from the lumber production process.

PLYWOOD and VENEER MILLS. Facilities where raw wood products are processed into finished wood products, including waferboard, oriented strandboard, fiberboard, composite wood panels and plywood.

RAW PRODUCT. A mixture of natural materials such as tree, brush trimmings, or waste logs and stumps.

STATIC PILES. Piles in which processed wood product is mounded and is not being turned or moved.

TIMBER and LUMBER PRODUCTION FACILITIES. Facilities where raw wood products are processed into finished wood products.

SECTION 1903 GENERAL REQUIREMENTS

1903.1 Open yards. Open yards required by the *California Building Code* shall be maintained around structures.

1903.2 Dust control. Equipment or machinery located inside buildings which generates or emits combustible dust shall be provided with an approved dust collection and exhaust system installed in accordance with Chapter 13 and the *California Mechanical Code*. Equipment or systems that are used to collect, process or convey combustible dusts shall be provided with an approved explosion control system.

1903.2.1 Explosion venting. Where a dust explosion hazard exists in equipment rooms, buildings or other enclosures, such areas shall be provided with explosion

(deflagration) venting or an approved explosion suppression system complying with Section 911.

1903.3 Waste removal. Sawmills, planing mills and other woodworking plants shall be equipped with a waste removal system that will collect and remove sawdust and shavings. Such systems shall be installed in accordance with Chapter 13 and the *California Mechanical Code*.

Exception: Manual waste removal when approved.

1903.3.1 Housekeeping. Provisions shall be made for a systematic and thorough cleaning of the entire plant at sufficient intervals to prevent the accumulations of combustible dust and spilled combustible or flammable liquids.

1903.3.2 Metal scrap. Provision shall be made for separately collecting and disposing of any metal scrap so that such scrap will not enter the wood handling or processing equipment.

1903.4 Electrical equipment. Electrical wiring and equipment shall comply with the *California Electrical Code*.

1903.5 Control of ignition sources. Protection from ignition sources shall be provided in accordance with Sections 1903.5.1 through 1903.5.3.

1903.5.1 Cutting and welding. Cutting and welding shall comply with Chapter 26.

1903.5.2 Static electricity. Static electricity shall be prevented from accumulating on machines and equipment subject to static electricity buildup by permanent grounding and bonding wires or other approved means.

1903.5.3 Smoking. Where smoking constitutes a fire hazard, the fire code official is authorized to order the owner or occupant to post approved "No Smoking" signs complying with Section 310. The fire code official is authorized to designate specific locations where smoking is allowed.

1903.6 Fire apparatus access roads. Fire apparatus access roads shall be provided for buildings and facilities in accordance with Section 503.

1903.7 Access plan. Where storage pile configurations could change because of changes in product operations and processing, the access plan shall be submitted for approval when required by the fire code official.

SECTION 1904 FIRE PROTECTION

1904.1 Fire alarms. An approved means for transmitting alarms to the fire department shall be provided in timber and lumber production mills and plywood and veneer mills.

1904.1.1 Manual fire alarms. A manual fire alarm system complying with Section 907.2 shall be installed in areas of timber and lumber production mills and for plywood and veneer mills that contain product dryers.

Exception: Where dryers or other sources of ignition are protected by a supervised automatic sprinkler system complying with Section 903.

1904.2 Portable fire extinguishers and hose. Portable fire extinguishers or standpipes and hose supplied from an approved water system shall be provided within 50 feet (15 240 mm) of travel distance to any machine producing shavings or sawdust. Extinguishers shall be provided in accordance with Section 906 for extra-high hazards.

1904.3 Automatic sprinkler systems. Automatic sprinkler systems shall be installed in accordance with Section 903.3.1.1.

SECTION 1905 PLYWOOD, VENEER AND COMPOSITE BOARD MILLS

1905.1 General. Plant operations of plywood, veneer and composite board mills shall comply with this section.

1905.2 Dryer protection. Dryers shall be protected throughout by an approved, automatic deluge water-spray suppression system complying with Chapter 9. Deluge heads shall be inspected quarterly for pitch buildup. Deluge heads shall be flushed during regular maintenance for functional operation. Manual activation valves shall be located within 75 feet (22 860 mm) of the drying equipment.

1905.3 Thermal oil-heating systems. Facilities that use heat transfer fluids to provide process equipment heat through piped, indirect heating systems shall comply with this code and NFPA 664.

SECTION 1906 LOG STORAGE AREAS

1906.1 General. Log storage areas shall comply with this section.

1906.2 Cold decks. Cold decks shall not exceed 500 feet (152.4 m) in length, 300 feet (91 440 mm) in width and 20 feet (6096 mm) in height. Cold decks shall be separated from adjacent cold decks or other exposures by a minimum of 100 feet (30 480 mm).

Exception: The size of cold decks shall be determined by the fire code official where the decks are protected by special fire protection including, but not limited to, additional fire flow, portable turrets and deluge sets, and hydrant hose houses equipped with approved fire-fighting equipment capable of reaching the entire storage area in accordance with Chapter 9.

1906.3 End stops. Log and pole piles shall be stabilized by approved means.

SECTION 1907 STORAGE OF WOOD CHIPS AND HOGGED MATERIAL ASSOCIATED WITH TIMBER AND LUMBER PRODUCTION FACILITIES

1907.1 General. The storage of wood chips and hogged materials associated with timber and lumber production facilities shall comply with this section.

1907.2 Size of piles. Piles shall not exceed 60 feet (18 288 mm) in height, 300 feet (91 440 mm) in width and 500 feet (152 m) in length. Piles shall be separated from adjacent piles or other exposures by approved fire apparatus access roads.

Exception: The fire code official is authorized to allow the pile size to be increased when additional fire protection is provided in accordance with Chapter 9. The increase shall be based on the capabilities of the system installed.

1907.3 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible or enclosed conveyor systems shall be equipped with an approved automatic sprinkler system.

1907.4 Material-handling equipment. Approved material-handling equipment shall be readily available for moving wood chips and hogged material.

1907.5 Emergency plan. The owner or operator shall develop a plan for monitoring, controlling and extinguishing spot fires. The plan shall be submitted to the fire code official for review and approval.

SECTION 1908 STORAGE AND PROCESSING OF WOOD CHIPS, HOGGED MATERIAL, FINES, COMPOST AND RAW PRODUCT ASSOCIATED WITH YARD WASTE AND RECYCLING FACILITIES

1908.1 General. The storage and processing of wood chips, hogged materials, fines, compost and raw product produced from yard waste, debris and recycling facilities shall comply with this section.

1908.2 Storage site. Storage sites shall be level and on solid ground or other all-weather surface. Sites shall be thoroughly cleaned before transferring wood products to the site.

1908.3 Size of piles. Piles shall not exceed 25 feet (7620 mm) in height, 150 feet (45 720 mm) in width and 250 feet (76 200 mm) in length.

Exception: The fire code official is authorized to allow the pile size to be increased when additional fire protection is provided in accordance with Chapter 9. The increase shall be based upon the capabilities of the system installed.

1908.4 Pile separation. Piles shall be separated from adjacent piles by approved fire apparatus access roads.

1908.5 Combustible waste. The storage, accumulation and handling of combustible materials and control of vegetation shall comply with Chapter 9.

1908.6 Static pile protection. Static piles shall be monitored by an approved means to measure temperatures within the



LINDA S. ADAMS
SECRETARY FOR ENVIRONMENTAL
PROTECTION

CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD



ARNOLD SCHWARZENEGGER
GOVERNOR

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812-4025
(916) 341-6000 • WWW.CIWMB.CA.GOV

MARGO REID BROWN
CHAIR
MBROWN@CIWMB.CA.GOV
(916) 341-6051

SHEILA JAMES KUEHL
SKUEHL@CIWMB.CA.GOV
(916) 341-6039

JOHN LAIRD
JLAIRD@CIWMB.CA.GOV
(916) 341-6010

CAROLE MIGDEN
CMIGDEN@CIWMB.CA.GOV
(916) 341-6024

ROSALIE MULÉ
RMULE@CIWMB.CA.GOV
(916) 341-6016



November 16, 2009

Mr. Brian Pedrotti
County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408

Subject: Project Referral for the Bunyon Brothers Composting Project/Perozzi
Conditional Use Permit Application, San Luis Obispo County

Dear Ms. Pedrotti:

Thank you for allowing the California Integrated Waste Management Board's (Board) staff to provide comments for this proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

The San Luis Obispo County Planning Department, has requested comments to a Project Referral for the above project to provide information to, and solicit consultation with Responsible Agencies in the approval of the proposed project. The proposed project is for the expansion of an existing compost operation.

Board staff offer the following recommendations for the proposed project based on Board staff's understanding of the project.

Recommendation

This project will require a full Compostable Materials Handling Facility Permit according to Title 14 California Code of Regulations Chapter 3.1.

Additionally, Please refer to the following outline found at, <http://www.ciwmb.ca.gov/PermitToolbox/CEQA/Documents/Guidance/Compost.htm>, this outline is intended to assist the Lead Agency in the identification and consideration of issues that the Lead Agency might wish to address in the preparation of their environmental documents (ED), at the Lead Agency's discretion. This is not a list of issues that the CIWMB will require to be addressed in order to deem the ED adequate for CIWMB approval purposes. The appropriate level of detail for an ED should be



determined by early consultation and cooperation between the Lead Agency, local enforcement agency (LEA) and other Responsible Agencies, and is at the discretion of the Lead Agency.

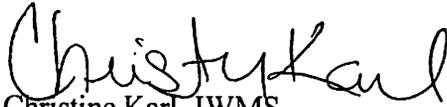
Summary

Board staff thanks the Lead Agency for the opportunity to comment on the project referral and hope that these comments will be useful to the Lead Agency in carrying out their responsibilities in the CEQA process.

The Board staff requests copies of any subsequent environmental documents including, the Report of Facility Information/Joint Technical Document, any Statements of Overriding Considerations, copies of public notices, and any Notices of Determination for this project. And Board staff requests ten days advance notice of any hearings held regarding this project.

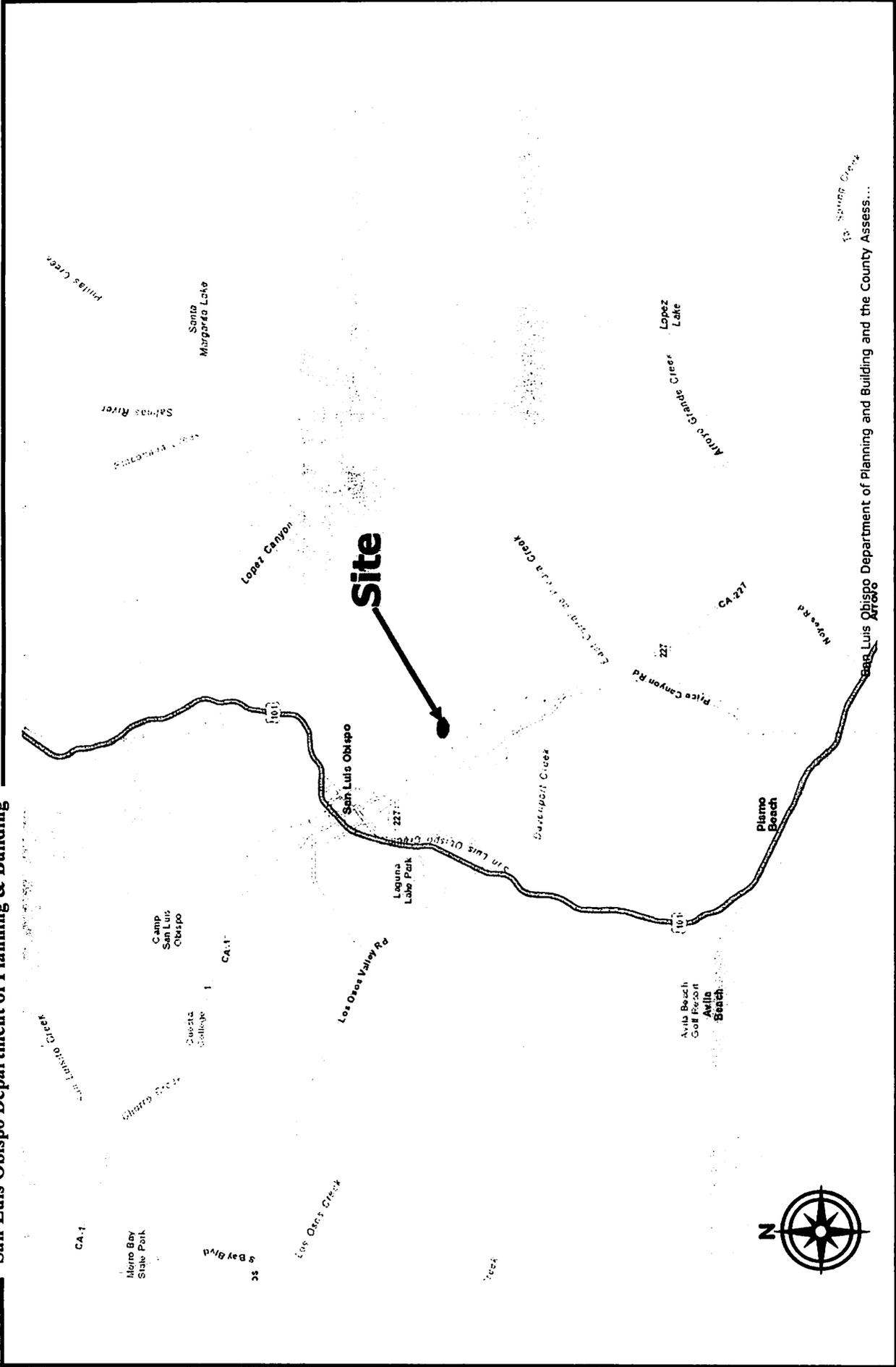
If you have any questions regarding these comments, please contact me at 916.341.6405 or email at ckarl@ciwmb.ca.gov.

Sincerely,



Christine Karl, IWMS
Waste Compliance and Mitigation Program
Permitting and LEA Support Division
South Branch

cc: Randy Friedlander, CIWMB



Project

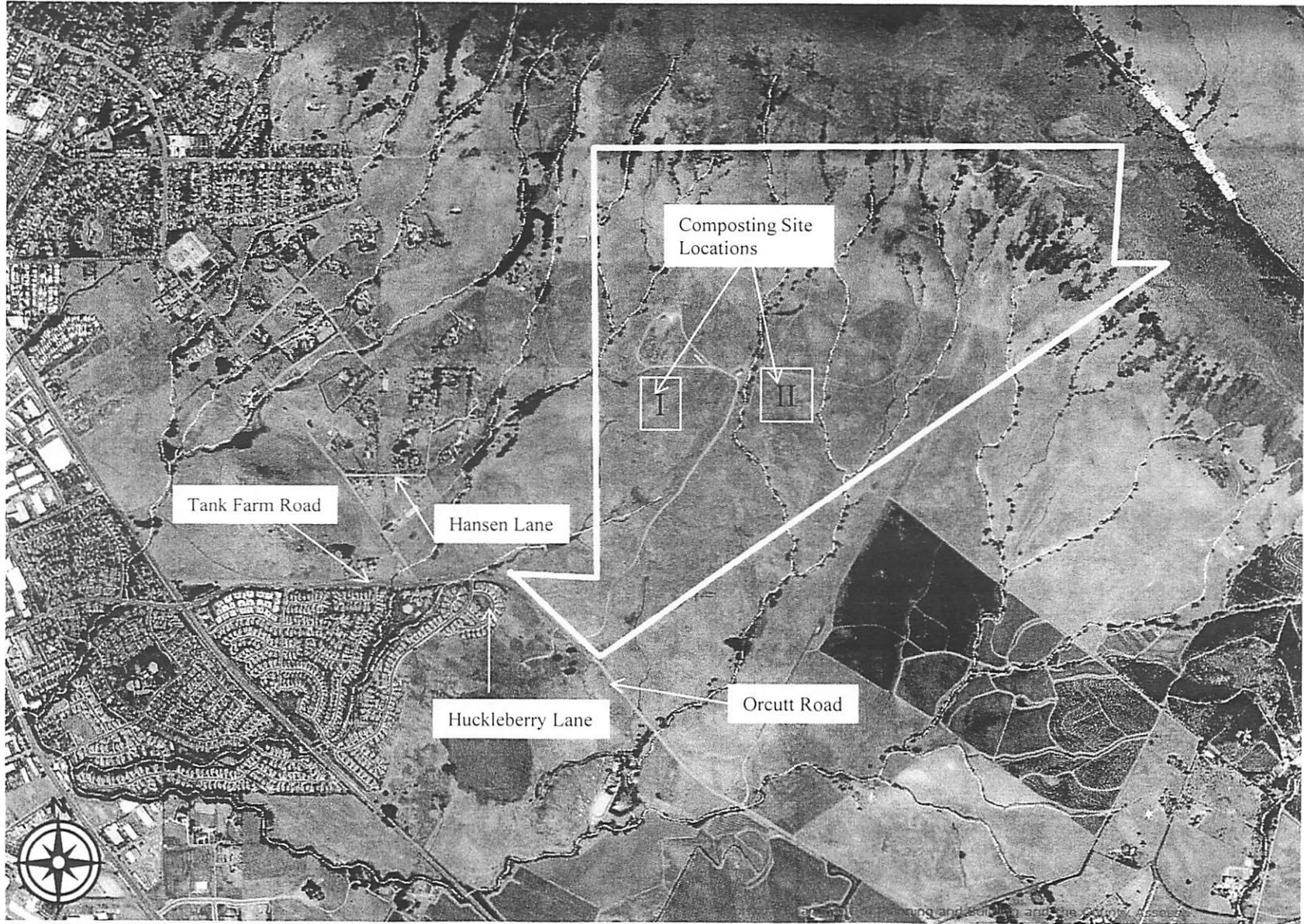
Bunyon Brothers/Perozzi Conditional Use Permit
ED13-008 (DRC2005-00211)



Exhibit 1

Vicinity Map

San Luis Obispo Department of Planning and Building and the County Assessors...



Project
Bunyon Brothers/ Perozzi Conditional Use Permit
ED13-008 (DRC2005-00211)



Exhibit 2
Aerial Photograph of the project site
(outlined in white)

See Attached Project Plans:

- Project Information Sheet
- Site I: Grading & Drainage
- Site II: Grading & Drainage
- Daily Volume Calculations
- Compost Site I Sketch
- Compost Site I Windrow Sketch
- Compost Site II Windrow Sketch

Project

**Filipponi/ Boneso Vesting Tentative Tract Map/ CUP
ED13-044 (SUB2008-00019/Tract 2992)**



Exhibit 3

Project Plans

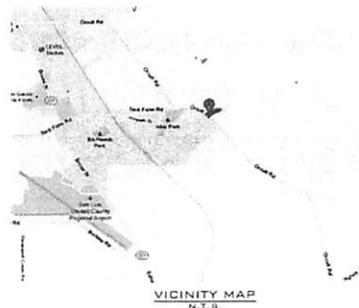
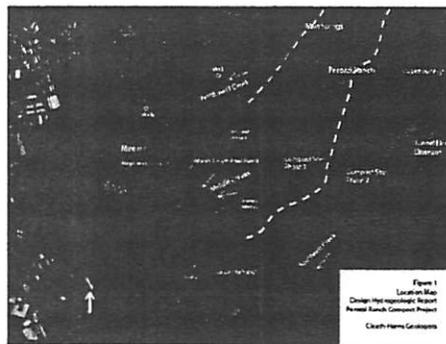
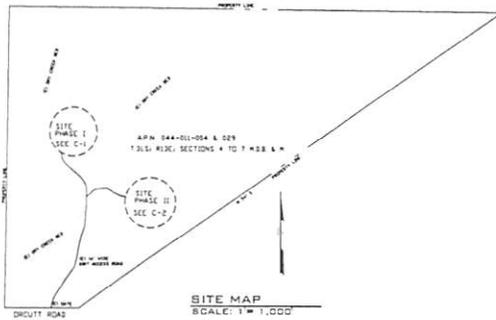
Bunyon Brothers / Perozzi



Green Waste Management Project

Perozzi Ranch 4400 Orcutt Road San Luis Obispo, CA 93401

AREA MAPS



PROJECT DESCRIPTION

THE BUNYON BROTHERS PEROZZI GREEN WASTE MANAGEMENT COMPOSTING PROJECT WILL SERVE SAN LUIS OBISPO COUNTY'S GREEN WASTE NEEDS BY COLLECTING & PROCESSING ORGANIC MATERIALS SUCH AS TREE WASTE, LEAVES, MANURE, AND Slaughter FEEDSTOCK INTO A SOIL AMENDMENT MATERIAL.

PROJECT DATA

AREA	ACRES	AREA OF DISTURBANCE	EARTHWORK	
			CUT	FILL
SITE AREA	587 ACRES			
RANCH AREA	1,100 ACRES			
COMMERCIAL COMPOSTING FACILITY AREA:				
		3 ACRES of 4 ACRE AREA	0	0
		2.5 ACRES of 4 ACRE AREA	0	0
HOLDING POND AREA:				
		AREA OF DISTURBANCE	EARTHWORK	
		CAPACITY	CUT	FILL
		8 ACFT	0	2,400 CY
		3 ACFT	0	3,800 CY
TOTAL		11 ACFT	0	6,200 CY

EARTHWORK AT POND IS LIMITED TO A PERIMETER BELEM. EXISTING NATURAL SLOPE CONTOURS WILL BE UTILIZED TO CREATE THE HOLDING POND.

DIRECTORY

BUSINESS OWNER/APPLICANT:
BUNYON BROTHERS TREE SERVICE
1074 HANDEL
5345 DEVONPORT CREEK RD
SAN LUIS OBISPO, CA 93401
PH: (805) 547-1903

PROPERTY OWNER:
PEROZZI RANCH FAMILY TRUST
1872 ORCUTT RD
SAN LUIS OBISPO, CA 93401
PH: (805) 441-0444

DESIGN & PLANNING:
JOSEPH BOUD & ASSOCIATES
1508 WOODRO ST. STE 202
SAN LUIS OBISPO, CA 93401
(805) 543-0908

ENGINEERING:
STEEL BUILDING ENGINEERING, INC.
ROBERT A. JAMES
PO BOX 3819
SAN LUIS OBISPO, CA 93402
(805) 548-8427

DRAFTING SERVICE:
JOSHUA E. BLAIR DRAFTING & DESIGN
JEB BLAIR
PO BOX 796
PISMO BEACH, CA 93448
(805) 474-4301

SHEET INDEX

- T1 PROJECT INFO
- C-1 GRADING & DRAINAGE SITE 1
- C-2 DRAINAGE & DRAINAGE SITE 2

GENERAL NOTES

APPLICABLE CODES:
2010 CBC CALIFORNIA BUILDING CODE
2010 CPC CALIFORNIA PLUMBING CODE
2010 EMS CALIFORNIA MECHANICAL CODE
2010 DEC CALIFORNIA ELECTRICAL CODE
2010 LUS CALIFORNIA LAND USE ORDINANCE
2010 TITLE 18 - COUNTY OF SLO BUILDING & CONSTRUCTION ORDINANCE

- EROSION CONTROL NOTES:**
- THE SITE SHALL BE MAINTAINED AS TO PREVENT FLOW OF SEDIMENTS FROM THE PROJECT.
 - ALL AREAS OVER 1% GRADE WHICH ARE DISTURBED BY GRADING ACTIVITIES SHALL BE PROTECTED WITH AN APPROVED PERMANENT MEASURE PRIOR TO FINAL ACCEPTANCE. AREAS WITH ESTABLISHED GROWTH AT THE TIME OF FINAL ACCEPTANCE NEED NOT BE PROTECTED.
 - EROSION CONTROL SEDIMENT CONTROL MEASURES SHALL BE PROVIDED FOR ANY SITE WORK PERFORMED DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). SEE ATTACHED STRAW BALE DETAIL.
 - EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AFTER CONSTRUCTION IS COMPLETED UNTIL PERMANENT MEASURES ARE IN PLACE.
 - DURING RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF SOIL AND DEBRIS.
 - ALL EROSION PROTECTION MEASURES SHALL BE INSPECTED AND REPAIRED AS NECESSARY AT THE END OF EACH WORK DAY AND AFTER EACH RAINFALL EVENT.
 - AN EROSION CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED AND APPROVED AND IMPLEMENTED SHOULD GRADING OCCUR BETWEEN OCTOBER 15 AND APRIL 15.

REVISIONS:	
A	
A	

Level Description:
APN: 044-011-004 & 029
COUNTY OF SLO

BUNYON BROTHERS / PEROZZI
GREEN WASTE MANAGEMENT PROJECT
PEROZZI RANCH / 4400 ORCUTT ROAD
SAN LUIS OBISPO, CA 93401

Applicant Information:
BUNYON BROTHERS PEROZZI
5345 Devonport Creek Rd.
San Luis Obispo, CA 93401

JOSEPH BOUD & ASSOCIATES
Design and Planning Services
1109 Mirra Street, Suite 202
San Luis Obispo, CA 93401
E: jrboud@jbaa.com
F: 805.543.0908

DATE: 3-07-13
SCALE: AS SHOWN
DRAWN BY: JRB
SHEET: T1

Bunyon Brothers / Perozzi Green Waste Management Project

Composting Operation – Daily Volume Calculations

RECEIVING

Composting feedstock (greenwaste and manure) will be delivered through the Perozzi Ranch entry gate at 4400 Orcutt Road six days a week between the hours of 9 AM and 3 PM.

The daily maximum amount of feedstock, from all sources, is not to exceed 300 tons per day (equivalent to 500 cubic yards per day¹). This equates to a total maximum vehicle trip generation of 129 daily trips (ATE Traffic Study, 11/28/12). These traffic volumes will not degrade the Orcutt Road Level of Service 'A', nor require turn pockets or significant driveway encroachment improvements as discussed in the Warrant Analysis and Driveway Geometry sections of the traffic study.

The incoming feedstock is visually checked for contaminants and undesirable material (rocks, wire, metal, etc.), weighed and directed to the 'Feedstock Storage' at Compost Site I or Compost Site II. Incoming feedstock distributed and directed in proportion to the land area noted on the Site Plan will result in the following:

Site I • 6,000 sf area² • Receiving Quantity - 275 cubic yards per day

Site II • 5,000 sf area² • Receiving Quantity - 225 cubic yards per day

Total Daily Receiving = 500 cubic yards per day (300 tons)

PROCESSING

Feedstock is ground up with a Tub Grinder on a processing schedule determined by the amount of material delivered and stockpiled. This mulch material is then mixed to achieve a balanced supply of carbon and nitrogen to maximize the nutrients needed for microbial activity and growth.

Site I • Processing Area (Grinding & Mixing) • 6,000 sf area² / 4,169 cubic yards

Site II • Processing Area (Grinding & Mixing) • 5,000 sf area² / 3,478 cubic yards

Total Daily Processing Amount = 7,647 cubic yards

WINDROWS

After Grinding and Mixing, the material will be moved into the composting areas and formed into windrows approximately 200' long, 7½' high and 15' wide. The windrows are then aerated to initiate biological activity and periodically turned to support aerobic activity and uniform composting within the windrows. This period of active composting occurs for 42 days.

Site I Windrows Maximum Capacity (see site plan for windrow lengths) 16,658 cubic yards
5,090 linear feet of windrows = 449,753 cubic feet (5,090 x 88.36 (π r² ÷ 2)) = 16,657.52 cyds (16,658 cy rounded up)

Site II Windrows Maximum Capacity (see site plan for windrow lengths) 9,229 cubic yards
4,440 linear feet = 249,175 cubic feet (4,440 x 88.36 (π r² ÷ 2)) = 9,228.71 cyds (9,229 cy rounded up)

Total Windrow Volume 25,887 cubic yards

CURING, SCREENING & STORAGE

The finished material will then be transferred to the Curing, Screening & Storage area where it will cure, and then be screened and prepared for distribution to commercial outlets and vendors. The period of active composting occurs for 42 days and the finished product is typically available within four to six months. Composted material in the windrows is scheduled for transfer to the curing piles every 52 days, which allows an extra 10 days for transfer time and pile maintenance. This results in a windrow turnover layout seven times per year.

Site I Curing, Screening & Storage² (12,000 sf x 10' high = 120,000 ÷ 27 = 4,444 cy) • 4,444 cubic yards

Site II Curing, Screening & Storage² (8,000 sf x 10' high = 80,000 ÷ 27 = 2,963 cy) • 2,962 cubic yards

Total Curing, Screening and Storage Volume **7,406 cubic yards**

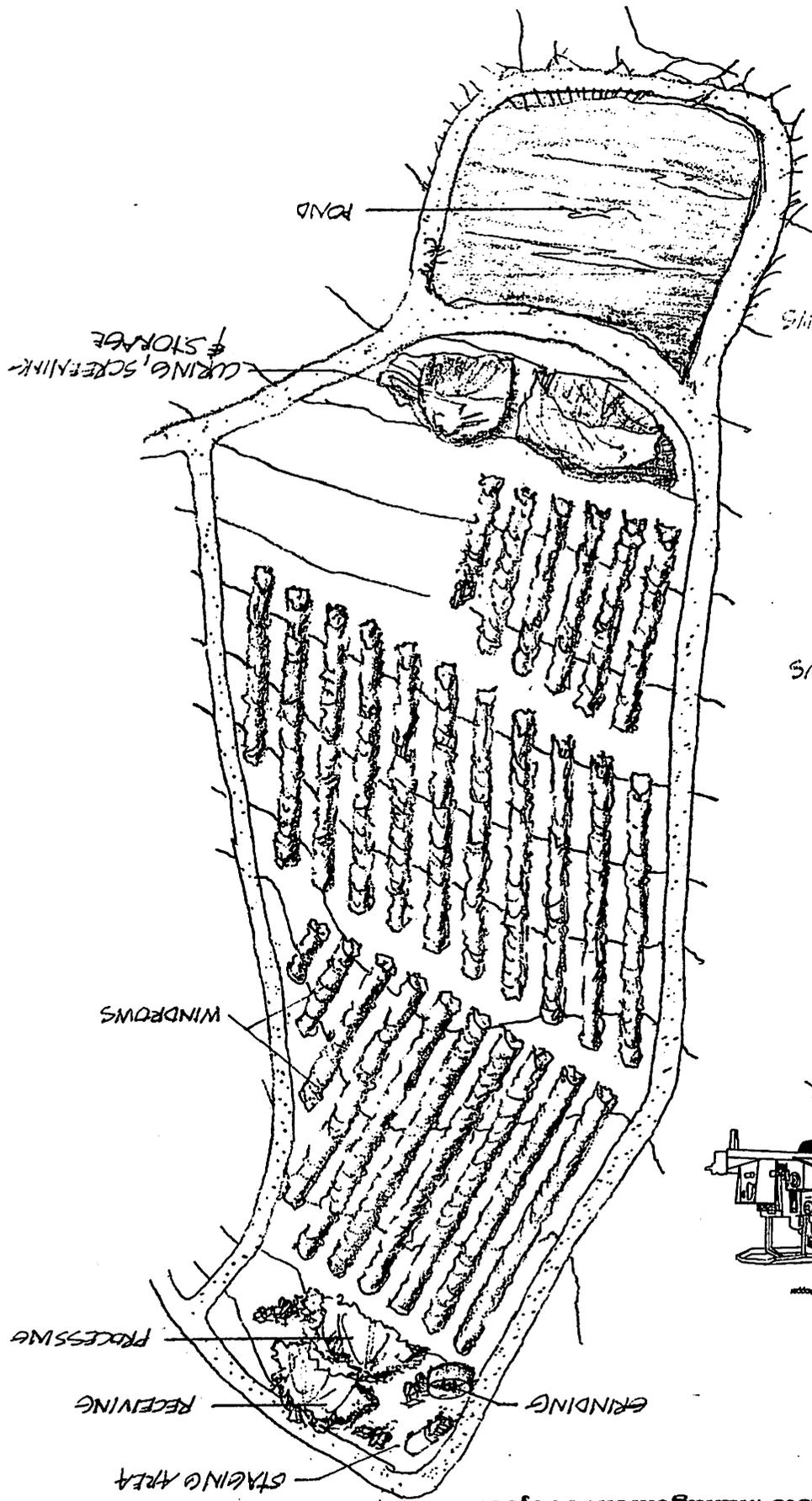
SUMMARY: TOTAL DAILY VOLUME OF MATERIAL ON SITE - ALL PHASES

Receiving	500 cy
Processing	7,647 cy
Windrows	25,887 cy
<u>Curing</u>	<u>7,406 cy</u>
TOTAL	41,440 cy³

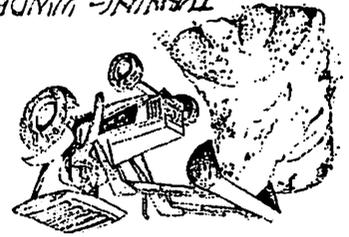
Note ¹: The amount of Incoming Feedstock (300 tons/day, equivalent to 500 cy/day) equivalent factor of tons to cubic yards was provided from Steve Sherman, Master Composter @ Cal Poly and acknowledged by CalRecycle staff (Freidlander, Snider). This weight to volume ratio is also reflected in the book, *On-Farm Composting Handbook*, Natural Resource, Agriculture and Engineering Service (NRAES) Cooperative Extension, June 1992.

Note²: The Feedstock Receiving & Mixing Areas, Processing Piles and Curing Piles are able to exceed 7½' in height as they have yet to initiate, and/or have completed the 42-day windrow composting period that requires periodic turning, therefore can be located with greater height and on less site area.

Note³: The Total Daily Volume of Material cubic yards per day summary is a theoretical maximum amount of material that would be on the Bunyon Brothers/Perozzi Green Waste Management Project from each of the composting sites for all phases of the composting operation.



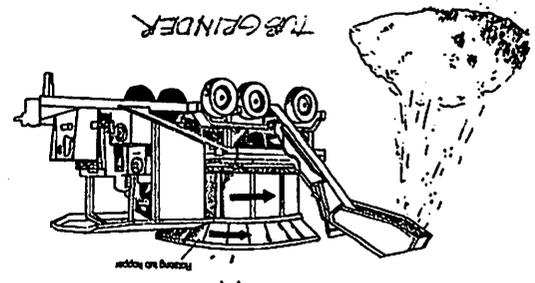
TURNING WINDROWS



FORMING WINDROWS



TUB GRINDER



Green Waste Management Project



Bunyon Brothers / Perozzi

Staging Area (Equipment Parking,
Load Inspection, Storage) 2000 sf

Feedstock Storage 6000 sf

Grinding 1000 sf

Mixing 5000 sf

Windrow (typical) 3.4 ac ±

Curing 6000 sf

Screening, Storing
& Shipping 6000 sf

Holding Pond

Bunyon Brothers / Perozzi



Green Waste Management Project

COMPOST SITE I

