Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Bone / Conditional Use Permit / DRC2013-00096 / ED14-115

Lead Agency: County of San Luis Obispo Contact Person: Holly Phipps

Mailing Address: 976 Osos Street, Room 300 Phone: (805)781-1162

City: San Luis Obispo Zip: 93408-2040 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: City of Paso Robles

Cross Streets: Kiler Canyon Road Zip Code: _____

Lat. / Long.: 35° 36′ 24.92″ N/ -120° 42′ 39.70″ W Total Acres: 57.08

Assessor's Parcel No.: 018-271-021 & 022 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR
- ☐ (Prior SCH No.) _____
- ☐ Other _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other _____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☒ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other _____

Development Type:

- ☐ Residential: Units _____ Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☒ Commercial: Sq.ft. 3,445 Acres _____ Employees _____
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational _____
- ☐ Recreational _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☐ Other: _____

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☐ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☐ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☐ Wetland/Riparian
- ☒ Wildlife
- ☒ Growth Inducing
- ☒ Land Use
- ☒ Cumulative Effects
- ☐ Other _____

Present Land Use/Zoning/General Plan Designation:

Agriculture

Project Description:

A request by Greg Bone for a Conditional Use Permit to authorize a 94 square foot (sf) public tasting room (for olive oil tasting), a 998 sf restaurant (limited food service facility), and a 30 sf permanent farm stand, to be located within an existing 3,445 sf permitted olive processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives for sale onsite, and the construction of a 45 sf detached restroom. The applicant is requesting the following:

a. modification of ordinance Section 22.30.570 limiting a restaurant to 800 sf to allow 998 sf;

b. modification of ordinance Section 22.30.020.D to allow the restaurant to operate beyond the tasting room hours, to 6 pm four days a week and to 9 pm two days per week.

c. modification of ordinance Section 22.30.070.D.4.c.1 Olive Oil Production that requires all structures and outdoor use areas to be located no closer than 200 feet from each property line to allow a 96 ft setback from outdoor use area to the property line (north west) and that requires all structures to be located no closer than 500 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north);

d. modification of ordinance Section 22.30.075 Ag Retail Sales that requires all structures to be located no closer than 400 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north).

The project could result in approximately 5,340 sf of site disturbance for access improvements. The applicant is not proposing any Temporary Events. The project is located within the Agriculture land use category and is located on the south side of Kiler Canyon Road, approximately 1.35 miles west of the City of Paso Robles (at 1111 Kiler Canyon Road), in the North County planning area, Salinas River sub area.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X Air Resources Board
___ Boating & Waterways, Department of
___ California Highway Patrol
X CalFire
___ Caltrans District # _____
___ Caltrans Division of Aeronautics
___ Caltrans Planning (Headquarters)
___ Central Valley Flood Protection Board
___ Coachella Valley Mountains Conservancy
___ Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
X Fish & Game Region # _____
___ Food & Agriculture, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
___ Integrated Waste Management Board
___ Native American Heritage Commission

___ Office of Emergency Services
___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X Regional WQCB # _____
___ Resources Agency
___ S.F. Bay Conservation & Development Commission
___ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mountains Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
___ Toxic Substances Control, Department of
___ Water Resources, Department of

___ Other _____
___ Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date December 30, 2015 Ending Date January 29, 2016

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: Greg Bone
Address: _____	Address: 424 Peach Tree Lane
City/State/Zip: _____	City/State/Zip: Paso Robles, CA, 93446
Contact: _____	Phone: 310-962-0142
Phone: _____	

Signature of Lead Agency Representative: _____ **Date:** 12/29/15

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED14-115 **DATE:** January 6, 2016

PROJECT/ENTITLEMENT: Bone Conditional Use Permit; DRC2013-00096

APPLICANT NAME: Greg Bone
ADDRESS: 424 Peach Tree Lane, Paso Robles, 93446
CONTACT PERSON: Pam Jardine / Planning Solutions **Telephone: 805-801-0453**

PROPOSED USES/INTENT: A request by Gregg Bone for a Conditional Use Permit to authorize a 94 sf public tasting room (for olive oil tasting), a 998 sf restaurant (limited food service facility) for on-site consumption, a 30 sf permanent farm stand that would be located within the existing 3,445 sf permitted olive processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives for sale onsite, and the construction of a 45 sf detached restroom.

LOCATION: 1111 Kiler Canyon Rd, Paso Robles, CA

LEAD AGENCY: **County of San Luis Obispo**
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: http://www.sloplanning.org

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

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District
Regional Water Quality Control Board

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 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.

	Holly Phipps		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

Initial Study Summary – Environmental Checklist

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

(ver 5.6) Using Form

Project Title & No. **Bone Conditional Use Permit ED14-115 (DRC2013-00096)**

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Holly Phipps — Holly Phipps — 12/24/15
Prepared by (Print) — Signature — Date

Steven McMasters — Steven McMasters — Ellen Carroll, Environmental Coordinator (for) — 12/29/15
Reviewed by (Print) — Signature — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: A request by Gregg Bone for a Conditional Use Permit to authorize a 94 sf public tasting room (for olive oil tasting), a 998 sf restaurant (limited food service facility) for on-site consumption, a 30 sf permanent farm stand that would be located within the existing 3,445 sf permitted olive processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives for sale onsite, and the construction of a 45 sf detached restroom. The project could result in approximately 5,340 sf of site disturbance for access improvements. The applicant is not proposing any Temporary Events. The project is located within the Agriculture land use category and is located on the south side of Kiler Canyon Road, approximately 1.35 miles west of the City of Paso Robles (at 1111 Kiler Canyon Road), in the North County planning area and Salinas River sub area.

Project History:
A building permit (PMT2008-01864) authorized the construction of a 3,445 sf olive processing facility for on-site olives only. The permit was finaled August 18, 2011.

Ordinance Modification Requested:
The applicant is requesting several modifications as follows:

a. modification to the ordinance standard (Section 22.30.570) limiting a restaurant to 800 sf to allow 998 sf;

b. modification of ordinance standards (Section 22.30.020.D) to allow the restaurant to operate beyond the tasting room hours, to 6 pm four days a week and to 9 pm two days per week.

c. modification of the ordinance standard (Section 22.30.070.D.4.c.1 Olive Oil Production) that requires all structures and outdoor use areas to be located no closer than 200 feet from each property line to allow a 96 ft setback from outdoor use area to the property line (north west) and that requires all structures to be located no closer than 500 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north);

d. modification of the ordinance standard (Section 22.30.075 Ag Retail Sales) that requires all structures to be located no closer than 400 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north).

A Conditional Use Permit approval is required for a limited food service facility (a restaurant) when the subject property is located within the Agriculture land use category. Exceptions to Use Standards of the Land Use Ordinance allows for modifications or waivers to the special use standards set forth in Article 4 of Title 22 through Conditional Use Permit approval.

Ordinance Compliance:

Olive Processing (Section 22.30.070)			
Standard	**Required**	**Proposed**	**In Compliance**
Permit Required	Minor Use Permit required to process off-site olives	Processing of off-site olives proposed; Conditional Use Permit application submitted because CUP is required to when a restaurant in proposed in AG land use category	Yes
Minimum Site Area	5 acres	57.08 acres	Yes
Setbacks from property lines (PL):	200 feet from property lines	Existing olive processing facility outdoor area is ~ 96 feet from property line; and existing olive processing building is located ~ 127 ft from property line. *Existing building location was authorized by a building permit prior to the olive ordinance requiring these setbacks*	Modification requested
Setbacks from residences outside of the ownership of the applicant	No closer than 500 feet to existing residence outside of applicant ownership	Existing olive processing building will be located 380 from an existing residence.	Modification requested
Lighting	Lighting fixtures are required to be shielded	No new lighting proposed	Yes, as conditioned
Design Exterior	Exterior design styles to be agricultural or residential in nature.	Existing building is agriculture in design	Yes
Tasting room and retail sales	Shall be incidental to primary use; on-site tasting rooms subject to Section 22.30.075 (See Chart below titled Agricultural Retail Sales – Farm Stands)	30 sf of sales area, 94 sf tasting room area - total of 124 sf that is incidental to primary use; primary use on site is the processing of olives in the existing 3,445 sf bldg. where 2,629 sf is devoted to olive processing / bottling / storage.	Yes

Olive Processing - Continued **(Section 22.30.070)**			
Standard	**Required**	**Proposed**	**In Compliance**
Liquid waste disposal	Winery wastewater - standards set through Regional Water Quality Control Board Domestic wastewater - leach lines shall be located at least 100 feet from any private well	Currently the applicant does not have a discharge permit Applicant will be required to obtain all necessary permits	Yes, as conditioned

Restaurants in Non-Commercial Areas (Section 22.30.570)			
Standard	**Required**	**Proposed**	**In Compliance**
Restaurant	• Restaurant allowed in Agriculture land use zoning if there is an existing conforming visitor-serving use (e.g. olive processing facility, winery) and is incidental to primary operation • Minimum site area = 1 acre	• Restaurant is incidental to conforming 3,445 sf olive processing facility • Parcel is 57.08 acres	• Yes • Yes
Permit Requirement	Conditional Use Permit required	Processed as Conditional Use Permit	Yes
Size of Accessory Restaurant	Restaurants shall not exceed 800 sf that includes all of the following use areas: kitchen, dining area, including outside dining area	• Indoor dining area is 318 sf • Kitchen is 330 sf • Outdoor patio/dining area is 350 sf • Total proposed: 988 sf	Modification requested
Access	If property zoned Agriculture, restaurant shall be located within 5 miles from urban or village reserve line or within one mile of an arterial or collector	Located 1.35 miles west of the City of Paso Robles	Yes

Restaurants in Non-Commercial Areas - Continued (Section 22.30.570)			
Standard	**Required**	**Proposed**	**In Compliance**
Hours of Operation	Hours of operation shall be restricted to the hours the olive processing facility is open to the public. LUO does not set tasting room hours. Typical industry hours are from 10 am to 5 pm.	• The olive tasting room hours proposed: 11 am to 6 pm; 7 days a week • Four days a week from 11 am to 6 pm • Two days a week from 6 pm to 9 pm	• Yes • Modification requested • Modification requested

Agricultural Retail Sales / Permanent Farm Stand (Section 22.30.075)			
Standard	**Required**	**Proposed**	**In Compliance**
Agricultural Retail Sales	Sales area shall be limited to a 500 sf; unless authorized by Minor Use Permit	30 sf of sales area, 94 sf tasting room for a total of 124 sf	Yes
Agricultural Retail Sales / Setbacks	• 50 feet from front setback • 30 feet from side setback • 30 feet from rear setback • no closer than 400 feet to any residence outside of the ownership of the applicant; unless authorized by Minor Use Permit	• Greater than 50 feet • Greater than 30 feet • Greater than 30 feet • 380 feet	• Yes • Yes • Yes • Modification requested
Location	Access driveway shall be located within 1 mile of an arterial or collector if in a Residential land use category	NA, project is located within the Agricultural land use category	Yes

When the project application was submitted on May 9, 2014, the applicant originally requested to participate in four (4) Temporary Events a month. Certain events such as "Harvest Day" would be held during normal business hours. A "farm to table dinner" would be held in the evening. Temporary Events each month would not to exceed 50 people. However, the applicant has revised their project description and no Temporary Events are being proposed.

ASSESSOR PARCEL NUMBER(S): 018-271-021, -022

Latitude: 35° 36' 24.92" N Longitude: -120° 42' 39.70" W **SUPERVISORIAL DISTRICT # 1**

B. EXISTING SETTING

PLAN AREA: North County **SUB**: Salinas River **COMM:** NA

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Not applicable

PARCEL SIZE: 57.08 acres

TOPOGRAPHY: Gently sloping to steeply sloping

VEGETATION: Agriculture, olive orchared, shrubs, grasses and oakwood land

EXISTING USES: Agricultural processing of olives

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture, and Rural Residential; wine grapes,single-family residence(s)	*East:* Agriculture; agricultural uses, hobby vineyards, single-family resdence(s)
South: Agriculture; vacant	*West:* Agriculture; agricultural uses, wine grapes, single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The topography of the area consists of gently to steeply sloping hills. The surrounding area is dominated by vineyards, agricultural accessory uses, and single-family residences. Located approximately 0.50 miles west of the project site is a winery (Ecluse) with public tasting.

The proposed project is located on a 57 acre parcel located on the south side of Kiler Canyon Road, approximately 1.35 miles west of the City of Paso Robles. The existing 3,445 sf olive processing facility is located on top of a knoll overlooking the valley.

The exterior of the existing building has a design style that is agriculture in nature and is considered compatible with the surrounding uses. The proposed project would change the "use" of the building from agriculture processing to allow the public use of the building. No exterior modifications to the existing building are proposed or required.

Impact. The proposed project would allow the processing of off-site olives; the establishment of a restaurant (limited food service facility) and farmstand that would be located within the existing building. The existing building mostly screened from Kiler Canyon Rd. The existing building and parking lot however, can be viewed by adjacent neighbors; however private views are not protected by County Ordinance.

The night lighting has the potential to create off-site glare. The project will be conditioned to provide an exterior lighting plan in compliance with the Land Use Ordinance to ensure the project does not

create off site glare. Therefore, no significant visual impacts are expected to occur.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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

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

Land Use Category: Agriculture

State Classification: Not prime farmland

Historic/Existing Commercial Crops: Olive

In Agricultural Preserve? Paso Ag Reserve

Under Williamson Act contract? No

Soil Types

Linne-Calodo complex (9 - 30 % slope).

Linne. This moderately sloping 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 IV when irrigated.

Calodo. This moderately sloping 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 IV when irrigated.

Linne-Calodo complex (30 - 50 % slope).

Linne. This steeply sloping 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 VI without irrigation and Class is not rated when irrigated.

Calodo. This steeply sloping 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 VI without irrigation and Class is not rated when irrigated.

Linne-Calodo complex (50 - 75 % slope).

Linne. This very steeply sloping 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 VII without irrigation and Class is not rated when irrigated.

Calodo. This very steeply sloping 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 VII without irrigation and Class is not rated when irrigated.

Impact. The Agriculture Department's review finds the proposed Conditional Use Permit to process off-site olives and, establish a restaurant (limited food service facility), would have less than significant impacts to agricultural resources or operations (Lynda Auchinachie, June 5, 2014).

No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☒	☐	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☐
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
GREENHOUSE GASES				
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

3. AIR QUALITY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☒

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

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

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

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

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

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

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to

increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

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

Impact. As proposed, the project will result in the disturbance of approximately 5,340 sf. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

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

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.

Unpaved Access. The project is accessed by an approximate 0.28 mile unpaved access road. The APCD determined that 20 daily round vehicle trips on this access road without mitigation would result in the project exceeding the APCD's 25 lb per day threshold of significance for particulate matter (PM10 emissions). The APCD recommends mitigations to reduce to a level of insignificance.

Mitigation/Conclusion. For the unpaved access road, implement on of the following:

a. For the life of the project, pave and maintain the access road; or,
b. During peak season and for the life of the project, maintain the unpaved access road with dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period or prompt nuisance violations. Also, to improve the dust suppressant's long-term efficiency, the applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less. Peak season for this project is defined as follows: October to January.

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

*** Species – as defined in Section15380 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: Agriculture (olive trees), Herbaceous, Trees, and Shrubs

Name and distance from blue line creek(s): Two unnamed blue line creeks split the parcel on the North and South sides. The northern creek is about 250 feet from the parcel boundary and the southern creek runs along the southern border of the parcel.

Site's tree canopy coverage: Approximately 10-33% Coastal Oak Woodland

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Vegetation

Lemmon's jewelflower (Caulanthus coulteri var. lemmonii) List 1B

> Lemmon's jewelflower (*Caulanthus coulteri* var. *lemmonii*) has been found on the parcel. This annual herb is generally found in pinyon and juniper woodland and valley and foothill grassland areas between the 80 and 1,220-meter elevation (260 to 4,265 feet). It has a blooming period of March-May. Lemmon's jewelflower is considered rare by CNPS (List 1B, RED 2-2-3).

Wildlife - None

Habitat - None

Impact. Habitat within and around the existing building is almost entirely disturbed with agriculture, parking areas, and a access turnaround. Development would use the existing building and existing access improvements. The proposed project would not result in any impacts in and around the existing building except for the construction of a 45 sf detached restroom.

A referral was sent to Public Works to assess impacts to the road and any necessary improvements to the road.. Public Works reviewed the project (May 19, 2014 and January 16, 2015). The existing site access road will be required to be constructed in accordance with County Public Improvement Standards. There are scattered oak trees along the access road. It is anticipated that 3 to 5 oak trees may be impacted or removed as a result of the required improvements.

A referral was sent to CAL FIRE to assess safety impacts to the road in relation to the proposed project. The existing access road is 15 to 20 feet in width. The current access road cannot accommodate two-way traffic. The Land Use Ordinance states that the required road width for two-way traffic with commercial use is 20 feet. CAL FIRE states that a commercial access road must be 24 feet wide. A driveway is defined as a vehicular access road that serves no more than two structures, with no more than three dwelling units on a lot of record.

The access road requires an increased width, and a licensed civil engineer is required to verify compaction of roadway shoulders. Where the commercial road cannot meet the required 24-foot width requirements, a traffic management plan will also be required (CAL FIRE, Laurie Donnelly, January 16, 2015). Therefore the project may result in 5,340 sf of site disturbance for access road improvements.

The applicant has proposed a combination of some road widening in combination with a traffic management plan. The applicant has avoided proposed widening in areas of steep slopes or heavily covered in oak trees. However, improvements to the access road may result in impacts/removal to oak trees and nesting birds.

The project is not expected to impact Lemmon's jewelflower because there are no juniper woodlands where the proposed improvements would be required.

Mitigation/Conclusion. Potential impacts to biological resources are considered less than significant with incorporation of the following mitigation measures:

Nesting Birds

BR-1 **Prior to and during construction**, in order to protect sensitive bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Wildlife Code, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 – August 31). If avoiding construction during this season is not feasible, a qualified biologist shall survey the area one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors, and all activity will remain outside of that buffer until a County approved biologist has determined that the young have fledged. If special-status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Wildlife biologist, and/or the U. S. Fish and Wildlife Service.

BR-2 **Prior to issuance of construction and/or grading permit,** the applicant shall clearly show all oak trees within 50 feet of grading activities on the grading plans. In addition to showing the limits of grading, the grading plans shall also designate any oak trees to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline).

BR-3 **Prior to issuance of a grading permit**, the applicant shall provide a tree replacement plan for review and approval by the Environmental Coordinator. The replacement plan shall demonstrate compliance with the following measures:

a. Number of Trees – The tree replacement plan shall provide for the replacement, in kind, of removed oak trees at a 4:1 ratio. Additionally, the tree replacement plan shall

provide for the planting, in kind, at a 2:1 ratio for oak trees designated for impact but not removal.

b. Location/Density – The location shall be clearly shown on the plans. Trees shall be planted at no greater a density than the average density in the existing oak woodland area on the site.

c. Species – Trees shall be of the same species of the trees proposed for impact or removal. The species shall be clearly specified on the plans.

d. Planting – Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

e. Maintenance – Newly planted trees shall be maintained until successfully established.

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

Setting. The project is located in an area historically occupied by the Southern Salinan and Obispeno. No historic structures are present and no paleontological resources are known to exist in the area. There is a blue line stream located on the property (near the southern property line) that is located greater than 1,000 feet from any proposed road improvement. There is another blue line stream that is located off-site greater than 600 feet (east of the northern property line) from any proposed road improvements. The disturbance associated with the proposed project is not located in close proximity to the creeks.

Assembly Bill 52 (AB52) – Tribal Cultural Resources

AB52 is applicable to projects that are subject to a Negative Declaration or Environmental Impact Report (does not apply to CEQA exemptions.) The bill specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined, is a project that may have a significant effect on the environment. The bill requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.

In accordance with AB52, a request for consultation letter was sent to the Native American representatives. No comments were received from the representatives. No request for consultation was received.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials

was noted on the property. Impacts to historical or paleontological resources are not expected.

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) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*	☐	☐	☒	☐
b) *Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?*	☐	☐	☒	☐
c) *Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?*	☐	☐	☒	☐
d) *Include structures located on expansive soils?*	☐	☐	☒	☐
e) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
f) *Preclude the future extraction of valuable mineral resources?*	☐	☐	☒	☐
g) *Other:* _____	☐	☐	☐	☒

*** Per Division of Mines and Geology Special Publication #42**

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

Topography: Gently sloping to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Moderate

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Moderate

Other notable geologic features? None

A sedimentation and erosion control plan is required for all construction and grading projects (LUO

Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

Impact. As proposed, the project will result in the disturbance of approximately 5,340 sf.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐
d) 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?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) 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?	☐	☐	☒	☐
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
j) Other: _____	☐	☐	☐	☒

Setting. The project is not located in an area of known hazardous material contamination. With regards to potential fire hazards, the subject project is within the high Fire Hazard Severity Zone(s). Based on the County's fire response time map, 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. The project is not within the Airport Review area.

The project is accessed via Kiler Canyon road (a paved county maintained road) to a gravel road (previously known as Old Kiler Canyon Road - a road right-of-way). Old Kiler Canyon Road is not a County maintained road. From Old Kiler Canyon Road to a gate located at the entrance to the property is a private driveway that is approximately 630 feet. The length of the entire access road/driveway is approximately 1,380 feet. The existing width of the Old Kiler Canyon Road varies between 17 feet at the narrowest point to a maximum of 20 feet. The average width is approximately 19 feet. It is recommended that Old Kiler Canyon Road be reviewed by CAL FIRE and be improved as needed to conform CAL FIRE standards (Frank Honeycutt, January 16, 2015).

Site visit and documentation from County Fire Prevention employees were conducted on October 31, 2006, August 13, 2009, October 14, 2014, and January 16, 2015. The existing road does not meet the commercial access road requirements in accordance with California Fire Code or San Luis Obispo Public Works standards.

Title 22 of the Land Use Ordinance, Section 22.54.020.E.1. states that the required road widths for Commercial Two-way traffic is 20 feet. CAL FIRE stated that a commercial access road must be 24 feet wide. The current road cannot accommodate two-way traffic. The road requires increased widening and correction of compaction deficiencies (Laurie Donnelly, January 16, 2015).

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The proposed project is not found on the 'Cortese List' (which is a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5). 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.

The project has been reviewed by CAL FIRE (Laurie Donnelly, January 16, 2015) for code requirements relating to fire protection; their comments will be incorporated into conditions of project approval. In addition, the project is required to comply with the California Building Code and to incorporate the following safety features: an on-site fire extinguisher; gate design that will enable access by emergency personnel (including KNOX box); proper addressing; the creation of defensible space (200-foot clearance of combustible vegetation around structures).

Fire Protection Engineer report submitted by Dan Gemeny on December 16, 2014 has been reviewed CAL FIRE. Sprinklers are not required for the current scope of project. Occupancy shall not exceed 49. Any additions to the structure including enclosing the covered porch area for dining, and/or removing furnishings allowing an increased occupancy load at this location will then require the installation of a commercial NEPA compliant automatic Fire sprinkler system (Laurie Donnelly, January 16, 2015).

Project plans submitted (by Twin Cites Surveying Inc. dated July 9, 2015, Keith Crowe Consulting Engineer) indicates that several sections of the access road (Old Kiler Canyon Road) is proposed to be widened. In an email dated August 4, 2015, Keith Crowe, he stated:

> *The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws (Commercial Fire Plan Review/Fire Safety Plan, Laurie Donnelly, and January 16, 2015).*

Mitigation/Conclusion. CAL FIRE prepared a Fire Safety Plan (Laurie Donnelly) to address potential safety concerns. As conditioned the applicant shall implement the Fire Safety Plan and operate the facility in full compliance with all requirements.

Such requirements include but are not limited to: improvements to the existing driveway; gate design that will enable access by emergency personnel (including KNOX box).

The project could result in the 4,140 sf of site disturbance on previously disturbed road. The approximate length of road is 1,380 feet and in places the road may need to be widened by 3 feet and in other places the 20 feet is adequate. Per a conversation with CAL FIRE a road width of 20 feet is adequate as shown on the plans because it meets the intent of the Fire Safety plan. Additionally the driveway entrance will need to be reconstructed in accordance with County Public Improvement Standard B-1e which could result in approximately 1,200 sf of new site disturbance for a total estimated site disturbance of 5,340 sf.

All roads shall be constructed in accordance with County Public Improvement Standards and per Resolution 2008-152. Based on compliance with existing regulations and requirements, the hazards impacts would be less than significant.

8. NOISE ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☐	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☒

Setting. The project is not within close proximity of loud noise sources. The project is not expected to conflict with any sensitive noise receptors (e.g., residences) because no temporary events have been proposed and industry-wide events are not allowed per ordinance. No outdoor amplified music has been proposed. 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. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

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

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

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

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

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

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**
e) Solid Wastes?	☐	☒	☐	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☒

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

Police: County Sheriff Location: Templeton Approximately 5 miles to the south

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 5-10 minutes

Location: (Approximately 5 miles to the south

School District: Paso Robles Joint Unified School District.

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

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

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

11. RECREATION

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

Setting. The County's Parks and Recreation Element 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 *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☐	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☐	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☒	☐	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) 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.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other: _____	☐	☐	☐	☒

Setting. The project is accessed via Kiler Canyon Road (a paved county maintained road) and a gravel driveway (previously known as Old Kiler Canyon Road). This driveway is not a County maintained road. From Kiler Canyon to a gate located at the entrance to the property is approximately 630 feet. The length of the access road from Kiler Canyon thru the gate to the existing olive processing facility is approximately 1,380 feet. The existing driveway width of the road varies between 17 feet at the narrowest point to a maximum of 20 feet. The average width is approximately 19 feet.

The County has established the acceptable Level of Service (LOS) on roads (e.g. Kiler Canyon) for this rural area as "C" or better. Average Daily Traffic (ADT) in 2014 was less than 600 therefore the assumed LOS is "A". The Peak Day ADT is Saturday with 657 ADT. Therefore the assumed Peak Day LOS is "A". The existing road network in the area (Kiler Canyon Road) is operating at acceptable levels. The existing peak hour trips (pht) for the existing 3,445 sf olive processing facility is estimated at 4 pht.

Chart: Average Daily Traffic (ADT) by County Public Works.

Road Name	Nearest Cross Street	Date	ADT (Average Daily Traffic)	AM Peak	AM Peak Volume	PM Peak	PM Peak Volume	Peak Day	Peak Day Volume
Kiler Canyon Rd.	West of South Vine Street	02-Mar-14	592	700	63	1600	65	Sat	657

On October 6, 2009, the Board of Supervisors adopted a resolution (Resolution 2008-152) interpreting the Temporary Events Ordinance (Section 22.30.610 of the Land Use Ordinance). The resolution set forth criteria for road improvements for projects which attract public traffic (e.g. wineries).

The collision rate on Kiler Canyon Road is less than one standard deviation above the County average. Therefore the proposed project does NOT trigger a road safety analysis per Resolution 2008-152 (Frank Honeycutt, January 16, 2015).

Impact. The applicant is proposing a restaurant for on-site consumption. The 998 square footage for the restaurant use includes a 330 sf kitchen, 350 sf outdoor seating area, 318 sf indoor seating area. The maximum occupancy permitted within the tasting room is 49 people. This number is based on building code occupant load factors but does not necessarily correspond to the estimated number of daily patrons visiting the facility.

Access

Public Works stated that it is possible that the proposed project may place an increased maintenance burden on other parcel(s) served by that portion of Old Kiler Canyon Road (see Referral Response dated September 24, 2015). In accordance with Resolution 2008-152, proposed land development which attracts general public traffic on a road that is privately maintained must have a road maintenance agreement acceptable to all residents served by those roads.

Restaurant and Tasting Room

The existing olive processing facility was previously was open to the public for olive tastings and restaurant food service associated with tastings (without an approved land use permit). The applicant is proposing to now offer food-pairing that would showcase their olive oil in food made at their restaurant for consumption. Therefore, the applicant states that the food-pairing service and tastings occur interchangeable in the same building space and is not a stand-alone restaurant business.
The owners stated that in the past there was an average of 7.2 trips during the week-days and 15.3 trips during the weekends. The seating area for the restaurant can seat approximately 10 people.

The tasting room component is seasonal in nature and usage varies throughout a typical week. The applicant has stated that the peak usage is during peak season and during limited days of the week. The peak tasting day is Saturday with lighter visitation on Sundays.

Harvest of Off-site Olives

The season is 3 months long but not every day is a milling day because various olives ripen at different times during the milling season. There are early ripening varietals that are milled in October/November and late ripening varietals that are milled in December /January. The expected milling would be 9 tons a day for 60 days.

Truck traffic associated with the proposed processing of off-site olives will be limited to harvest season, comprised of 60 days of milling. The applicant is requesting to process 9 tons a day for 60 days or a total of 540 tons from olives grown off-site. The applicant stated that a full day of off-site processing would require the delivery of 9 tons of olives. The delivery of this quantity would arrive in either 2 large flatbed trucks (2 trips per day for 60 days) or 7 pick-up truck with small trailers (7 trips per day for 60 days).

Community Crush Day
On "community crush day" approximately 20 vehicles are anticipated.

Peak Hour Trips (pht)
The proposed project is estimated to generate 1 peak hour trip (pht) for the 99 sf tasting room, 8 pht for the 998 sf restaurant, and 1 pht for the 30 sf retail area per a conversation with Public Works.

Mitigation/Conclusion. Based on substantial evidence, including the existing and projected traffic estimates, the resulting acceptable level of service in consultation with Public Works, no significant traffic or safety impacts have been identified.

The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws, Commercial Fire Plan Review/Fire Safety Plan.

Parking shall be provided in compliance with LUO Section 22.18 and all driveways shall be constructed in accordance with County Public Improvement Standards and per Resolution 2008-152.

The applicant shall comply with standards identified by Public Works to ensure safe access to the project site. Based on compliance with existing regulations and requirements, potential traffic impacts would be less than significant. Refer to Exhibit B – Mitigation Summary Table for details.

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

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

There are 2 separate waste water systems: one for olive oil process waste and one for domestic waste. The processing side of the business is unchanged from the previously approved building permit under which the facility was originally constructed. The facility has been designed to handle the existing waste and the proposed increased processing amount.

As stated by the applicant, the existing agriculture processing facility is expected to process (mill) 15 tons of olives grown-onsite this season. The existing annual water usage for milling is approximately 6,000 gallons (12 X 500 gallons per month). The olive fruit washer requires water during milling and uses 500 gallons of water per batch; the maximum Kiler Ridge Olive Farm would process is 30-40 batches in a season. A "batch" is how often the water needs to be changed and that depends not only on the tons of olives but how dirty the olives are. The olive wastewater is discharged into the existing previously authorized wastewater system that processes the olive wastewater.

The applicant is requesting to increase production to 540 tons. The expected water increase for milling would be 20,000 gallons (40 batches x 500 gallons per batch). The maximum capacity of off-site milling is 9 tons per day. The season is 3 months long. Not every day is a milling day because various olive varietals ripen at different times during the milling season. There are early ripening varietals that are milled in October and November. Late ripening varietals are milled in December and January. The expected maximum milling would be 9 tons a day for 60 days or 540 tons. Wastewater will be discharged into the existing previously authorized wastewater system.

Potential groundwater quality impacts are considered less than significant. Additionally, the proposed project has been conditioned through the Conditional Use Permit to receive a waste discharge permit or an exemption for liquid waste disposal (the agricultural process waste) from the Regional Water Quality Control Board (RWQCB). No new system is proposed. The RWQCB will conduct final review and approval of the existing agricultural processing wastewater disposal system.

Impacts/Mitigation. The project will also be subject to State regulations governing the land application of olive wastewater prescribed by the Regional Water Quality Control Board (RWQCB), Central Coast Region. Prior to final inspection, the applicant shall obtain a waste discharge permit or exemption from the RWQCB that demonstrates compliance with all applicable provisions of the Central Coast Basin Plan regarding liquid waste disposal for process waste.

The applicant will need to demonstrate compliance with the County Plumbing Code/ Central Coast Basin Plan. Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☒	☐	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐

14. WATER & HYDROLOGY

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒
k) Other: _____	☐	☐	☐	☒

Setting. The proposed project includes a partial change of use to the existing olive processing facility to allow a 94 sf public tasting room (for olive oil tasting), a 998 sf restaurant (limited food service facility) for on-site consumption, a 30 sf permanent farm stand, to be located within the existing 3,445 sf permitted olive processing building. The project will obtain water from an existing on-site well. The applicant stated that the existing well produces 95 gpm.

The olive process facility was previously operating a tasting room and restaurant without an approved land use permit. The Environmental Health Division has reviewed the project (Leslie Terry, May 23, 2015) and stated that the applicant is currently compliant. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is gently sloping near the olive processing facility and moderate to steeply sloping elsewhere on the property. The closest creek from the proposed development borders the southern parcel. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

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

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

Within the 100-year Flood Hazard designation? No

Closest creek? (2) unnamed Distance? Approximately 250 feet north of the parcel and along the southern border of the parcel

Soil drainage characteristics: Not well drained

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

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

Soil erodibility: Moderate

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

This season the existing agriculture processing facility is expected to mill 15 tons of olives grown-onsite. The olive fruit washer requires water during milling and uses 500 gallons of water per batch; the maximum Kiler Ridge Olive Farm would process is 30-40 batches in a season; in contrast, in 2014 they processed 12 batches. A "batch" is how often the washing water needs to be changed, and that depends not only on tons of olives, but on how dirty the olives are as well as how continuously the mill is running.

Currently, there are 2,700 olive trees planted on-site. However, not all the trees are mature enough to produce olives for milling. The applicant has stated that the current water usage for milling is 6,000 gallons (12 months X 500 gallons of water -0.018 acre feet per year) and the maximum projected water usage for milling would be 20,000 gallons (40 batches x 500 gallons per batch).

Impact. The maximum capacity for milling olives grown off-site is 9 tons in one day. The season is 3 months long but not every day is a milling day because various olive varietals ripen at different times during the milling season; there are early ripening varietals that are milled in October/November and late ripening varietals that are milled in December/January.

The expected maximum milling from olives that have been grown off-site is 9 tons a day for 60 days or 540 tons. The maximum projected water usage for milling would be 20,000 gallons – 0.06 acre feet per year (40 batches X 500 gallons per batch) or 0.061 acre feet per year.

The applicant is proposing a restaurant (limited food facility) that would offer food-pairing to showcase their olive oil in food preparation and consumption. The applicant states that the food-pairing service and tastings occur interchangeable in the same building space and is not a stand-alone restaurant business. The restaurant and tasting room could draw up to 50 people with 2 employees for the farm, 5 for the restaurant and 1 for the tasting room. Estimated water usage for a restaurant is 8 gallons per person (www.avidwatersystems.com/wp-content/uploads/2011/04/Water-Usage-chart.pdf).

Total estimated water usage for the proposed restaurant for a day is 464 a gallons, 3,248 gallons per week, 0.52 ac ft/yr.

Mitigation/Conclusion. There is substantial evidence indicating that water resources are adequate

to support the proposed project. No significant impacts were identified therefore potential water impacts would be less than significant.

15. LAND USE

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

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

PLANNING AREA STANDARDS

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

1. LUO Section 22.94 — North County Planning Area
2. LUO Section 22.94.080 — Salinas River Sub Area
3. LUO Section 22.94.080 B — Paso Robles Planning Impact Area

ORDINANCE MODIFICATIONS

The project includes several modifications to limitations on use and site design standards including:

Restaurants in Non Commercail Categories (22.30.570). The applicant is requesting a 998 sf restaurant that would be located within the existing olive processing building that would include the following breakdown:

- Use the existing 330 sf break room to be used as the commercial kitchen;
- Use a portion of the existing 441 sf conference room for a 318 sf for the indoor dining area ;

- Use of a 350 sf existing patio area for the outdoor dining area.

The applicant is requesting a modification of the ordinance standard limiting a restaurant to 800 sf to allow 998 sf.

A "limited food service facility" is allowed in the Agriculture land use category provided there is an existing conforming visitor-serving use (e.g. winery) and the food facility is incidental to the primary visitor-serving operation. The limited food service facility may not exceed 800 sf including the kitchen, dining area and any outside dining area. The hours of operation of the restaurant shall be restricted to the hours the tasting facility is open to the public.

Conditional Use Permit
A Conditional Use Permit approval is required for a limited food service facility (a restaurant) when the subject property is located within the Agriculture land use category.

Restaurant Hours of Operation
The applicant is requesting a modification of ordinance standards to allow the restaurant to operate beyond the tasting room hours, to 6 pm four days a week and to 9 pm two days per week.

Olive Oil Processing Facility - Setbacks
The applicant is requesting a modification to the ordinance standard (Section 22.30.070.D.4.c.1 Olive Oil Production / Setbacks) to allow a 96 ft setback to property line and to allow 380 ft to an existing residence. Section 22.30.020.D.1

Agricultural Retail Sales / Setbacks
The applicant is requesting a modification of the ordinance standard (Section 22.30.075.B.4 Ag Retail Sales / Setbacks) that requires all structures to be located no closer than 400 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north).

Exceptions to Use Standards (Section 22.30.020.D.1.)
Exceptions to Use Standards) of the Land Use Ordinance allows for modifications or waivers to the special use standards set forth in Article 4 of Title 22 through Conditional Use Permit approval.

Mitigation/Conclusion. Modifications to the ordinance standards have been identified and requested through the use permit process. These modifications can be approved by the decision makers if the appropriate findings can be made.

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

of probable future projects) ☐ ☐ ☒ ☐

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

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:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Services	**Attached**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**Personal communication**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other City of Paso Robles	**None**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

☐ Coastal Plan Policies
☒ Framework for Planning (Coastal/Inland)
☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ 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
☐ Airport Land Use Plan
☐ Energy Wise Plan
☒ North County Planning Area, Salinas sub area and Update EIR
☐ Design Plan
☐ Specific Plan
☒ Annual Resource Summary Report
☐ Circulation Study

Other documents

☒ 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

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

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.

Biological

Nesting Birds

BR-1 **Prior to and during construction**, in order to protect sensitive bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Wildlife Code, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 – August 31). If avoiding construction during this season is not feasible, a qualified biologist shall survey the area one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors, and all activity will remain outside of that buffer until a County approved biologist has determined that the young have fledged. If special-status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Wildlife biologist, and/or the U. S. Fish and Wildlife Service.

BR-2 **Prior to issuance of construction and/or grading permit,** the applicant shall clearly show all oak trees within 50 feet of grading activities on the grading plans. In addition to showing the limits of grading, the grading plans shall also designate any oak trees to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline).

BR-3 **Prior to issuance of a grading permit**, the applicant shall provide a tree replacement plan for review and approval by the Environmental Coordinator. The replacement plan shall demonstrate compliance with the following measures:

f. Number of Trees – The tree replacement plan shall provide for the replacement, in kind, of removed oak trees at a 4:1 ratio. Additionally, the tree replacement plan shall provide for the planting, in kind, at a 2:1 ratio for oak trees designated for impact but not removal.

g. Location/Density – The location shall be clearly shown on the plans. Trees shall be planted at no greater a density than the average density in the existing oak woodland area on the site.

h. Species – Trees shall be of the same species of the trees proposed for impact or removal. The species shall be clearly specified on the plans.

i. Planting – Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

j. Maintenance – Newly planted trees shall be maintained until successfully established.

Air Quality

AQ-1 For the unpaved driveway, the applicant shall implement one of the following:

a. For the life of the project, pave and maintain the driveway; or,
b. During peak season and for the life of the project, maintain the unpaved driveway with dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period or prompt nuisance violations. Also, to improve the dust suppressant's long-term efficiency, the applicant shall also implement and maintain design standards to ensure vehicles that use he on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less. Peak season for this project is defined as follows: October to January.

Transportation and Traffic

TR-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 on Kiler Canyon Road in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways.

TR-2 **At the time of application for construction permits,** the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement for Old Kiler Canyon Road. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the shared access roads in a form acceptable to the County. The road maintenance agreement shall be signed by the owners of all properties which have shared access rights, be binding upon their heirs and assigns, and be recorded with the County Clerk on each of the effected properties.

TR-3 **On-going condition of approval (valid for the life of the project)**, and in accordance with **County** Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

DATE: AUGUST 28, 2015
REVISED: OCTOBER 7, 2015

DEVELOPER'S STATEMENT FOR BONE / CONDITIONAL USE PERMIT / DRC2013-00096

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.

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.

Project Description: A request by Gregg Bone for a Conditional Use Permit to authorize a 94 sf public tasting room (for olive oil tasting), a 998 sf restaurant (limited food service facility) for on-site consumption, a 30 sf permanent farm stand, to be located within the existing 3,445 sf permitted olive processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives for sale onsite, and the construction of a 45 sf detached restroom. The project could result in approximately 8,280 sf of site disturbance for driveway improvements. The applicant is not proposing any Temporary Events.

The applicant is requesting several modifications as follows:

a. modification to the ordinance standard (Section 22.30.570) limiting a restaurant to 800 sf to allow 998 sf;

b. modification of ordinance standards to allow the restaurant to operate beyond the tasting room hours, to 6 pm four days a week and to 9 pm two days per week.

c. modification of the ordinance standard (Section 22.30.070.D.4.c.1 Olive Oil Production) that requires all structures and outdoor use areas to be located no closer than 200 feet from each property line to allow a 96 ft setback from outdoor use area to the property line (north west) and that requires all structures to be located no closer than 500 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north);

d. modification of the ordinance standard (Section 22.30.075 Ag Retail Sales) that requires all structures to be located no closer than 400 feet to any existing residence to allow a 380 ft setback to an existing residence (to the north).

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

Biological

Nesting Birds

BR-1 **Prior to and during construction**, in order to protect sensitive bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Wildlife Code, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 – August 31). If avoiding construction during this season is not feasible, a qualified biologist shall survey the area one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors, and all activity will remain outside of that buffer until a County approved biologist has determined that the young have fledged. If special-status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Wildlife biologist, and/or the U. S. Fish and Wildlife Service.

Monitoring: Required prior to issuance of a construction permit. Compliance for BR1-BR3 will be verified by the County Department of Planning and Building.

BR-2 **Prior to issuance of construction permit and/or grading permit,** the applicant shall clearly show all oak trees within 50 feet of grading activities on the grading plans. In addition to showing the limits of grading, the grading plans shall also designate any oak trees to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline).

BR-3 **Prior to issuance of a grading permit**, the applicant shall provide a tree replacement plan for review and approval by the Environmental Coordinator. The replacement plan shall demonstrate compliance with the following measures:

a. Number of Trees – The tree replacement plan shall provide for the replacement, in kind, of removed oak trees at a 4:1 ratio. Additionally, the tree replacement plan shall provide for the planting, in kind, at a 2:1 ratio for oak trees designated for impact but not removal.

b. Location/Density – The location shall be clearly shown on the plans. Trees shall be planted at no greater a density than the average density in the existing oak woodland area on the site.

c. Species – Trees shall be of the same species of the trees proposed for impact or removal. The species shall be clearly specified on the plans.

d. Planting – Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

e. Maintenance – Newly planted trees shall be maintained until successfully established.

Air Quality

AQ-1 For the unpaved driveway, the applicant shall implement one of the following:

a. For the life of the project, pave and maintain the driveway; or,
b. During peak season and for the life of the project, maintain the unpaved driveway with dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period or prompt nuisance violations. Also, to improve the dust suppressant's long-term efficiency, the applicant shall also implement and maintain design standards to ensure vehicles that use he on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less. Peak season for this project is defined as follows: October to January.

Monitoring: Required prior to issuance of a construction permit. Compliance for will be verified by the County Department of Planning and Building.

Transportation and Traffic

TR-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 on Kiler Canyon Road in accordance with County Public Improvement Standard B-1 drawing rural roadways, and A-5a sight distance standards.

b. Remove sign and vegetation obstructions per the recommendations contained in the *Above Grade Engineering* driveway sight distance analysis dated September 21, 2015.

Monitoring: Required prior to issuance of a construction permit. Compliance for will be verified for TR-1–TR-11 by the County Department of Planning and Building in consultation with Public Works.

TR-2 **At the time of application for construction permits,** the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement for Old Kiler Canyon Road. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the shared access roads in a form acceptable to the County. The road maintenance agreement shall be signed by the owners of all properties which have shared access rights, be binding upon their heirs and assigns, and be recorded with the County Clerk on each of the effected properties.

TR-3 **Prior to occupancy or final inspection,** all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

TR-4 **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

TR-5 **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.

TR-6 **At the time of application for construction permits,** the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.

TR-7 **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.

TR-8 **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan

TR-9 **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.

TR-10 **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

TR-11 **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

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

Signature of Owner(s)	Name (Print)	Date
	Gregg Bone	12-Oct-2015
	M. Audrey Burnam	10/12/2015

CAL FIRE
San Luis Obispo
County Fire Department

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

Robert Lewin, Fire Chief

October 23, 2015

Holly Phipps
County of San Luis Obispo
Department of Planning and Building
San Luis Obispo, CA. 93408

RE: Road improvement requirements

As stated in an email sent to planning and building and Pamela Jardini dated July 30, 2015, I have reviewed and approved the Civil Engineering report with conditions and road improvement drawings provided by the applicant to County Planning and Building regarding the public access road to Kiler Ridge Olive Farm from Keith V Crowe cover letter dated July 29, 2015, and engineered plans dated July 23, 2015.

County Fire requires strict adherence and thorough completion of all agreed upon conditions and mitigations to ensure the legal intent of the code is exercised to protect lives and property.

Please contact me with questions.

Laurie Donnelly
Battalion Chef/Fire Marshal
805-593-3422
Laurie.Donnelly@fire.ca.gov

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Robert Lewin, Fire Chief

January 16, 2015

Project Summary
DRC 2013-00096 BONE
Proposed conditional use permit to allow off-site olives to be processed within the existing olive processing facility, and to allow a new restaurant within the existing facility and patio area. Site location is 1111 Kiler Canyon Road, Paso Robles. APN 018-271-021 and -022.

The project is located within a **HIGH** fire hazard severity zone with a minimum **5** minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and the Public Resources Code (PRC) any other applicable fire laws.

Public Assemblage and Events
Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.

A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250. The fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.

A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. **A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event.** If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.

Any time a tent, canopy or membrane structure in excess of 400 square feet is erected; it must be placed and utilized in accordance with California Fire Code – Chapter 24. The applicant shall be required to notify County Fire a minimum of 48-hours in advance of any tent or membrane structure being placed on site. Submittal requirements can be found on line at www.calfireslo.org

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

Fire evacuation plans. Fire evacuation plans shall include the following:

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

Fire safety plans. Fire safety plans shall include the following:

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

Vegetation Management

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

Screening and Environmental Considerations

Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.

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

Ignition Resistant Construction

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

Address Requirements

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

Commercial Access Road(s)

Grade and Design

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.

Site visits and documentation from County Fire Prevention employees were conducted on October 31 2006, August 13, 2009, and October 14, 2014 showing road width and compaction deficiencies. The road does meet commercial access road requirements in accordance with California Fire Code or San Luis Obispo County Public Works standards. The current road cannot safely accommodate two- way traffic. The road requires an increased width, and a licensed civil engineer to verify compaction of roadway and shoulders. Due to topographic limitations a traffic management plan is also required.

Road Width and Signage

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building(s) perimeter.
- Must be an all-weather surface.
- All roads must be able to support fire apparatus.
- Vertical clearance of 13'6" is required.
- Fuel modification of 10 feet on either side of roadway must be maintained.
- An approved traffic plan shall be provided to the fire code official.

Structural Access Requirements

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

Gate Access Requirements

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

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

Setbacks
A 30-foot building setback from property line required for parcels 1 acre in size or larger. All setbacks are subject to San Luis Obispo County Department of Planning and Building approval.

Fire Protection Engineer required
This project will require a registered Fire Protection Engineer to review existing and required fire protection system(s) to determine adequate fire protection for the currently proposed use and occupancy. Technical report and/or plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A list of Fire Protection Engineers is available on our website at http://www.calfireslo.org.

Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.

This requirement has been met as the Fire Protection Engineer report submitted by Dan Gemeny on December 16, 2014 has been reviewed and accepted by County Fire. Sprinklers are not required for the current scope of project.

Occupancy shall not exceed 49. Any additions to the structure including enclosing the covered porch area for dining, and/or removing furnishings allowing an increased occupancy load at this location shall require the installation of a commercial NFPA compliant automatic Fire sprinkler system.

Private Water System Requirements
Commercial fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures. NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.

The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

DRAFT System and Hydrant Specifications
Hydrants for the currently proposed project may be draft; a pressurized hydrant system is not required. Future development of the facility may require a pressurized hydrant system. The draft hydrant system must meet County Fire commercial water supply standards as cited on the www.calfireslo.org website. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

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

Alarm system must be centralized and interlinked for the entire facility and include monitoring for all site alarm systems including; all on site Fire Protection Systems, and any and all hazardous materials, monitoring of hazardous materials, compressed gases, flammable and combustible liquids, liquefied petroleum gases, storage, delivery and processing areas.

A Fire Alarm System is required throughout the site for the various fire suppression systems and required hazardous conditions monitoring. The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to the County Fire Department for review and approval. California Fire Code Chapter 15 section 907.

Hazardous Materials Alarm(s)
Approved monitoring method shall be provided to detect hazardous materials. An emergency alarm shall be provided if hazardous materials have a hazard ranking of 3 or 4 in accordance with NFPA 704 and exceed the maximum allowable quantity per control area. California Fire Code Chapter 50

Commercial Cooking Operations
California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:

1) Wet chemical extinguishing system, complying with UL 300.
2) Carbon Dioxide extinguishing systems
3) Automatic Fire Sprinkler Systems

Hazardous Materials

Prior to final, a Hazardous Materials Management Plan (HMMP) must be provided. Chemical storage/treatment and hazardous gases will require a Hazardous Materials Management Plan HMMP. In accordance with California Fire Code Chapter 50/Title 19 Division 2, Chapter 4/Health and Safety Code Chapter 6.95.

CAL FIRE requires a written plan addressing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials. Additionally, the written plan shall include safeguards to minimize the consequences of an unsafe condition involving hazardous materials during normal operations and in the event of an abnormal condition.

Precautions for the safe storage, handling, or care of hazardous materials shall be in accordance with California Fire Code chapter 50 and shall include a Fire Department liaison to aid the Fire Department in pre-planning for all aspects of emergency responses.

Rooms, buildings or areas used for the storage of liquid or solid hazardous materials shall be provided with spill control and secondary containment. California Fire Code Chapter 50.

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

Combustible Waste Material
Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire. CCR Title 19 Division 1.

Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Storage, Stockpiles and Enclosures
Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.

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

Please contact me with questions.

Laurie Donnelly
Laurie Donnelly
Battalion Chief/Fire Marshal
Laurie.Donnelly@fire.ca.gov
805-593-3422

CAL FIRE
San Luis Obispo
County Fire Department

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

Robert Lewin, Fire Chief

October 16, 2014

Site Inspection Conducted by County Fire

In response to Applicant's proposed Phase I, on October 14, 2014 I conducted a site visit of the Kiler Ridge Olive Farm proposed phased Project. Based on the investigation, County Fire has determined that the temporary importation and processing of off-site olives for ninety (90) days ***to January 15 2015*** does not raise significant fire and life safety concerns, subject to applicant's compliance with the restrictions and requirements outlined below.

Please note County Fire does not support the proposed Phase II or III interim operations, tasting room, food pairing/restaurant, events or public tours until all land use approvals, public hearings and required permitting processes have been completed. Proposed Phase II and III operations will require additional fire protection systems, and roadway improvements including an increased width, and a licensed civil engineer to verify compaction of roadway and shoulders.

Road:

The site visit and documentation provided by the installing road contractor revealed a roadway that does not meet commercial access road requirements in accordance with California Fire Code or San Luis Obispo County Public Works standards. The current road is unsafe for two way traffic.

Mitigation:

A traffic management plan is required. This shall include coordinated communication for the entry and exiting of any vehicles including trucks and employees to ensure access road does not endure two- way traffic. The road shall be restricted to trucks with a single rear axle, single trailer, and must be under 12 tons.

Fire and life safety:

The code enforcement case revealed numerous fire code violations posing an immediate risk to life and property, as the actual usage had exceeded the originally permitted usage.

Mitigation:

1. The reviewing Fire Protection Engineer verified existing fire detection and alarm systems are adequate for the processing of olives.
2. Occupancy within the structure shall be limited to employees of Applicant only – no public or off-site growers shall be allowed within the structure. At no time shall the number of occupants within the structure exceed 49.
3. Tasting, events, food pairing/restaurant, and tours are not permitted until these activities are permitted in compliance with all applicable laws, ordinances and codes.

Failure to comply with the restrictions and conditions outlined above shall result in the immediate suspension of the temporary importation and processing of off-site olives. Thank you for your time and attention to public safety. Feel free to contact me if you have additional questions or concerns.

Sincerely,

Laurie Donnelly
Battalion Chief/Fire Marshal
Laurie.Donnelly@fire.ca.gov
805-593-3422

Attachments; Supporting letters from FPE and Road contractor

Cc: Frank Meecham
James Bergman
Nina Negranti

CDF/San Luis Obispo County Fire Department

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

October 31, 2006

Karen Nall
Planning & Building Department
County Government Center
San Luis Obispo, CA 93408

Subject DRC2005-00084 / Bone

A site visit was conducted on 10-31-06 for the proposed olive oil processing plant located at 1111 Kiler Canyon Road, Paso Robles, CA A fire plan was issued for this project dated 1-10-06 stating the requirements for this project. These requirements include road standards calling for minimum 18 feet width, all weather surface, and the ability to support 20 tons

The site visit revealed that the outer edge of the access road is sloughing off the bank. There is a lateral crack 1/4" to ½" wide running most of the length of the road, approximately 200 to 300 feet long The crack is a distance of one to two feet inward from the edge of road surface Measured from the inside of the bank to the edge of the road, the road is a minimum of 18 feet wide; however, measured from the inside of the bank to the lateral crack, the distance varies from 15 to 17 feet.

The stability of the edge of the road is suspect It appears as if road base was pushed over the edge of the road to obtain a wider width. Without stabilizing the bank, and given the seasonal weather elements, CDF/County Fire cannot accept the road in its present condition due to safety considerations for vehicles utilizing the road.

The road condition may possibly be mitigated by stabilizing the bank below the road's edge or creating a wider width by removing soil from the inside of the road. Widening the road on either side will most likely entail the removal of chaparral brush and scrub oak, which appears to be providing some stability to the soil

Sincerely,

Chad T Zrelak, Fire Captain

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 6, 2015

To: Holly Phipps, Project Planner

From: Glenn Marshall, Development Services

Subject: Public Works Comments on DRC2013-00096, Bone CUP, Kiler Canyon Rd, Paso Robles, APN 018-271-021 & 023 REVISED

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. We have reviewed the *Above Grade Engineering* driveway sight distance analysis dated September 21, 2015, and have no further comments.

B. The collision rate on Kiler Canyon Road is less than one standard deviation above the County average. Therefore proposed project does NOT trigger a road safety analysis per Resolution 2008-152.

C. Access to the proposed project is not from a county maintained road. In accordance with Resolution 2008-152 (section 3A), proposed land development which attracts general public traffic on road that is privately maintained roads must have a road maintenance agreement acceptable to all residents served by those roads. It is possible that the proposed project may place an increased maintenance burden on the other parcel(s) served by that portion of Old Kiler Canyon Road.

D. As Old Kiler Canyon road is not a County maintained road, it is recommended that the road be reviewed by CalFire and be improved as needed to conform CalFire standards.

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 Standard**s**. The plan is to include, as applicable:

a. Reconstruct the existing site access driveway approach on Kiler Canyon Road in accordance with County Public Improvement Standard B-1 drawing rural roadways, and A-5a sight distance standards.

b. Remove sign and vegetation obstructions per the recommendations contained in the *Above Grade Engineering* driveway sight distance analysis dated September 21, 2015.

2. **At the time of application for construction permits,** the applicant shall submit evidence to the Department of Planning and Building of a road maintenance agreement for Old Kiler Canyon Road. The agreement shall establish an organized and perpetual mechanism to ensure adequate maintenance of the shared access roads in a form acceptable to the County. The road maintenance agreement shall be signed by the owners of all properties which have shared access rights, be binding upon their heirs and assigns, and be recorded with the County Clerk on each of the effected properties.

3. **Prior to occupancy or final inspection,** all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

4. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

Drainage

5. **At the time of application for construction permits,** the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.

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

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

Storm Water Control Plan

8. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan.

9. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.

10. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Recycling

11. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).

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

DATE: **June 5, 2014**

TO: **Holly Phipps, Project Manager**

FROM: **Lynda L. Auchinachie, Agriculture Department** LA

SUBJECT: **Bone Conditional Use Permit DRC2013-00096 (1763)**

The Agriculture Department's review finds that the proposed Bone Conditional Use Permit to process off-site olives, establish a limited food service facility, and allow special events will have less than significant impacts to agricultural resources or operations.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, Conservation 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 to the extent feasible the negative impacts of development to agriculture.

Comments

The applicant is requesting to process off-site olives, use the existing porch area and a portion of the tasting room for a limited food service facility, and allow 48 special events for up to 50 guests. The project site is located at 1111 Kiler Canyon Road, west of Paso Robles. The 57-acre site is located within the Agriculture land use category and is developed with an olive oil processing facility and tasting room as well as olive orchards.

The applicant has indicated that the proposed uses would not require additional development as they would be located within the existing structures. Consistent with Agriculture Element AGP 6, the facility is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to olive oil production and are compatible with ongoing agricultural activities.

If you have questions, please call 781-5914.

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January 30, 2015

Holly Phipps
SLO County Department of Planning & Building
County Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Proposed Gregory Bone Olive Processing and Restaurant (DRC2013-00096)

Dear Ms. Phipps,

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 at 1111 Kiler Canyon Road in Paso Robles. The proposal is a Conditional Use Permit to authorize a 94 square foot (sf) public tasting room (for olive oil tasting), a 998 sf restaurant (limited food service facility) for on-site consumption, a 30 sf permanent farm stand, to be located within the existing 3,445 sf permitted olive processing building. The applicant is also requesting to allow the processing of olives not grown on-site, the processing of olives into table olives, and the construction of a 45 sf detached restroom. Access to the project site is from Kiler Canyon Road using a 0.28 mile unpaved driveway. The application indicates that the new restaurant and tasting room can draw up to 50 people with 2 employees for the farm, 5 for the restaurant and 1 for the tasting room. Assuming an average of 2 people per vehicle, the project activity would result in approximately 29 vehicles. On "community crush day" approximately 20 vehicles are anticipated. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

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**.

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may 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 the Technical Appendix, page 4-4, in the APCD's 2012 CEQA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater; Electrical generation plants or the use of standby generator;
- Small scale manufacturing;
- Boilers; and
- Internal combustion engines.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **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.**

Unpaved Roads, Driveways, and Parking Areas

This project is accessed by a 0.28 mile unpaved driveway. The APCD determined that 20 daily round vehicle trips on this driveway without mitigation would result in the project exceeding the APCD's 25 lb per day threshold of significance for particulate matter (PM_{10}) emissions. This determination was based on the California Air Resources Board's unpaved road emission factor that is used in their statewide emissions inventory. The APCD's evaluation of this project referral indicates that project traffic can exceed 20 daily round trips. Therefore, **the APCD recommends the following unpaved driveway mitigation to ensure that the (PM_{10}) emissions will be reduced to a level of insignificance**:

For the unpaved driveway, implement one of the following:

a. For the life of the project, pave and maintain the driveway; or,
b. For the life of the project, maintain the unpaved driveway with a dust suppressant (See Technical Appendix 4.3 of the APCD's CEQA Handbook for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402). Also, to improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less.

If the project's access involves a city or county owned and maintained road, the applicant shall work with the applicable Public Works Department to ensure that the mitigation follows the agency's road standards for that section of road. The applicant may propose other measures of equal effectiveness as replacements by contacting the APCD's Planning Division at 781-5912.

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,

Andrew Mutziger
Air Quality Specialist

AJM/arr

cc: Mr. Gregg Bone
Gary Willey, Engineering Division, APCD

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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/13/2014

RECEIVED
SR 13838
MAY 14 2014
IN 91822
Environmental Health

TO: ENV HEALTH

FROM: Holly Phipps (805-781-1162 or hphipps@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00096 BONE – Proposed conditional use permit to allow off-site olives to be processed within the existing olive processing facility, and to allow a new restaurant within the existing facility and patio area. Site location is 1111 Kiler Canyon Rd, Paso Robles. APN: 018-271-021 and -022

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Applicant is currently compliant with this office & shall continue to opperate in accordance with health & safety code.

5/23/14 — Date

Name

x5551 — Phone

Re: DRC2013-00096 BONE, North County E-Referral, CUP, Paso Robles

Charles Riha to: Holly Phipps 05/16/2014 02:57 PM

Cc: Cheryl Journey, Stephen Hicks

Holly,

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

Comments from Building Division:

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

2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.

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

4. A fire sprinkler system will be required, unless exempted by Cal Fire.

5. The existing accessible unisex restroom may not be adequate for the proposed use. Therefore, another accessible restroom may need to be constructed.

Charles Riha, Plans Examiner III

PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

976 Osos Street, Room 200
San Luis Obispo, Ca 93408
805-781-5630
http://www.sloplanning.org
http://www.facebook.com/SLOPlanning
http://twitter.com/SLOCoPlanning

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

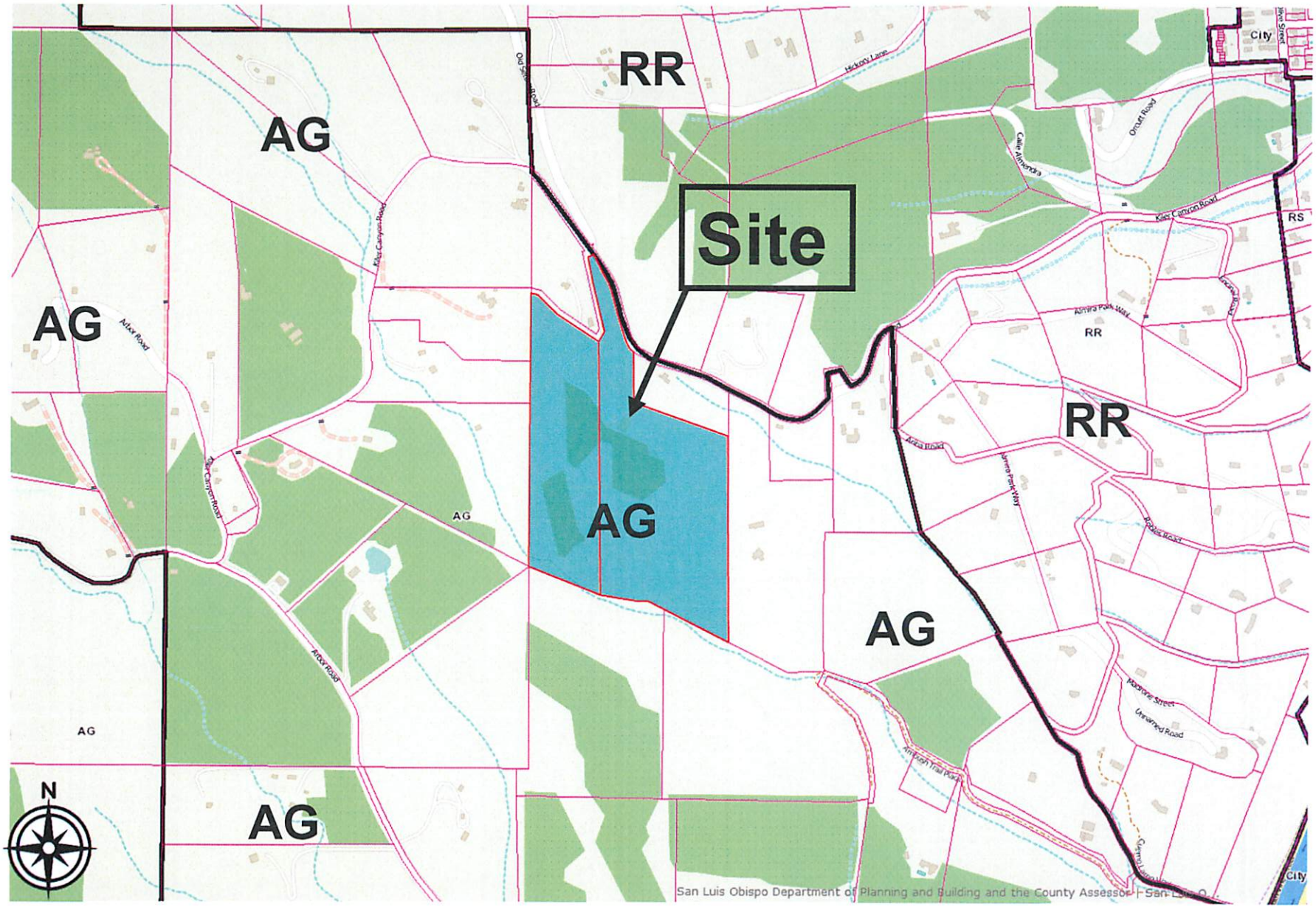
PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Land Use Category Map

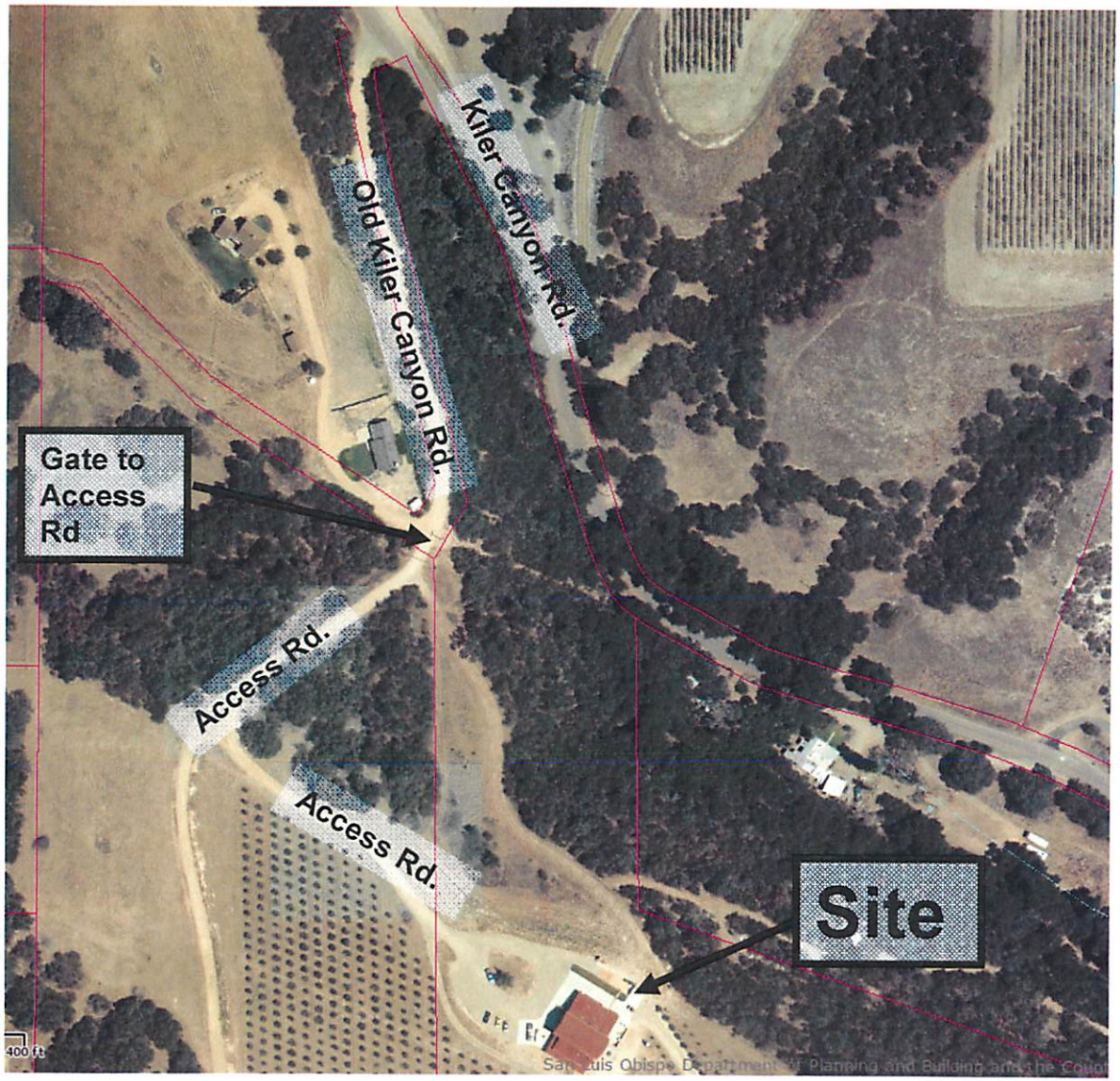
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

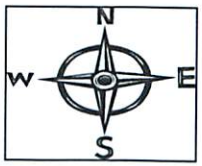
PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Aerial Map





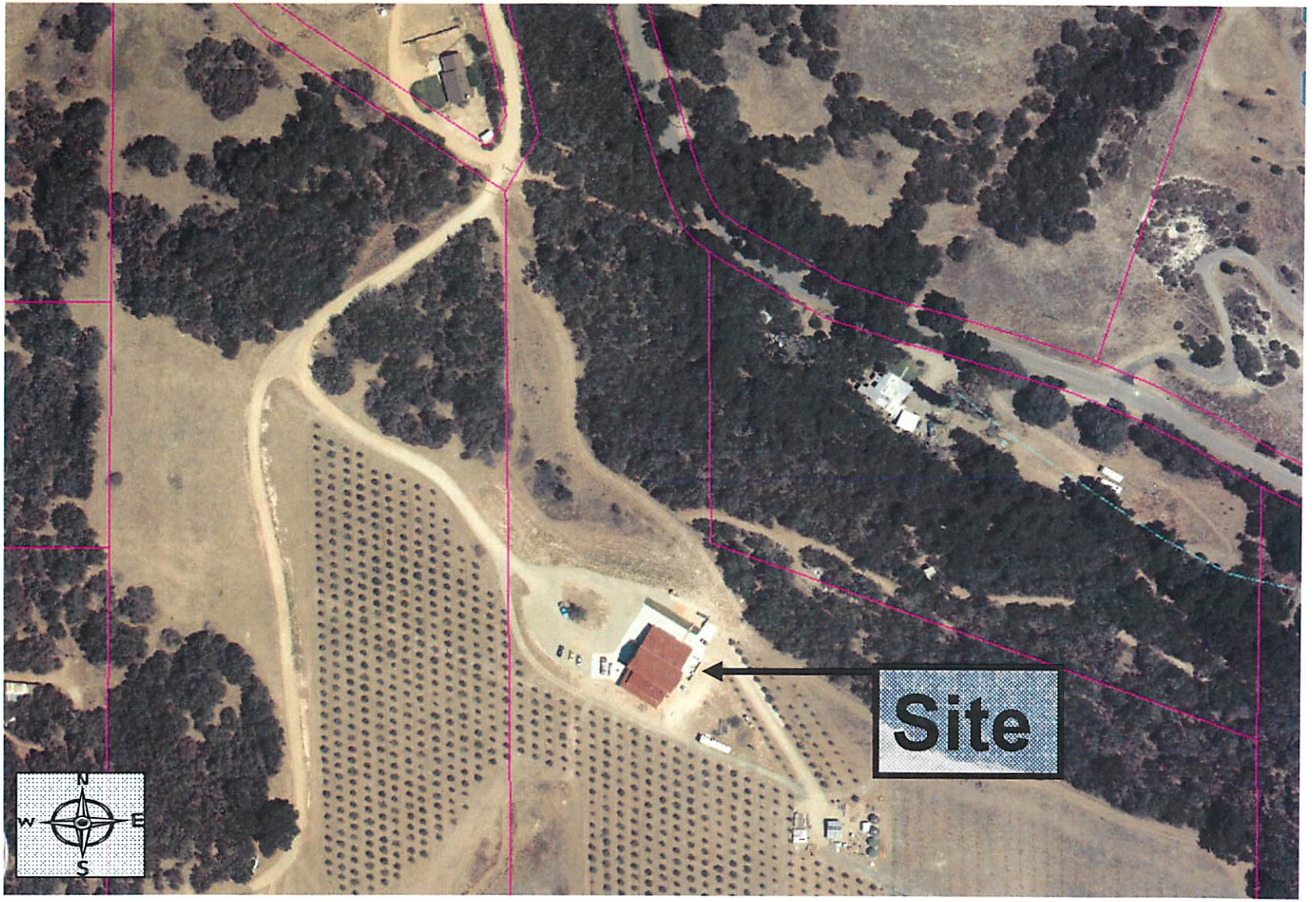
PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Aerial Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Aerial Map

PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

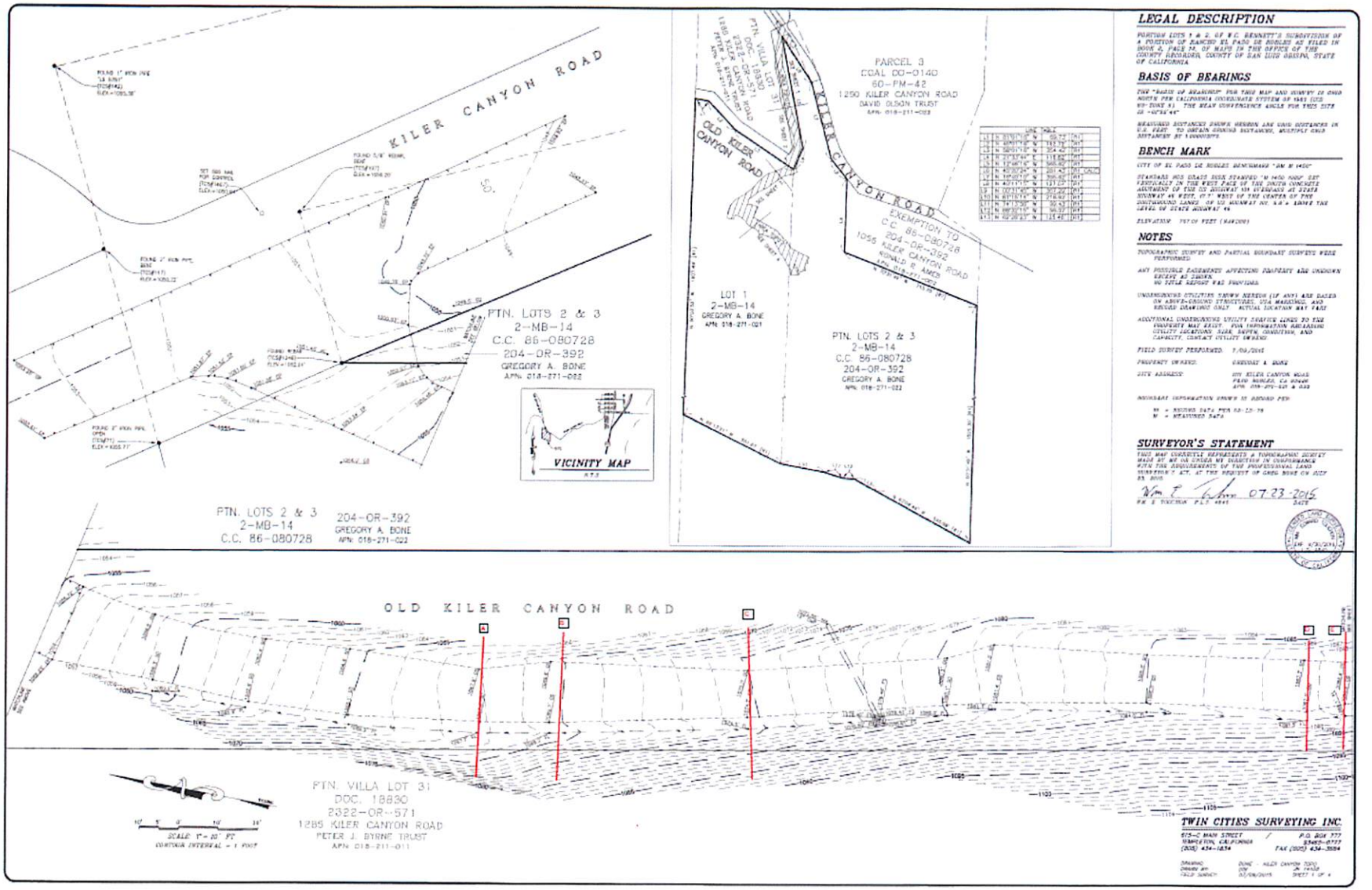
Street View from Kiler Canyon Rd. / Entrance via Old Kiler Canyon Rd. to Site

PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Street View from Kiler Canyon Rd. Looking up Old Kiler Canyon Rd.

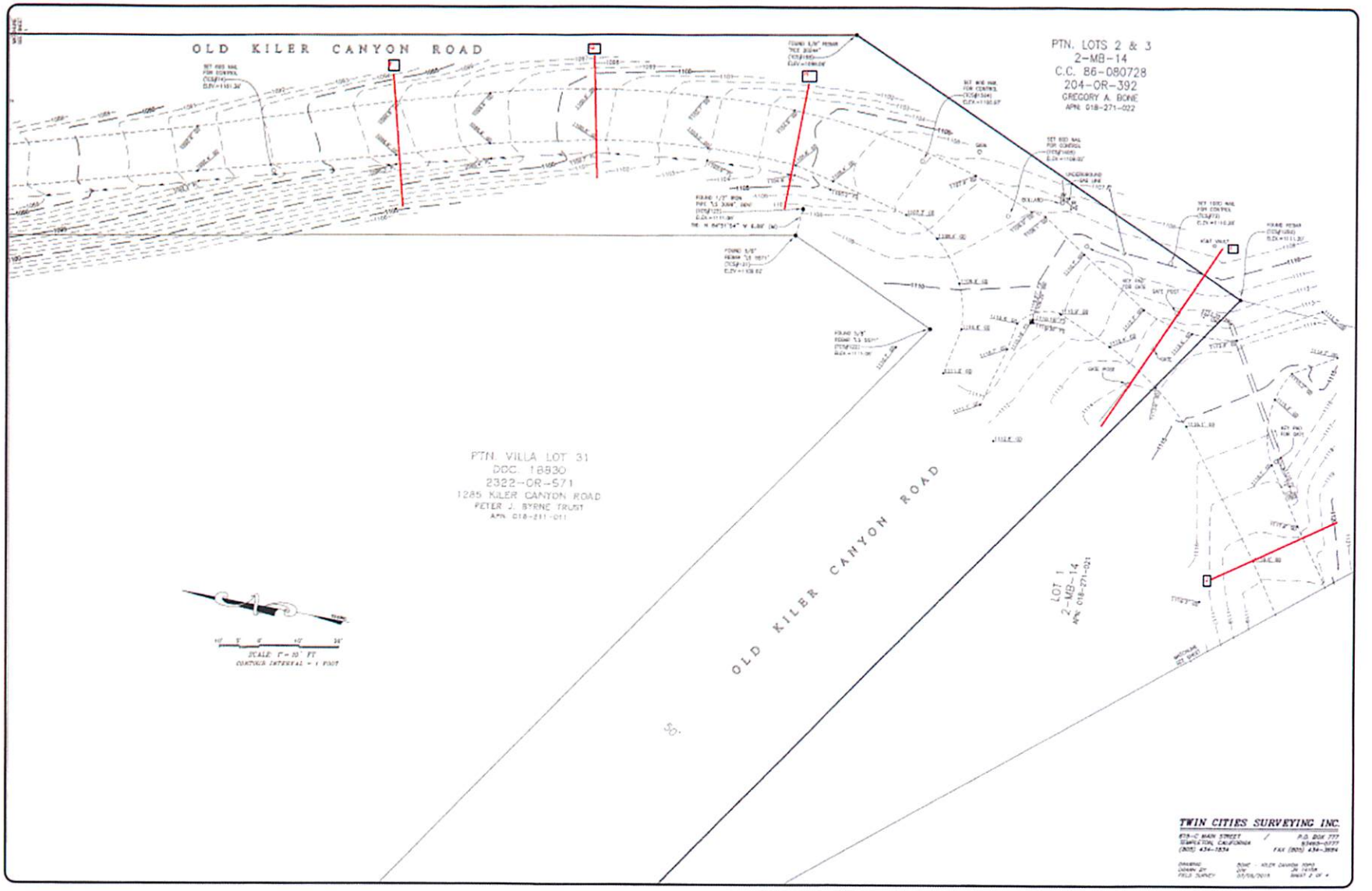


PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Access Road

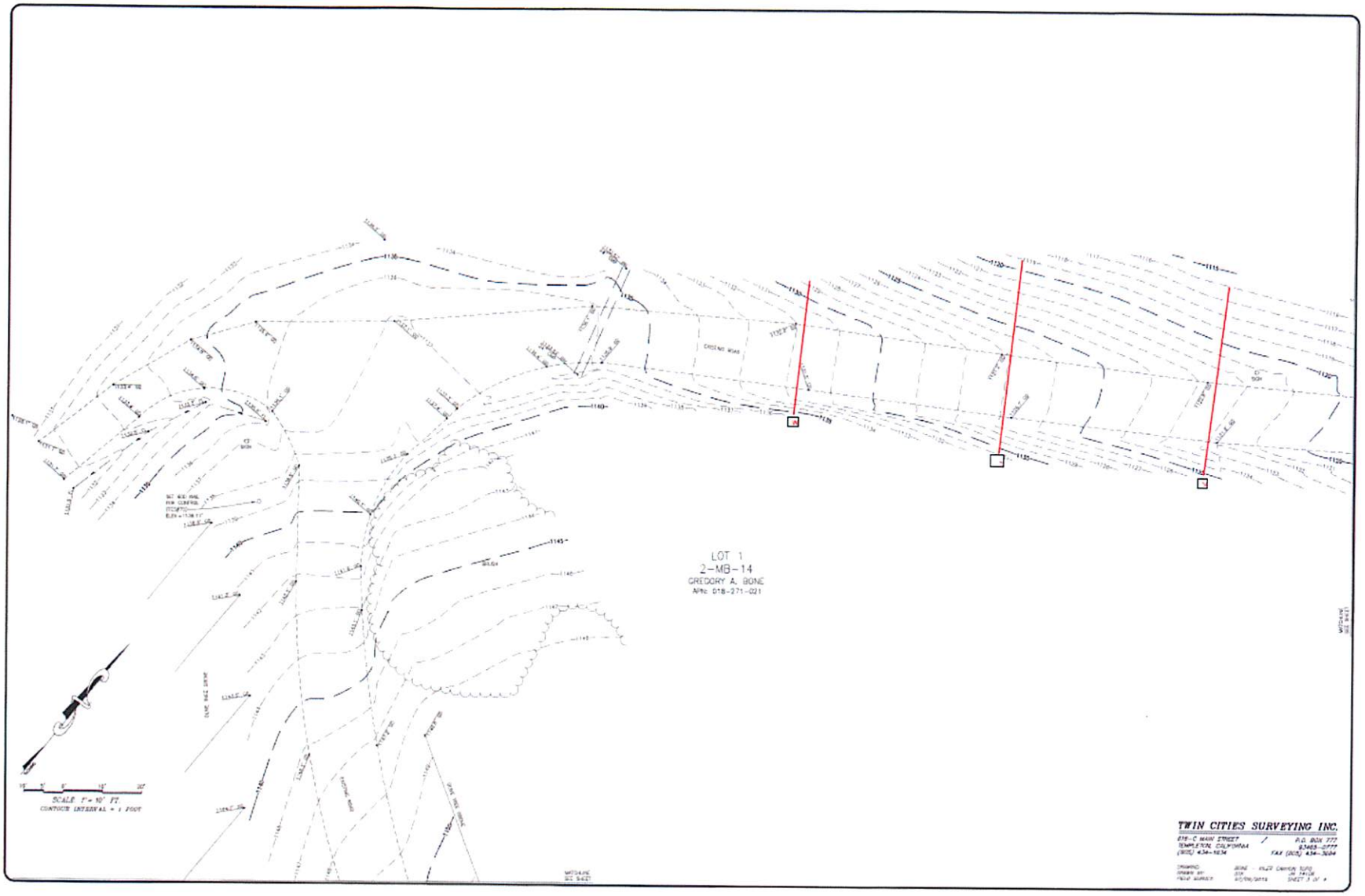


PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Access Road



PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

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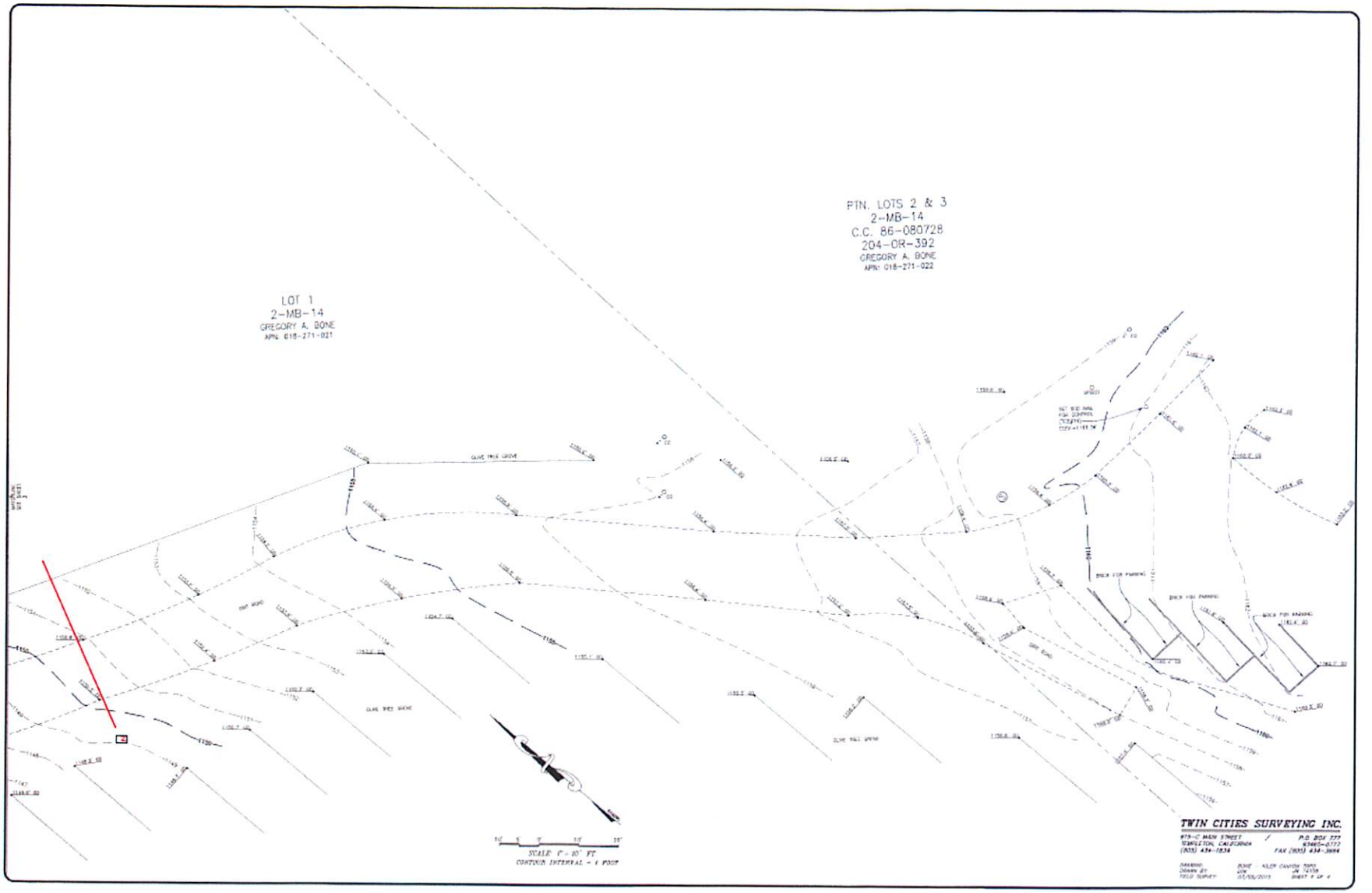
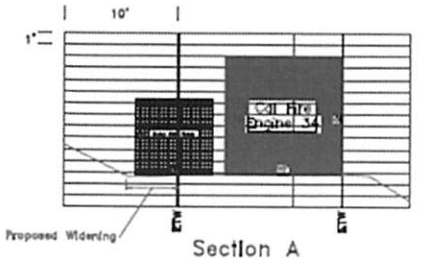


PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Access Road



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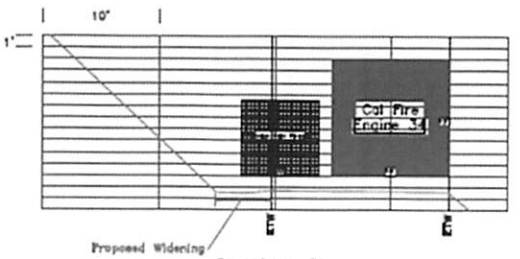

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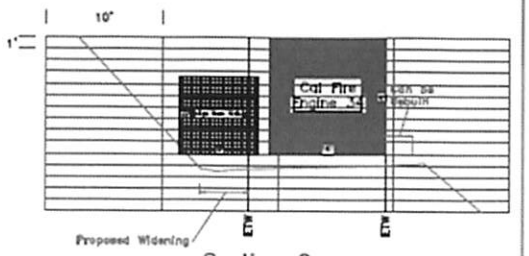

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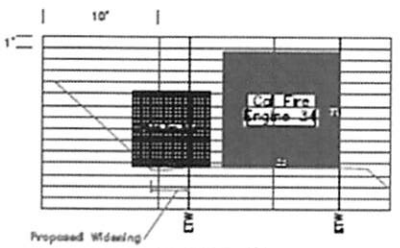

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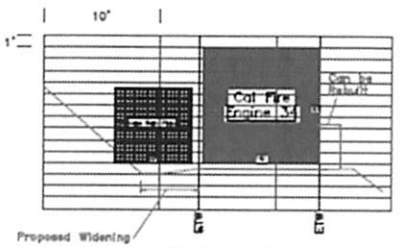

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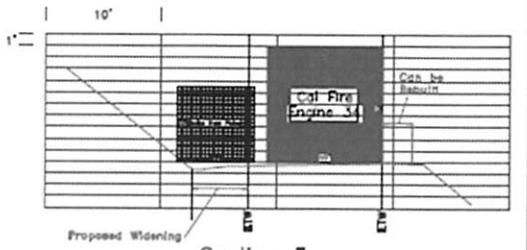

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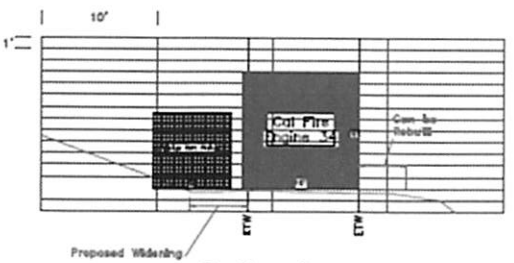


Section G

1" = 4' H&V

Old Kiler Canyon Road
Existing Cross Sections
Kiler Ridge Olive Farm
1111 Kiler Canyon Rd

Keith V. Crowe
Consulting Engineer
PO Box 832
Atascadero, Ca

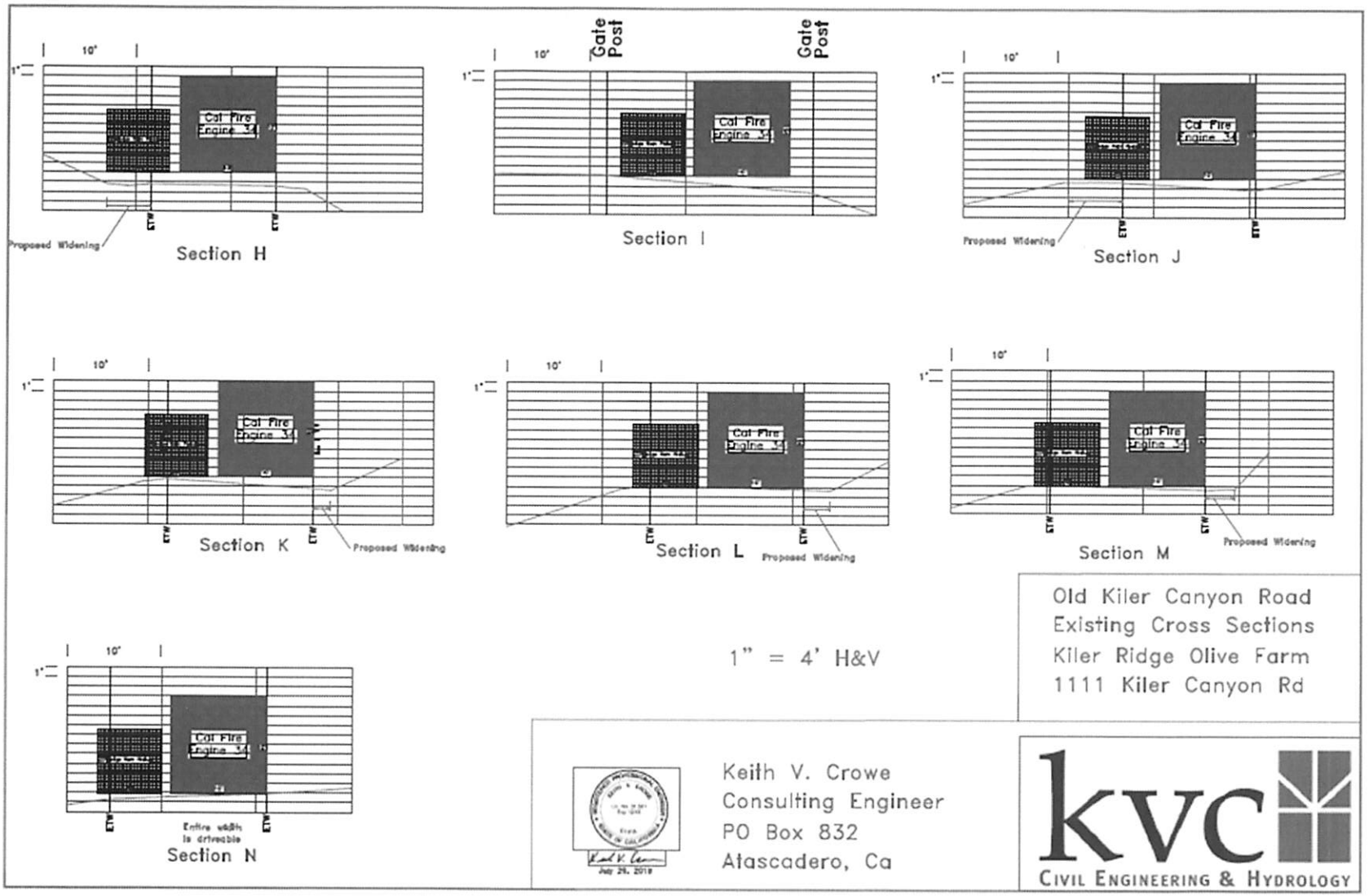
kvc
CIVIL ENGINEERING & HYDROLOGY

PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Access Road

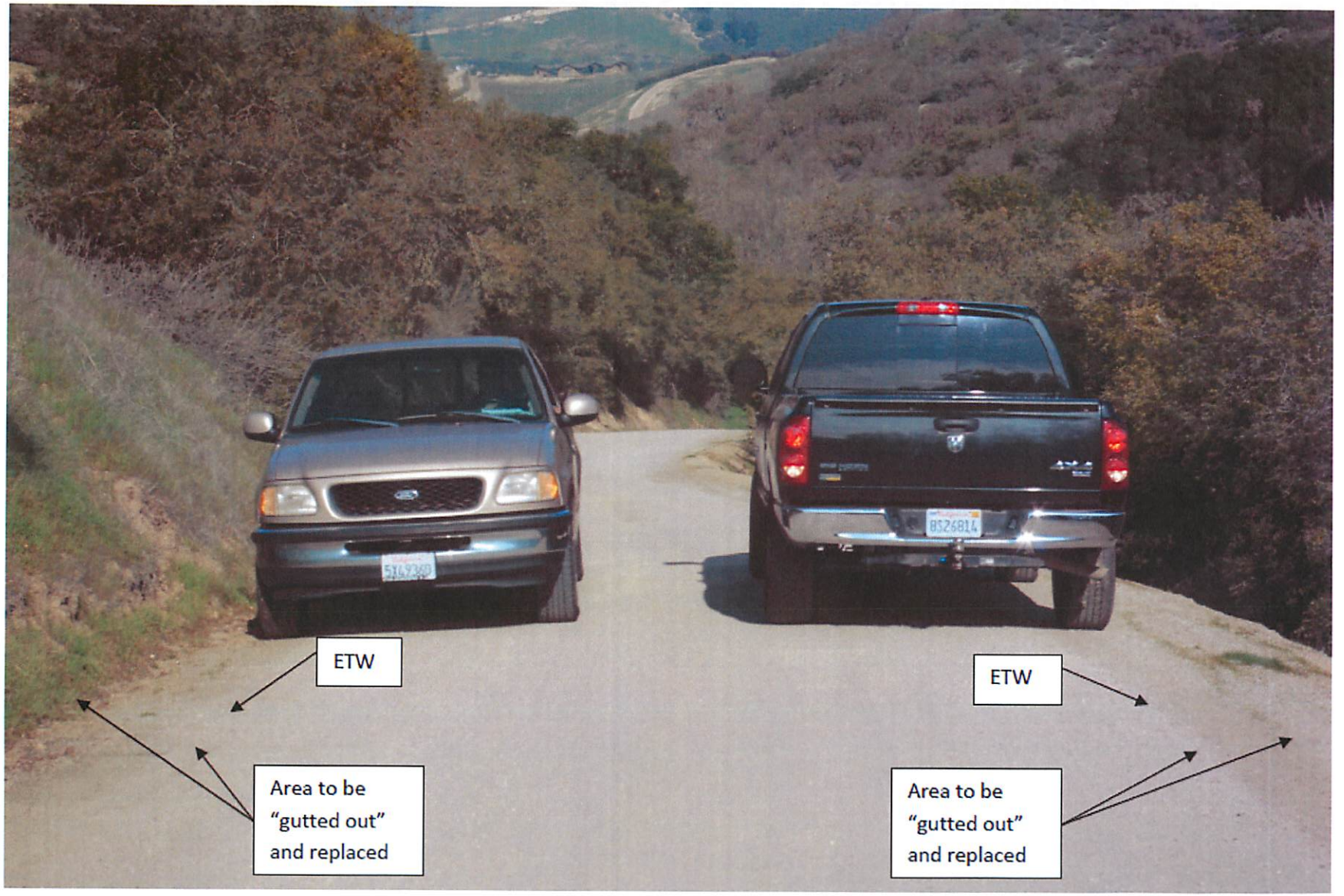


PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Access Road



PROJECT

Conditional Use Permit
Bone / DRC2013-00096

EXHIBIT

Photo Showing Area of Access Rd. to be Impacted / By Keith C. Crowe, PE, PLS