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. ED14-090 **DATE:** June 30, 2016

PROJECT/ENTITLEMENT: Gillespie Minor Use Permit; / DRC2014-00027

APPLICANT NAME: Rob Gillespie **Email:** jamie@kirk-consulting.net
ADDRESS: 345 Tally Ho Rd.
CONTACT PERSON: Jamie Kirk **Telephone:** 805-461-5765

PROPOSED USES/INTENT: A request by Lori and Rob Gillespie for a Minor Use Permit to allow Temporary Events within a single family residence or within a barn on a 29.02 acre project site. The Temporary Events program will include: 10 events with up to 400 guests; 20 events with up to 350 guests; 10 events with up to 250 guests. The project also includes the phased construction of an approximate 4,000 sf barn. The project will result in the disturbance of approximately 4,500 sf.

LOCATION: The project is located within the Rural Lands land use category, on the northeastern side of Ormonde Road (at 490 Ormonde Road), approximately 1.8 miles north of the City of Arroyo Grande, in the San Luis Bay Inland South sub area of the South County planning area.

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, Environmental Health

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.

Signature	Project Manager Name	Date	Public Agency
	Holly Phipps (hphipps@co.slo.ca.us)		County of San Luis Obispo

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 5.5) Using Form

Project Title & No. Gillespie Minor Use Permit DRC2014-00027 (ED14-090)

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 — 6/14/16
Prepared by (Print) — Signature — Date

Steven McMasters — Ellen Carroll, Environmental Coordinator (for)
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 Lori and Rob Gillespie for a Minor Use Permit to allow Temporary Events within a single family residence or within a barn on a 29.02 acre project site. The Temporary Events program will include: 10 events with up to 400 guests; 20 events with up to 350 guests; 10 events with up to 250 guests. The project also includes the phased construction of an approximate 4,000 sf barn. The project will result in the disturbance of approximately 4,500 sf. The project is located within the Rural Lands land use category, on the northeastern side of Ormonde Road (at 490 Ormonde Road), approximately 1.8 miles north of the City of Arroyo Grande, in the San Luis Bay Inland South sub area of the South County planning area.

No more than 50 events (including non-profit events) are proposed onsite during one calendar year. Events are proposed to be held from 10 am to 10 pm. The applicant is not requesting outdoor amplified music. Food will be provided by a licensed caterer and prepared off-site.

A tentative list of event types is as follows:

Agriculture Food & Craft Shows
Class Reunions
Harvest Festivals
Flower Shows or Festivals
Food Festivals
Weddings
Educational or Corporate Seminars
Birthday Celebrations
Holiday Parties
Family Reunions
Wine Symposia

Project Location: The project is located within the Energy Extractive Resource Area (EX) combining designation. The Inland Framework for Planning states that the purpose of the EX designation is to

1. To identify areas where mineral or petroleum extraction occurs, is proposed to occur, or where petroleum or mineral reserves of statewide significance exist, as defined by the State Geologist.
2. To protect existing extraction areas so that land uses incompatible with continuing extraction activities will not be developed on adjacent properties.
3. To protect existing energy production areas and regional production facilities so that incompatible uses will not be developed on adjacent properties such that the energy production facilities may become dangerous or detrimental to public health and safety.
4. To protect energy production areas from encroaching urban development or other

incompatible land uses that may hinder their continued operation.

Background: The site has an Extractive Resources Area combining land use designation and was previously utilized for an oil mining operation which ended in 2000. Information provided from the State Department of Conservation's Division of Oil, Gas & Geothermal Resources has been provided that the wells are inactive and have been capped. The property is now owned by Rob and Lori Gillespie, who purchased the property in 2005.

Code Violations: There have been two code violations for onsite grading associated with this property. Construction of a drainage basin triggered COD2011-00437 and was closed after the applicant and the County approved an erosion/restoration plan. A second violation (COD2012-00117) involved unpermitted structures and as-built grading for structures, pads, landscape, and parking area around the development. The following permits resolved those issues: (PMT2013-01291, PMT2013-01292, PMT2014-00120).

Project History: A building permit (PMT2013-01291) was obtained for a single family residence (1,336 sf with a 255 sf deck) as well as a 450 sf single family accessory structure/workshop (PMT2013-01292). An as-built grading permit (PMT2014-00120) was also obtained for site work done in the past. A fire destroyed the single family residence, just days before the final occupancy in March 2015. In December, 2015 a building permit application was submitted for 4,990 square foot single family dwelling with a 7,495 square foot assembly room for special events (PM2015-01038). That permit is on hold pending a decision on a minor use permit to authorize special events.

ASSESSOR PARCEL NUMBER(S): 044-301-043

Latitude: 35 degrees 10' 31" N Longitude: -120 degrees 36' 10" W **SUPERVISORIAL DISTRICT #** 3

B. EXISTING SETTING

PLAN AREA: South County **SUB**: San Luis Bay (South); **COMB. DESIGNATION**: Energy Extractive Area (EX)

LAND USE CATEGORY: Rural Lands

VEGETATION: Shrubs Oak woodland

TOPOGRAPHY: Moderately sloping

PARCEL SIZE: 27.81 acres

EXISTING USES: Accessory structures

SURROUNDING LAND USE CATEGORIES AND USES:

North: Rural Lands; single-family residence(s)	*East:* Rural Lands; single-family residence(s) agricultural uses
South: Rural Lands; agricultural uses	*West:* Rural Lands; 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 project site consists of gently to moderately sloping terrain on the north side of Ormonde Road in the rural hills that separate the cities of Pismo Beach and Arroyo Grande from the Edna Valley. Topography of the site is gently to moderately sloping upward away (east) from Ormonde Road. The area proposed for temporary events is located in a shallow natural bowl on the eastern third of the property, approximately 1,990 feet east of Ormonde Road.

The events area has been improved with landscaping, paved walkways and water features under a separate permit and is surrounded by oak woodland with a somewhat dense understory. Because of the intervening topography and existing oak trees, the events area, including the areas proposed for temporary parking, are not visible from Ormonde Road. No structures are proposed as part of the temporary events; a single family dwelling (authorized through separate building permit) will provide an indoor venue for events. Therefore, the project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways.

Impact. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

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?	☐	☐	☒	☐

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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: Rural Lands

State Classification: Not prime farmland, Farmland of Statewide Importance

Historic/Existing Commercial Crops: Olive

In Agricultural Preserve? Yes, Edna Valley

Under Williamson Act contract? No

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

Arnold loamy sand (5 - 15 % slope). This gently to moderately sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class IV without irrigation and Class IV when irrigated.

Briones loamy sand (15 - 50 % slope). This moderately to steeply sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Corralitos sand (2 - 15 % slope). This gently to moderately sloping, sandy bottom soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

The project is located in the Edna Valley Agricultural preserve which encompasses much of the planning area. The intent of this designation is to support continuing availability of these areas for production of food and fiber. As Land Conservation Act contracts are terminated, landowners may request to remove their properties from an agricultural preserve and to change the land use category from Agriculture to another category, consistent with the *Rules of Procedure to Implement the California Land Conservation Act of 1965.* This property is not enrolled in a Land Conservation Act contract and is not located in the Agriculture land use category.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property. The adjoining property to the south contains an olive grove which is more than 500 feet from the proposed events area and separated a vegetated knoll. Although the property is located within an agricultural preserve (Edna Valley) it is not currently under contract. As discussed above, the project site does not contain prime agricultural land and 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?*	☐	☐	☒	☐
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 4,500 sf to allow for the construction of an approximate 4,000 sf barn. The single-family residence will be built in the area where the previous house burnt down. Project plans show a paved access road extending eastward into the project site and looping around the temporary events area and terminating at one of two un-paved parking area. An un-paved road completes the loop back to a separate exit driveway on Ormonde Road. The two parking areas are covered with a non-combustible surface (decomposed granite). For all proposed event scenarios, APCD (see Referral Response dated December 8, 2015) states that unmitigated fugitive dust emissions associated with vehicles travelling on un-paved surfaces would exceed the APCD's PM10 significance thresholds of 25 lbs/day and would require mitigation.

The proposed temporary events are not expected to exceed 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.

Mitigation/Conclusion. APCD recommends the following mitigation for fugitive emissions:

AQ-1 The applicant shall implement the following measures on day(s) of special events:

a. Any unpaved roads that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than three minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).

b. Designated parking locations shall be:
   1. Paved when possible;
   2. Planted and maintained with fast germinating non-invasive grass or low cut dense vegetation; or,
   3. Maintained with dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than three minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).

c. The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.

AQ-2 Prior to establishment of the temporary event program, the applicant shall contact the APCD for specific information regarding operation equipment registration and APCD permits. The applicant shall submit to the Planning Department a copy of a letter of exemption for the above or a copy of any required APCD permits.

No additional mitigation measures are necessary.

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: Shrubs with coastal oak woodland

Name and distance from blue line creek(s): Tiber Creek is located approximately 560 feet to the west

Habitat(s): Oak woodland

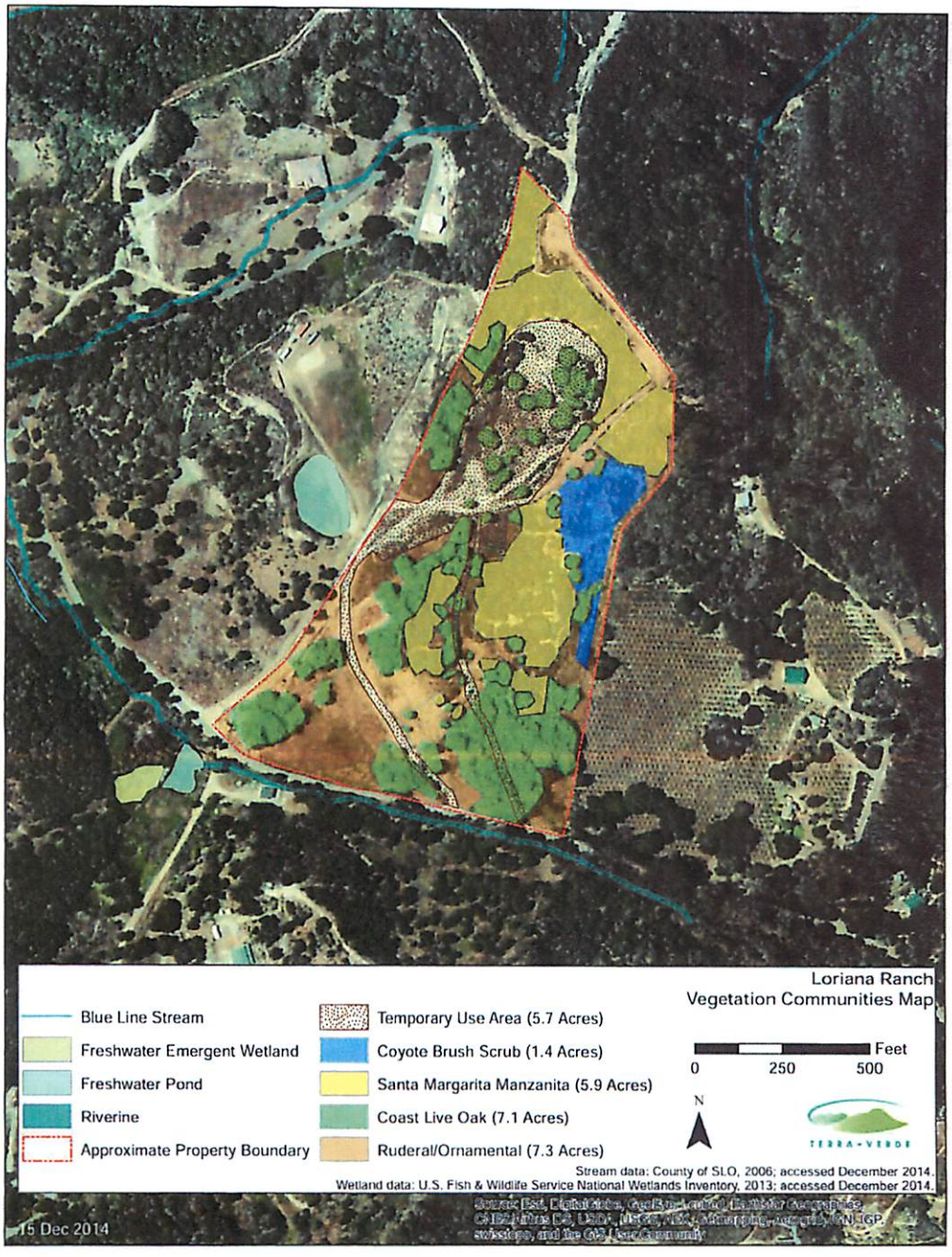
Site's tree canopy coverage: Approximately 34%

A Biological Resources Assessment (BRA) was prepared for the project in 2015 (Terra Verde Environmental Consulting, LLC, February 2015). The following is a summary of the findings and recommendations of that study.

Vegetation

Three distinct vegetation communities were observed within the survey area, as well as ruderal/ornamental areas, and the Temporary Event Use Area (Figure 1). Vegetation communities identified on site were classified using the second edition of *A Manual of California Vegetation* (MCV; Sawyer et al. 2008) and included the following: coast live oak woodland, Santa Margarita manzanita stands, and coyote brush scrub. A total of 26 vascular plant species were identified within the survey area during the field survey. Of those 26 plants, 11 are non- native (42 percent) which reflects a high level of disturbance on the property.

Figure 1 – Vegetative Communities On the Project Site



Coast Live Oak Woodland (7.1 acres)
Stands of coast live oak woodland were documented throughout the survey area with intermittent to continuous canopy cover. Monterey pine *(Pinus radiata)* and blue gum *(Eucalyptus globulus)* occur occasionally within this community in the northeastern part of the survey area. The shrub and herbaceous layers in this community are sparse or absent due to vegetation trimming and clearing. This community typically occurs in alluvial terraces, canyon bottoms, stream banks, slopes, and flats. Coast live oak woodlands provide habitat for nesting birds, small mammals, and other wildlife. This species composition was used in determining the community classification, which most closely corresponds with the *Quercus agrifolia* Woodland Alliance, Coast live oak woodland, in the MCV classification system.

Coyote Brush Scrub (1.4 acres)
One large area on the eastern portion of the property and several patchy areas between the oak woodlands are dominated by coyote brush *(Baccharis pilularis)* and have abundant California sagebrush *(Artemisia californica)* and black sage *(Salvia mellifera).* Deerweed *(Acmispon glaber)* is common along the margins of this community and scattered individuals of buckbrush *(Ceanothus cuneatus)* exist. This community typically occurs on slopes that are steep and rarely flooded. This community provides habitat for nesting birds, small mammals, and other wildlife. This species composition was used in determining the community classification, which most closely corresponds with the *Baccharis pilularis* Shrubland Alliance, Coyote brush scrub, in the MCV classification system.

Santa Margarita Manzanita Stands (5.9 acres)
Several nearly-monotypic stands of Santa Margarita manzanita *(Arctostaphylos pilosula)* exist along the northern and central portions of the survey area. Santa Margarita manzanita is listed by the California Native Plant Society (CNPS) on the California Rare Plant Rank (CRPR) IB.2 list. Santa Margarita manzanita forms a continuous shrub canopy layer, with mock heather *(Ericameria ericoides)* occurring occasionally along the edges and an herbaceous layer that is sparse to absent. This community typically occurs on slopes that are steep and rarely flooded. This community provides habitat for nesting birds, small mammals, and other wildlife. This species composition is not formally defined in the MVC classification system but most closely corresponds with the *Arctostaphylos glandulosa* Shrubland Alliance, Eastwood manzanita chaparral.

Ruderal/Ornamental (7.3 acres)
Openings in the coast live oak woodland, primarily along the access roads and surrounding the retention pond, are dominated by bromes *(Bromus* sp.) and iceplant *(Carpobrotus chilensis),* with other non-native shrubs, forbs, and grasses present at low cover. Individual coast live oak trees are scattered within this community. Several areas along the access roads are mulched and planted with maturing ornamentals or are bare soil.

Temporary Event Use Area (5.7 acres)
Areas surrounding the existing buildings, parking areas, access roads, and within the Temporary Event Use Area have been planted with various ornamental trees, shrubs, and turf grass. Recently mulched areas, decomposed granite, and bare soil are also common. This area also includes several rock fountain features, brick and concrete foot paths, and other landscaping features.

Wildlife

During the field survey, all identifiable signs of wildlife and suitable habitat for sensitive wildlife species were documented.

Amphibians
No special-status amphibians were observed during the field survey. The retention pond does not hold perennial water and provides marginally suitable seasonal habitat for California red-legged frog (CRLF; *Rana draytonii).* Suitable breeding habitat exists in two nearby, offsite freshwater ponds which appear to hold water. Therefore, the likelihood for this species to occur on-site is considered moderate.

Reptiles
No special-status reptiles were observed during the field survey. However, suitable habitat for silvery legless lizard exists in the understory of the coast live oak woodlands, and the open, sandy areas surrounding the stands of Santa Margarita manzanita provide suitable habitat for coast horned lizard *(Phrynosoma b/ainvillii).* Marginally suitable habitat for Western pond turtle *(Actinemys marmorata)*

exists within and surrounding the retention pond. However, the potential for this species to occur is considered low due to the lack of perennial water and suitable basking and nesting sites.

Avian Species
No special-status avian species were observed during the field survey. However, the diverse habitats present on-site provide suitable nesting and foraging habitat for many avian species. The coast live oak woodland provides suitable nesting habitat for both raptors and passerines. The coyote brush scrub and margins of Santa Margarita manzanita stands provide suitable nesting and foraging habitat for numerous passerine species.

Mammals
Suitable habitat for American badger was identified within the survey area including friable soils and open chaparral. However, no badger dens or sign were observed during the field survey. No other special-status mammal species were observed.

Sensitive Resources

The results of the BRA indicated that 106 sensitive species (62 plants and 44 wildlife species) and 6 sensitive vegetation communities have the potential to occur within the survey area. All occurrences of special-status species and sensitive habitat types previously documented in the CNDDB within a five-mile radius of the project site were plotted on two maps using geographic information systems (GIS) software. As previously discussed, an analysis was conducted to determine which of these regionally occurring special-status species has potential to occur within the survey area. After the field survey, the potential sensitive species were narrowed to seven plant species and five wildlife species, based on site conditions.

Coast Live Oak Trees and Woodland
Individual coast live oak trees and coast live oak woodland are considered sensitive resources by the County. The County requires mitigation for impacts to or removal of native oak trees with a diameter at breast height (DBH) of five inches or greater, as measured at a height of four feet six inches above ground. Impacts include any ground disturbance within the critical root zone (i.e., 1.5 times the edge of canopy/drip line), trunk damage, or any pruning of branches that are three inches in diameter or greater. Mitigation ratios for removed and impacted trees are 4:1 and 2:1, respectively.

Sensitive Plant Species
A late season botanical survey was conducted within the survey area. Suitable habitat for Hoover's bent grass *(Agrostis hooveri),* straight-awned spine flower *(Chorizanthe rectispina),* Pismo clarkia *(Clarkia speciosa* ssp. *immaculata),* mesa horkelia *(Horkelia cuneata* var. *puberula),* San Luis Obispo County lupine *(Lupinus /udovicianus),* and black- flowered figwort *(Scrophu/aria atrata)* occur within the survey area. However, none of these species was observed and some would not have been identifiable at the time of the survey. One special-status plant species was identified within the survey area, Santa Margarita manzanita *(Arctostaphylos pilosula).* A CNDDB filed survey form for this occurrence will be submitted to CDFW.

Black-flowered figwort *(ScrophuJaria atrata),* CRPR IB.2
Black-flowered figwort is a perennial herb that is endemic to California. This species typically occurs in closed coned coniferous forests, coastal dunes, coastal scrub, and riparian scrub at elevations between 10 and 500 m. The typical blooming period is from March to July. According to CNDDB records, three documented occurrences are located within five miles of the survey area. A herbarium specimen was collected in 2001 approximately 0.75 miles southwest of the survey area (CCH 2014).

Marginally suitable habitat occurs on site; however, black-flowered figwort is perennial and was not observed during the late-season field survey.

Hoover's bent grass *(Agrostis hooverl],* CRPR IB.2
Hoover's bent grass is a perennial herb that is endemic to California. This species typically occurs in closed-cone coniferous forests, chaparral, woodlands, and grasslands in sandy soil at elevations below 610 m. The typical blooming period is from April to July. One population of this species has been documented within five miles of the survey area (CNDDB 2014). Marginally suitable habitat is present on site; however, Hoover's bent grass is perennial and was not identified during the late-season field survey.

Mesa horkelia *(Horkelia cuneata* var. *puberula),* CRPR IB.I
Mesa horkelia is a perennial herb that is endemic to California. This variety typically occurs in dry, sandy, and gravelly coastal chaparral at elevations between 70 and 870 m. The typical blooming period is from March to July. Two documented occurrences are located within five miles of the survey area (CNDDB 2014) and a herbarium specimen of this variety was collected in 2010 approximately 0.3 mile northwest of the survey area (CCH 2014).

Suitable habitat occurs on-site; however, mesa horkelia is a perennial shrub and would be identifiable during a late-season field survey; it was not observed during the survey.

Pismo clarkia *(Clarkia speciosa* subsp. *immaculata),* California - Rare, Federal - Endangered, CRPR IB.I
Pismo clarkia is an annual herb that is endemic to San Luis Obispo County. This subspecies typically occurs in sandy coastal hills at elevations less than 100 m. The typical blooming period is from May to JUly. This subspecies is threatened by development and possibly grazing. According to CNDDB records (2014L 14 documented occurrences of this species are located within five miles of the survey area. One of these occurrences extends 4.52 acres along the southern boundary of the survey area, adjacent to West Ormonde Road. A herbarium specimen of Pismo clarkia was collected in 1987 approximately 0.1 miles northwest of the survey area along West Ormonde Road (CCH 2014). Pismo clarkia was not observed during the late-season field survey and would not have been identifiable at that time of year. However, a known population was documented on the property in the past as recorded in the CNDDB. It is unknown if this population persists in the remaining grasslands bordering West Ormonde Road.

San Luis Obispo County lupine *(Lupinus ludovicianus),* CRPR 1B.2
San Luis Obispo County lupine is a perennial herb that is endemic to California. This species typically occurs in chaparral, woodlands, and grasslands in limestone, sandstone, or sandy soils at elevations between 50 and 525 m. The typical blooming period is from April to July. Two documented occurrences of this species are located within five miles of the survey area (CNDDB 2014). Suitable habitat occurs on-site; however, San Luis Obispo County lupine is perennial and was not observed during the late-season field survey.

Santa Margarita manzanita *(Arctostaphylos pilosula),* CRPR 1B.2
Santa Margarita manzanita is a shrub that is endemic to California. This species typically occurs on shale outcrops and slopes in chaparral at elevations between 30 and 1,250 m. The typical blooming period is from December to March. This species is threatened by development. Several monotypic stands (5.9 acres) of this species were identified in the north and central portions of the survey area.

Straight-awned spineflower *(Chorizanthe rectispina),* CRPR 1B.3
Straight-awned spineflower is an annual herb that is endemic to California. This species typically occurs in chaparral, coastal scrub, and dry woodlands in sandy soil at elevations between 85 and 1,035 m. The typical blooming period is from April to July. Six populations of this species have been documented within five miles of the survey area (CNDDB 2014). Suitable habitat is present on-site.

Straight-awned spineflower was not observed during the late-season field survey and would not have been identifiable at the time of the survey.

Sensitive Wildlife Species
No sensitive wildlife species were identified within the survey area; however, suitable habitat for American badger *(Taxidea taxus)*, California Red Legged Frog, Western pond turtle, silvery legless lizard *(Anniella pulchra pulchra),* coast horned lizard, and migratory nesting birds were determined to be present on site and are discussed in detail below.

American badger *(Taxidea taxus),* State Status - Species of Special Concern
American badger is a non-migratory species that occurs throughout most of California. It occurs in open and arid habitats including grasslands, meadows, savannahs, open- canopy desert scrub, and open chaparral. This species requires friable soils in areas with low to moderate slopes. American badger is known to occur in nearly every region of California except for the North Coast region which includes Del Norte, Humboldt, Mendocino, Sonoma, and Marin counties. This species occurs at elevations that range from approximately 0 to 3,600 m. American badger typically breeds from May through September, but individuals may not breed every year. Suitable habitat for American badger is present within the survey area. Three occurrences of this species have been documented within five miles of the survey area. The nearest occurrence was documented in 1991 approximately 0.4 miles east of the survey area (CNDDB 2014). However, no burrows or sign of badger were observed on site.

California red-legged frog *(Rana draytonii),* State Status - Species of Special Concern, Federal Status - Threatened
This species is generally found along marshes, streams, ponds, and other permanent sources of water where dense scrubby vegetation such as willows, cattails, and bulrushes dominate and water quality is suitable. Breeding sites occur in ponds or along watercourses with pools that persist long enough for breeding and larval development. Breeding time depends on winter rains but is usually between late November and late April (Jennings 1986).

Eight occurrences of CRLF have been documented within five miles of the survey area. The nearest occurrence of CRLF was documented in 2014 approximately 1.7 miles north of the survey area. The retention pond in the survey area only holds water for a portion of the year and therefore provides marginally suitable, seasonal habitat for this species. Open water habitat to a sufficient depth is required for CRLF to successfully breed. Based on the field survey and analysis of aerial photos, suitable breeding habitat (i.e., ponds, permanent water) exists in two freshwater ponds in the surrounding areas. Based on these factors and the presence of marginally suitable habitat, there is moderate potential for CRLF to occur within the survey area.

Coast horned lizard *(Phrynosoma blainvillii),* State Status - Species of Special Concern The coast horned lizard typically occurs in the valleys, foothills, and semiarid mountains of western and southern California from sea level to 2,438 m. This species inhabits grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose, sandy soil. It is frequently found along sandy washes with scattered shrubs and along dirt roads, and frequently found near native ant hills. The breeding season is from May to September.

The nearest CNDDB occurrence of this species was documented in 2007 approximately 4.9 miles east of the survey area, and is presumed extant (CNDDB 2014). The oak woodlands and open, sandy areas surrounding the stands of Santa Margarita manzanita provide suitable habitat for coast horned lizard. As such, there is moderate potential for this species to occur in the survey area.

Silvery legless lizard *(Anniel/a pulchra pulchra),* State Status - Species of Special Concern

Silvery legless lizard requires sandy or loose loamy soils within coastal dune scrub, coastal sage scrub, chaparral, woodland, riparian, or forest habitats. It requires cover such as logs, leaf litter, or rocks and will cover itself with loose soil. Relatively little is known about the specific behavior and ecology of this species, but it is thought to be a diurnal species that breeds between the months of March and July. It gives live birth to young in the early fall. This species occurs from Antioch in Contra Costa County south through the Coast, Transverse, and Peninsular Ranges, along the western edge of the Sierra Nevada, and in parts of the San Joaquin Valley and Mojave Desert to El Consuelo in Baja. Silvery legless lizard is known to occur at elevations that range from approximately 0 1,800 m. Population declines have been attributed to agricultural development, sand mining, use of off-road recreational vehicles, and habitat loss through spread of invasive, non-native vegetation such as iceplant *(Carpobrotus* spp.). This species has not been documented within five miles of the survey area (CNDDB 2014) but is known to occur in similar habitat in the region. No silvery legless lizards were observed during field surveys, although detection of this species is difficult as they dwell in thick duff and quickly retreat underground when disturbed. Suitable habitat for this species exists in the survey area (I.e., sandy soils, coastal sage scrub, chaparral, and oak duff).

Western pond turtle *(Actinemys marmorata),* State Status - Species of Special Concern Western pond turtles are commonly found in a variety of freshwater aquatic habitats including ponds, lakes, rivers, streams, and marshes. Preferentially, this species utilizes deeper pools with abundant vegetation and muddy bottoms where it can burrow in the mud to hibernate during winter months or aestivate during summer droughts. Pond turtles are omnivorous, utilizing food sources such as aquatic plants, invertebrates, frog eggs, crayfish, and occasionally fish. Historically, this turtle was distributed along the entire west coast from British Columbia to Baja California, but has since become extirpated in much of its southern range as well as highly fragmented north of California (Californiaherps.com). The nearest occurrence of Western pond turtle was documented in 1992 approximately 0.5 miles northeast of the survey area (CNDDB 2014). This species was not observed during the field survey and habitat suitability is considered marginal due to lack of deep water and basking sites.

Migratory Nesting Birds

The federal Migratory Bird Treaty Act (MBTA) and the Convention for the Protection of Migratory Birds and Animals, agreements between the United States and Canada and the United States and Mexico, respectively, afford protection for migratory birds by making it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Certain game birds have been omitted from this protection. The laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey. Suitable nesting habitat is provided by the diverse communities on site. No migratory birds were observed during the field survey. However, the likelihood of the presence of nesting birds during the typical avian nesting season (February 1 through September 15) is considered very high.

Impact. Temporary events will be held within a single family residence and outside in an area that has been developed with lawns and ornamental landscaping, paved walkways and artificial water features. The temporary parking areas have been cleared of vegetation and covered with decomposed granite.

Activities not directly related to the Temporary Event Use Area (I.e., construction of the retention basin, vegetation clearing, mowing, and tree trimming along the frontage of West Ormonde Road) may have impacted the special-status plant species described above, particularly Pismo clarkia and Santa Margarita manzanita. However, these disturbances were previously addressed as code violations and have since been resolved through after-the-fact permitting through the County. As such, mitigation measures for prior disturbances to these species are not addressed further. However, previous activities on the site and in the proposed temporary events area may have adversely impacted coast live oak trees which are considered a sensitive community by the County.

Western pond turtle and CRLF are unlikely to have occurred within the survey area prior to the construction of the retention pond between 2011 and 2012, and therefore were likely not impacted. The retention pond and rock fountains may draw these aquatic- related species into the survey area during rainy or ponded conditions, assumed to be during the winter months. If pond turtles or CRLF were to traverse the site during these conditions, they may be impacted by vehicle strikes or disturbance from lights and increased noise levels due to events.

Migratory nesting birds are likely to occur within the survey area during the prime nesting season February 15 to August 31). Activities related to the temporary events (e.g., amplified music, nighttime lighting, vehicular traffic, etc.) have the potential to impact nesting birds.

Construction activities completed since 2005 potentially resulted in direct impacts to the special-status plant species described above. Based on aerial photographs, approximately 1.05 acres of Santa Margarita manzanita were cleared between 2006 and 2007 prior to the construction of the retention pond. Additionally, up to 4.52 acres of Pismo clarkia have been potentially impacted along the frontage of West Ormonde Road since 2005. These activities were not directly related to the Temporary Event Use Area, thus, no mitigation is discussed in this report. It is anticipated that Cal Fire will require the Applicant to mow for fire management along the frontage of the property. Additionally, the construction of the accessory barn may result in the impact of three oak trees.

Impacts to Hoover's bent grass, straight-awned spineflower, mesa horkelia, San Luis Obispo County lupine, and black-flowered figwort may have occurred during construction activities. Suitable habitat for these species is present; however, none of these species were identified during the late-season field survey, and no mitigation measures are recommended for these species. Recommended mitigation for potential impacts to Pismo clarkia and Santa Margarita manzanita as a result of Temporary Events is recommended.

Mitigation/Conclusion. With incorporation of the recommended mitigation measures, impacts to biological resources will be less than significant.

BIO-1 Avoid Impacts to Aquatic Species. Vegetation management, amplified music, and nighttime lighting within 250 feet of aquatic features shall not occur during the CRLF breeding season (November 1 to April 30).

BIO-2 Avoid Impacts to Nesting Birds. The Applicant is bound by the Migratory Bird Treaty Act and the California Department of Fish and Game Code (i.e., they must protect migratory nesting species). As such, the Applicant shall ensure they do not cause a nest to fail as a result of events. Events should avoid the prime nesting season (February 15 to August 31) to the extent feasible.

BIO-3 Pismo Clarkia Avoidance. Prior to any Temporary Events authorized by this permit, a focused, appropriately timed botanical survey for Pismo clarkia shall be conducted during the spring by a qualified botanist to determine its presence or absence on site. In order for the survey to be valid and satisfy this measure/condition, no vegetation clearing or mowing shall occur within the previously documented occurrence area of Pismo clarkia along the frontage of West Ormonde Road before the botanical survey. If Pismo clarkia is found, soil disturbance and vegetation trimming shall be avoided in that area and no mowing in the area shall occur between April 1 and July 31 each year.

BIO-4 Santa Margarita Manzanita Avoidance. No further Santa Margarita manzanitas shall be removed and impacts to any individuals of this species shall be avoided in the future. If it is determined at a later date that further construction activities will impact manzanitas, the Applicant shall acquire prior approval from the County. Any manzanitas removed in the future shall be mitigated at a 2:1 ratio on site within a location that will be protected in perpetuity. A restoration plan approved by the County will be developed in order to document the survival of the replacement manzanitas.

BIO-5 Prior to final inspection, the applicant shall replace, in kind at a 4:1 ratio, all *oak* trees removed as a result of the development of the project, and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. 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).

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 Obispeno Chumash. . No historic structures are present and no paleontological resources are known to exist in the area.

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 July, 2015, the legislature added new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

The Public Resources Code now establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." (Pub. Resources Code, § 21084.2.) To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.) If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2)

provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

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. In accordance with AB52, a request for consultation letter was sent to the Yak Tityu Tityu – Northern Chumash Tribe, Xolon Salinan Tribe, Northern Chumash Tribal Council, and the Salinan Tribe of Monterey and San Luis Obispo Counties representatives on August 19, 2015. No comments were received from the representatives.

No earth-disturbing activities are proposed with the project, which will utilize existing structures and improvements. The project is not located in an area that would be considered culturally sensitive due to lack of physical features such as creeks, rock outcroppings or other features typically associated with prehistoric occupation.

No previous cultural surveys were found for the subject property and no evidence of cultural or historical resources was noted on the property

A search of ¼ mile around the subject property identified the following previous survey work: 7 reports where no resources were encountered; 1 reports where resources were identified. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. As proposed, the project will result in the disturbance of approximately 4,500 sf to allow for the construction of an approximate 4,000 sf barn. The single-family residence will be built in an area where the previous house burnt down. 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?***	☐	☐	☒	☐

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☒

* Per Division of Mines and Geology Special Publication #42

Setting.

GEOLOGY -- The following relates to the project's geologic aspects or conditions:

Topography: Gently rolling to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

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: Low

Other notable geologic features? Located within an Energy Extractive Area

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

Within the 100-year Flood Hazard designation? No

Closest creek? The southerly terminus of Tiber Creek is located about 560 feet to the southwest of the project site. Distance? Approximately 560 feet

Soil drainage characteristics: Moderately drained

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

SEDIMENTATION AND EROSION – Soil type, amount 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 the project's soil erodibility is as follows:

Soil erodibility: Low to moderate

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

Impact. As proposed, the project will result in the disturbance of approximately 4,500 sf. The single-

family residence will be built in an area previously disturbed where the previous single family residence burnt down.

The project site is subject to the Energy and Extractive Resource Area combining designation. According to data from the California Division of Oil, Gas and Geothermal Resources (DOGGR) there are three oil exploration wells on the project site; all of these wells have been plugged and abandoned. In accordance with LUO Section 22.14.040(B)(2), a permit application for a use other than resource extraction or power generation must be accompanied by a mineral resource report prepared by a geologist or mining engineer that evaluates the following:

- The estimated extent and commercial value of any mineral resources located on the site or known to be within the vicinity of the proposed uses;
- The feasibility of extracting the identified mineral resources within a reasonable time before development of the proposed use;
- The feasibility of conducting resource extraction operations at the same time as the proposed use.

To address these requirements, the application includes a mineral resource report prepared for the project site (Lilburn Corporation, April 2015). Lilburn concluded that the temporary events will not adversely impact the feasibility of extracting any remaining mineral resources underlying the project site, or surrounding sites, because:

- There are currently no energy extraction operations on site;
- In the event oil and gas production resumes at some point in the future it would be subject to separate, project specific permitting and environmental review.

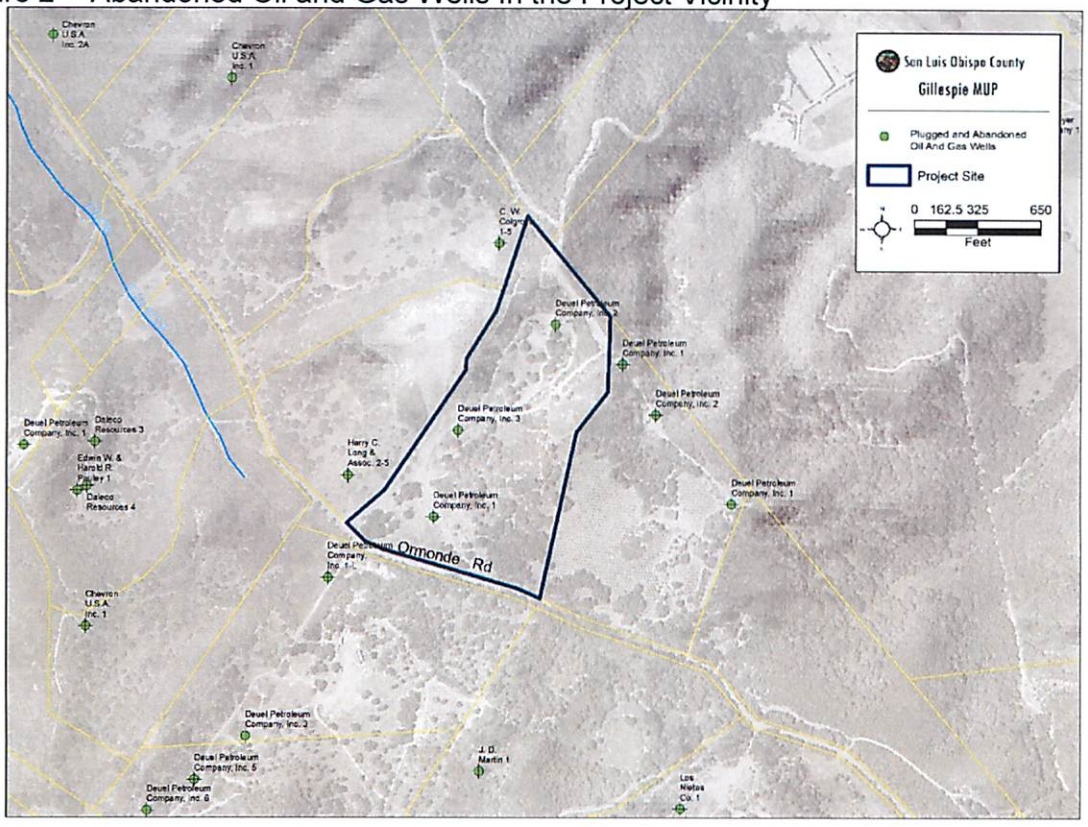
Mitigation/Conclusion. There is no evidence that additional measures beyond those required by ordinance or codes are needed. Impacts associated with mineral extraction are considered less than significant.

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?	☐	☐	☒	☐

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

Setting. The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in January, 2016 revealed no active sites in the vicinity, including the project site. However, California Department of Oil, Gas and Geothermal Resources records list three oil wells on the project site, and three more in the immediate vicinity (Figure 2) that have been plugged and abandoned. Since the wells have been plugged and abandoned, and the site is not listed on the Cortese List, no further action is required.

Figure 2 -- Abandoned Oil and Gas Wells In the Project Vicinity



The project is not within an Airport Review area.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in a Very *High Fire Hazard Severity Zone*. Based on the County's fire response time map, it will take approximately 15 - 20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project has been reviewed by CAL FIRE (January 27, 2016) for code requirements relating to fire protection; their comments will be incorporated into conditions of project approval. This project location has an extended fire engine response time where emergency services are not readily available. The cumulative effects of large special event type programs within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

The nearest fully staffed CAL FIRE/County Fire station (#21-Airport) is located at 4671 Broad Street near San Luis Obispo, CA. This station has an approximate 6.5 mile vehicular travel distance and a 10+ minute response time. A maximum of 2 fulltime firefighters are on duty at this station at all times. The project site is located in State Responsibility Area and within a *"VERY HIGH"* Fire Hazard Severity Zone.

Regarding road safety impacts, the project has been reviewed by County Public Works, which is discussed further in the Transportation section.

The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated. In addition to code requirements, the following mitigation measures are recommended for public assemblage and temporary events.

HAZ-1. 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 Use Permit requirements.

HAZ-2. 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.

HAZ-3. 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.

HAZ-4. 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.

HAZ-5. The existing secondary access route providing access from the event parking site directly to West Ormonde Road must be improved to provide an all-weather surface. The primary and secondary access routes must provide adequate width of 20' to function as a two- way means of exiting vehicles from the project site in the event of an emergency. All gates, cables or chains located along this secondary access road shall be open or removed during all events.

HAZ-6. As mitigation for the extended response time from the nearest CAL FIRE/County Fire station, an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire Watch throughout the event(s). Two (E.M.T's) will be required for events over 300 attendees.

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?	☐	☐	☒	☐

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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, and will not conflict with any sensitive noise receptors (e.g., residences). 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 proposes to have up to 40 special events per year; events will be conducted between the hours of 10AM and 10PM. Noise impacts are considered less than significant because:

- The application does not include a request for amplified music.
- The outdoor picnic areas where events may occur is located in a natural bowl on the project site which will help protect surrounding properties from outdoor noise.
- The nearest dwellings are at least 650 feet from the events area.
- The events will be held inside a 7,495 square foot assembly hall attached to the single family dwelling or inside a barn.

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 involves temporary events and will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. Based on the project description, no significant population and housing impacts are anticipated. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Fire protection?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☒	☐	☐
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: Oceano (Approximately 4.8 miles to the south)

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

Location: Approximately 4.5 miles to the west

School District: Lucia Mar Unified School District.

Water and wastewater services will be provided by on-site wells and septic systems. Police protection is provided by the County Sheriff which has a sub-station at 1681 Front Street in Oceano. The nearest County fire stations are located at 4671 Broad Street, about five miles to the north, and at 2391 Willow Road on the Nipomo Mesa, about five miles to the south. Emergency response times to the project site are 10 – 15 minutes. The project is located within the Lucia Mar School District.

Impact. No significant project-specific impacts to utilities or public services were identified.

Mitigation/Conclusion. To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq.. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies

the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development.

Construction of the single family residence and attached assembly hall were subject to the payment of development impact fees. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees. As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to area roadways is discussed in Section 12, Transportation/Circulation. Payment of the relevant fees 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 project site. 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?	☐	☐	☒	☐

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 located on the northeastern side of Ormonde Road (at 490 Ormonde Road), approximately 1.8 miles north of the City of Arroyo Grande. This section of Ormonde Road contains two travel lanes, one in each direction. The travel lanes are 10-11 feet wide. The existing traffic volumes are low (265 ADT) based on counts taken by the County.

The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area Ormonde Road is operating at acceptable levels. The proposed project will not change the current Level of Service which is "C" or better for roads in rural areas.

Project plans show a paved access road extending eastward into the project site and looping around the temporary events area and terminating at one of two un-paved parking areas. An un-paved road completes the loop back to a separate exit driveway on Ormonde Road. The two parking areas are covered with a non-combustible surface (decomposed granite) and have a slope less than 10 percent.

The project was referred to the Public Works Department who concluded that the project warranted the preparation of a road safety analysis (RSA) in accordance with Resolution No. 2008-152 (Orosz Engineering Group, Inc., October 23, 2014). The project's public trip generation is estimated in two ways: regular operations and special events. The trips generated by a project are used and are derived from the trip thresholds included in the County Resolution 2008-152 for Roadway Safety Analyses (RSA).

Impacts Project trip generation is estimated on the number of attendees at each event divided by the average vehicle occupancy, multiplied by two trips (one each way). Based on the number of events the project trip generation is:

Table 1 -- Event Traffic			
Number	Size	Vehicle Occupancy	Total Peak Trips
10	400	2.5	320
20	350	2.5	280
10	250	2.5	200

Orosz Engineering Group, Inc., October 23, 2014

An RSA is based on the number of peak hour trips generated by a project. The Temporary Events will be scheduled during non-peak hours. The RSA assumed 50% of the total peak trips to occur during a peak hour. The proposed project is estimated to generate up to 160 peak hour event trips.

Prior to an event, one half of the total event traffic generally arrives within a two hour window with the majority of the traffic with the last 30-45 minutes before the event. At the end of the event, the remaining half of event traffic is expected to leave the venue over a one hour period and is more spread out.

Roadway Improvements

Per Board of Supervisor Resolution No. 2008-152. 1/4 mile from the entrance toward the nearest intersection (southerly for the project site) to A-1 (rural) standards.

Analysis. From the main site access to the south, Ormonde Road has 22 feet of pavement with four-foot graded shoulders. The existing cross-section of Ormonde Road meets the requirement of a A-1b(less than 400 ADT roadway) cross-section. Therefore, roadway improvements are not required (Orosz Engineering Group, Inc., October 23, 2014).

Safety Analysis

Standard. Evaluate the collision rate for the primary access roadways with one (1) mile of the primary site entrance. Recommend improvements to reduce the potential for the collision patterns that are identified.

Analysis. The California Highway Patrol (CHP) was contacted to obtain data for any collisions within the vicinity of the project site over the past three years. Based on data provided by CHP, one collision on Ormonde Road, near Price Canyon Road was identified and no road improvements are required (Orosz Engineering Group, Inc., October 23, 2014).

Site Distance Evaluation

The County of San Luis Obispo Public Works has adopted stopping sight distance standards for driveways and intersections on County roads. Based on the travel speeds on W. Ormonde Road (30-35 MPH), the required stopping distance is 250 feet. Due to the low number of vehicles using the roadway, the vehicle travel speeds to be used for the sight distance analysis was approximately 5 MPH higher than the "pace" of traffic (10 MPH range with the highest number of vehicles traveling within that range). The pace for this section of Ormonde Road was found to be 27-36 MPH. The approach speed for use in the analysis was assumed to be 40 MPH. The design stopping distance for this analysis is 300 feet. The actual stopping sight distance available is summarized in the following table, based on field measurements collected at the two existing driveway access locations (Orosz Engineering Group, Inc., October 23, 2014).

Table 2 -- Sight Distance Analysis				
Location	Required Stopping Sight Distance/Approach Speed	Sight Distance for Drivers Looking to the Left	Sight Distance for Drivers Looking to the Right	Coonclusion
Existing Driveway A	300 feet (40 MPH)	500 feet	500 feet	Ok to left. Ok to right.
Existing Driveway B	300 feet (40 MPH)	500 feet	500 feet	Ok to left. Ok to right.

Orosz Engineering Group, Inc., October 23, 2014

As shown by Table 2, adequate sight distance is provided for safe turns out of the exiting driveways in both directions. No significant traffic-related concerns were identified.

Parking

The project provides two un-paved parking areas that meet the standards set forth in LUO Section 23.030.610.2. Namely, these areas are constructed of a non-combustible surface, have a slope of less than 10 percent, and can accommodate 400 vehicles at a ratio of 400 square feet per car.

The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. Based on the arrival and departure patterns discussed above, the event project trips will not have a significant impact on safety nor impact current circulation patterns.

No mitigation measures above what are already required by ordinance are necessary.

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.

Soil types for the project site are listed in Section 2. Agricultural Resources. Project plans show a septic leach field area on soils composed of the Corralitos sand, with 2 to 15 percent slopes. Based on the Natural Resource Conservation Service (NRCS) Soil Survey, the main limitations of these soils for wastewater effluent include:

-***poor filtering characteristics*** due to the very permeable nature of the soil, without special engineering will require larger separations between the leach lines and the groundwater basin to provide adequate filtering of the effluent. In this case, due to the (limited availability of) information relating to the poor filtering soil characteristic, the following additional information will be needed prior to issuance of a building permit: soil borings at leach line location showing that there is adequate separation, or plans for an engineered wastewater system that shows how the basin plan criteria can be met.

- ***seepage in bottom layer,*** where effluent seeps quickly through (rather than be absorbed by) the soil horizon(s) to a soil layer just above bedrock that is typically in a saturated condition. The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) with possible treatment of the soil to insure effluent movement rate through the soil meets basin plan requirements. Special engineering may be required to provide this acceptable percolation rate.

Impacts/Mitigation. Plans show restrooms with the event hall / single family house which will use an existing leach field located just south of the existing parking areas.

The applicant will connect to the existing septic system which was approved for the restrooms and shown on the house permit site plan (which burnt down). The existing system includes a 1,500 gallon septic tank and a 150 foot high capacity leachfields. The previous restrooms included the following fixtures: 6 toilets and 3 urinals – current plans show 5 toilets and 2 urinals on the first floor to serve the intermittent events. The system is adequately sized for the normal single-family use and supplemental potable facilities will be brought in for the larger events (over 200 attendees). The average percolation rate obtained for the Site was determined to be less than 1.0 minutes per inch (GeoSolutions, INC., Percolation Testing, November 21, 2013).

Soils in this area consist of Corralitos sand which has a very limited capacity for septic systems due poor filtering characteristics in which fluids percolate too quickly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan states that the percolation rate should be greater than 30 and less than 120 minutes per inch.

Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- There is an existing 1,500 gallon septic system with leach lines on site. The system is adequately sized for the normal single-family residence use and supplemental portable facilities will be brought in for events. No new septic systems or leachfields are proposed.
- Prior to holding any temporary events, the applicant shall contact the Environmental Health Department to verify septic system adequacy as needed for proposed use.
- Restrooms facility shall be in conformance with industry standards (the use of portable potties).
- Prior to building permit issuance and/or final inspection of the wastewater system, the

applicant will need demonstrate compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. The applicant shall contact Brad Prior of the Environmental Division to determine if an annual permit will be required for the water supply at this facility. Refer to Exhibit B - Mitigation Summary Table.

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.)?	☐	☐	☒	☐
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 project proposes to obtain its water needs from an on-site well. The Environmental

Health Division has reviewed the project (letter of October 6, 2014) no concerns were identified. Based on available information, the proposed water source is not known to have any significant availability or quality problems. The project site is located in an Energy & Extractive (EX) area. This fact, along with the history of oil extraction wells on this property are an indication of the potential presence of oil bearing geologic deposits underlying the site or in the immediate area. Depending on whether the oil bearing deposits may be in contact with the groundwater, water quality issues could occur.

The topography of the project is moderately sloping The closest creek from the proposed development is approximately 0.1 miles away. 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? Tiber Creek Distance? Approximately 560 feet

Soil drainage characteristics: Well drained to moderately 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: Low

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.

Impact – Water Quality/Hydrology

The project does not involve construction activities or the construction of additional sources of runoff.

Impact -- Water Quantity

The application includes an estimate of existing water demand, and water demand for temporary events as follows:

Existing Annual Water Usage Estimate:

Residence + Landscape (based on 14,500sf landscaped area) = +/- 1.5 acre-feet per year

Temporary Events Total Annual Water Usage Estimate = 135,000 gallons annually (0.41 acre-feet annually):

Table 3 -- Water Demand For Temporary Events				
No. Of Guests	Water Demand Per Guest	No. Of Event Days Per Year	Gallons Per Year	Acre-Feet Per Year
400	10 gallons per person	10	40,000	0.12
350	10 gallons per person	20	70,000	0.21
250	10 gallons per person	10	25,000	0.07
TOTAL:		40	135,000	0.41

Total water demand per year, assuming special events take place as described in the above table, would be about 1.91 AFY.

The project proposes the following measures to reduce consumptive water use:

Landscape Water Conservation Measures

- Small amounts of turf are onsite. The turf variety is Dwarf Enduro which is highly drought & heat tolerant (only needs to be watered a few times/week). http://greenfieldsturf.com/productinfo.html
- Drought tolerant landscape- Ceanothus, Vinca & ferns
- Mulch is used for more efficient maintenance-moisture retention
- Irrigation is monitored-use Rainbird pop heads (with sams) which have built-in check valve, which keeps the water inside the line when its shut off.

Indoor Conservation Measures

- All High Efficiency Toilets (1.28 gallons per flush or less)
- On demand hot water heater under the sinks (using almost no electricity)

A water quality test was performed on the well serving the project site in 2014. That report found no traces of coliform or E coli in the water supply. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands. No significant impacts were identified therefore; potential water impacts would be less than significant.

Mitigation/Conclusion. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated. However, documentation of a reliable potable water supply must be provided prior to the conduct of special events.

W-1 Prior to holding any events, the applicant shall contact the Environmental Health Department to verify water supply adequacy and potability as for the proposed project. The applicant shall contact Brad Prior of the Environmental Division to determine if an annual permit will be required for the water supply at this facility.

W-2 Prior to holding any temporary events, the applicant shall obtain all the appropriate Health Department permits. The Health Department will require the following information:

a. If water is made available to 25 or more employees at any one time, or to members of the public then the applicant shall be required to have domestic water supply system.

b. Any service or sale of food or beverages for on-site consumption shall have all necessary approvals from the County Environmental Health Department.

Comply with all County Environmental Health Department approved pest and solid waste control plans.

No additional measures above what are required or proposed are needed to protect water quality.

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

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

1. LUO Section 22.014.040 Price Canyon-Ormonde Road Oilfield
2. LUO Section 22.014.050 C2 Price Canyon-Ormonde Road
3. LUO Section 22.106 San Luis Bay Planning Area

The project is located within the Energy Extractive Resource Area (EX) combining designation. The Inland Framework for Planning states that the purpose of the EX designation is to

1. To identify areas where mineral or petroleum extraction occurs, is proposed to occur, or where petroleum or mineral reserves of statewide significance exist, as defined by the State Geologist.
2. To protect existing extraction areas so that land uses incompatible with continuing extraction activities will not be developed on adjacent properties.

3. To protect existing energy production areas and regional production facilities so that incompatible uses will not be developed on adjacent properties such that the energy production facilities may become dangerous or detrimental to public health and safety.
4. To protect energy production areas from encroaching urban development or other incompatible land uses that may hinder their continued operation.

Required Finding per Section 22.14.040, states that an approval of any use other than energy production or resource extraction may be granted when the finding is made that the proposed use will not adversely affect the continuing operation or expansion of the energy or extraction use.

Any future development on the said property would be required to meet permit requirements and the finding requirements for EX combining designation. At the time of application for any future development on this property, the County would review of the proposed project, be required to make the required findings, and apply appropriate conditions to that project.

Mitigation/Conclusion. The requirements of the EX combining designation adequately provides for opportunities and measures to address any future developments limitation on extraction activities.

Therefore, no inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

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

6. 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	**Not Applicable**
☐	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	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☐	CA Department of Fish and Wildlife	**Not Applicable**
☒	CA Department of Forestry (Cal Fire)	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☒	Other Building Division	**Attached**
☐	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
- ☒ South County Area Plan/South County sub area
- ☐ 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:

California Department of Conservation Division of Oil, Gas and Geothermal Resources, well data accessed March 29, 2013

Lilburn Corporation, Mineral Resource Report Gillespie Property, April 2015San Luis Obispo County

Public Health Laboratory, Environmental Report February 2014

Terra Verde Consulting, LLC, Biological Resources Assessment Loriana Ranch, February 3, 2015

GeoSolutions, INC., Percolation Testing, November 21, 2013

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.

Air Quality:

AQ-1 Prior to holding any events and for the life of the project, the applicant shall implement the following measures:

a. Designated parking locations shall be:

1. Paved when possible;
2. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
3. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact off-site areas prompting nuisance violations.

b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact offsite areas .

c. The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.

AQ-2 Prior to establishment of the temporary event program, the applicant shall contact the APCD for specific information regarding operation equipment registration and APCD permits. The applicant shall submit to the Planning Department a copy of a letter of exemption for the above or a copy of any required APCD permits.

Biological Resources

BIO-1 Avoid Impacts to Aquatic Species. Vegetation management, amplified music, and nighttime lighting within 250 feet of aquatic features shall not occur during the CRLF breeding season (November 1 to April 30).

BIO-2 Avoid Impacts to Nesting Birds. The Applicant is bound by the Migratory Bird Treaty Act and the California Department of Fish and Game Code (i.e., they must protect migratory nesting species). As such, the Applicant shall ensure they do not cause a nest to fail as a result of events. Events should avoid the prime nesting season (February 15 to August 31) to the extent feasible.

BIO-3 Pismo Clarkia Avoidance. Prior to any Temporary Events authorized by this permit, a focused, appropriately timed botanical survey for Pismo clarkia shall be conducted during the spring by a qualified botanist to determine its presence or absence on site. In order for the survey to be valid and satisfy this measure/condition, no vegetation clearing or mowing shall occur within the previously documented occurrence area of Pismo clarkia along the frontage of West Ormonde Road before the botanical survey. If Pismo clarkia is found, soil disturbance and vegetation trimming shall be avoided in that area and no mowing in the area shall occur between April 1 and July 31 each year.

BIO-4 Santa Margarita Manzanita Avoidance. No further Santa Margarita manzanitas shall be removed and impacts to any individuals of this species shall be avoided in the future. If it is determined at a later date that further construction activities will impact manzanitas, the Applicant shall acquire prior approval from the County. Any manzanitas removed in the future shall be mitigated at a 2:1 ratio on site within a location that will be protected in perpetuity. A restoration plan approved by the County will be developed in order to document the survival of the replacement manzanitas.

BIO-5 Prior to final inspection, the applicant shall replace, in kind at a 4:1 ratio, all *oak* trees removed as a result of the development of the project, and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. 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).

Hazards and Hazardous Materials:

HAZ-1 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.

HAZ-2 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.

HAZ-3 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.

HAZ-4 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.calflreslo.org.

HAZ-5 The existing secondary access route providing access from the event parking site directly to West Ormonde Road must be improved to provide an all-weather surface. The primary and secondary access routes must provide adequate width of 20' to function as a two- way means of exiting vehicles from the project site in the event of an emergency. All gates, cables or chains located along this secondary access road shall be open or removed during all events.

HAZ-6 As mitigation for the extended response time from the nearest CAL FIRE/County Fire station, an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire Watch throughout the event(s). Two (E.M.T's) will be required for events over 300 attendees.

Water:

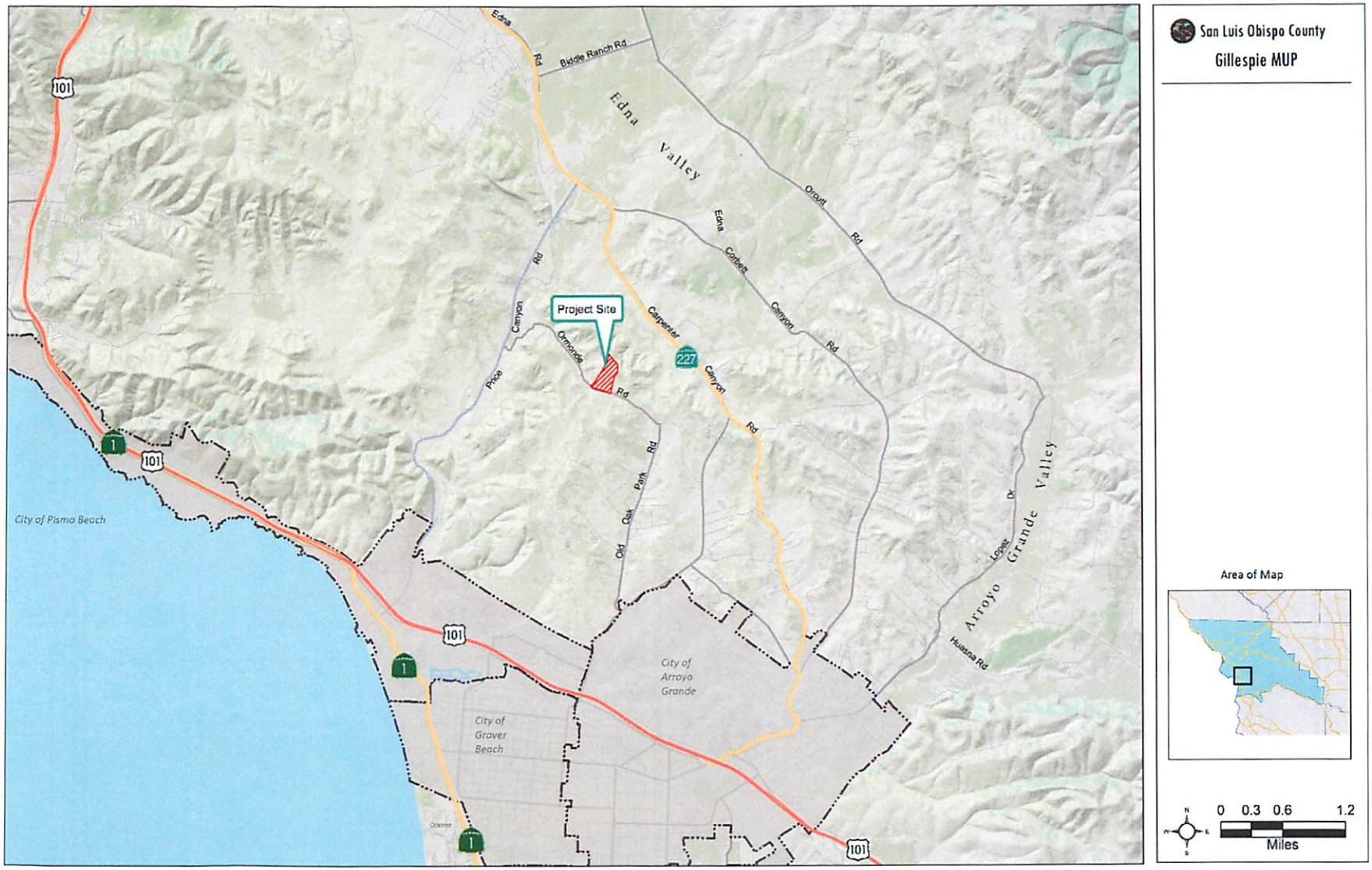
W-1 Prior to holding any events, the applicant shall contact the Environmental Health Department to verify water supply adequacy and potability as for the proposed project. The applicant shall contact Brad Prior of the Environmental Division to determine if an annual permit will be required for the water supply at this facility.

W-2 Prior to holding any temporary events, the applicant shall obtain all the appropriate Health Department permits. The Health Department will require the following information:

c. If water is made available to 25 or more employees at any one time, or to members of the public then the applicant shall be required to have domestic water supply system.

d. Any service or sale of food or beverages for on-site consumption shall have all necessary approvals from the County Environmental Health Department.

e. Comply with all County Environmental Health Department approved pest and solid waste control plans.


San Luis Obispo County
Gillespie MUP
Project Site
Edna Valley
Arroyo Grande Valley
City of Pismo Beach
City of Arroyo Grande
City of Grover Beach
Ocean
Edna Rd
Biddle Ranch Rd
Price Canyon Rd
Ormonde Rd
Carpenter Canyon Rd
Edna Corbett Canyon Rd
Orcutt Rd
Old Oak Park Rd
Lopez Dr
Huasna Rd
101
1
227
Area of Map
0 0.3 0.6 1.2
Miles

Kirk Consulting
A California Corporation

SLO CNTY
PLANNING/BUILDING
DEPT
2016 MAY 32 PM 4:10

Letter of Transmittal

Date: May 31, 2016

To: Holly Phipps / SLO County Planning Dept.

From: JuLee Watson for Lacey Zubak / Kirk Consulting

RE: Gillespie DRC 2014-00027 – Revised Developer's Statement

Hello Holly,

Please accept this fully executed original revised Developer's Statement for Gillespie / Minor Use Permit DRC2014-00027

Please contact our office if you should happen to have any questions or concerns.

Cordially,

JuLee Watson
Administrative Assistant
julee@kirk-consulting.net
Phone: (805)461-5765, Ext. 16
Fax: (805) 462-9466

DATE: APRIL 28, 2016
REVISED: MAY 19, 2016

DEVELOPER'S STATEMENT FOR GILLESPIE / MINOR USE PERMIT / DRC2014-00027

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: Request by Lori and Rob Gillespie for a Minor Use Permit to allow Temporary Events within a single family residence and outdoor picnic areas on a 29.02 acre project site.

The Temporary Events program will include:

- 10 events with up to 400 guests;
- 20 events with up to 350 guests;
- 10 events with up to 250 guests.

No more than 50 events (including non-profit events) are proposed onsite during one calendar year. Events are proposed to be held from 10 am to 10 pm. The applicant is not requesting outdoor amplified music. Food will be provided by a licensed caterer and prepared off-site.

A tentative list of event types is as follows:

Agriculture Food & Craft Shows
Class Reunions
Harvest Festivals
Flower Shows or Festivals
Food Festivals
Weddings
Educational or Corporate Seminars
Birthday Celebrations
Holiday Parties
Family Reunions
Wine Symposia

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

Air Quality:

AQ-1 Prior to holding any events and for the life of the project, the applicant shall implement the following measures:

a. Designated parking locations shall be:

1. Paved when possible;
2. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
3. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact off-site areas prompting nuisance violations.

b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact offsite areas .

c. The applicant may propose alternative measures of equal effectiveness by contacting the
APCD's Planning Division at 781-5912.

AQ-2 Prior to establishment of the temporary event program, the applicant shall contact the APCD for specific information regarding operation equipment registration and APCD permits. The applicant shall submit to the Planning Department a copy of a letter of exemption for the above or a copy of any required APCD permits.

Monitoring: Required prior to issuance of a construction permit. Compliance (for AQ1 through AQ2) will be verified by the County Department of Planning and Building.

Biological Resources

BIO-1 Avoid Impacts to Aquatic Species. Vegetation management, amplified music, and nighttime lighting within 250 feet of aquatic features shall not occur during the CRLF breeding season (November 1 to April 30).

Monitoring: Required prior to issuance of a construction permit. Compliance (for BIO-1 thru BIO-4) will be verified by the County Department of Planning and Building.

BIO-2 Avoid Impacts to Nesting Birds. The Applicant is bound by the Migratory Bird Treaty Act and the California Department of Fish and Game Code (i.e., they must protect migratory nesting species). As such, the Applicant shall ensure they do not cause a nest to fail as a result of events. Events should avoid the prime nesting season (February 15 to August 31) to the extent feasible.

BIO-3 Pismo Clarkia Avoidance. Prior to any Temporary Events authorized by this permit, a focused, appropriately timed botanical survey for Pismo clarkia shall be conducted during the spring by a qualified botanist to determine its presence or absence on site. In

order for the survey to be valid and satisfy this measure/condition, no vegetation clearing or mowing shall occur within the previously documented occurrence area of Pismo clarkia along the frontage of West Ormonde Road before the botanical survey. If Pismo clarkia is found, soil disturbance and vegetation trimming shall be avoided in that area and no mowing in the area shall occur between April 1 and July 31 each year.

BIO-4 Santa Margarita Manzanita Avoidance. No further Santa Margarita manzanitas shall be removed and impacts to any individuals of this species shall be avoided in the future. If it is determined at a later date that further construction activities will impact manzanitas, the Applicant shall acquire prior approval from the County. Any manzanitas removed in the future shall be mitigated at a 2:1 ratio on site within a location that will be protected in perpetuity. A restoration plan approved by the County will be developed in order to document the survival of the replacement manzanitas.

BIO-5 Prior to final inspection, the applicant shall replace, in kind at a 4:1 ratio, all *oak* trees removed as a result of the development of the project, and in addition, shall plant at a 2:1 ratio for each tree impacted but not removed. 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).

Hazards and Hazardous Materials:

HAZ-1 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.

Monitoring: Required prior to issuance of a construction permit. Compliance for (HAZ-1 through HAZ-6) will be verified by the County Department of Planning and Building in Consultation with CAL FIRE

HAZ-2 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.

HAZ-3 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.

HAZ-4 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.

HAZ-5 The existing secondary access route providing access from the event parking site directly to West Ormonde Road must be improved to provide an all-weather surface. The primary and secondary access routes must provide adequate width of 20' to function as a two- way means of exiting vehicles from the project site in the event of an emergency. All gates, cables or chains located along this secondary access road shall be open or removed during all events.

HAZ-6 As mitigation for the extended response time from the nearest CAL FIRE/County Fire station, an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire Watch throughout the event(s). Two (E.M.T's) will be required for events over 300 attendees.

Water:

W-1 Prior to holding any events, the applicant shall contact the Environmental Health Department to verify water supply adequacy and potability as for the proposed project. The applicant shall contact Brad Prior of the Environmental Division to determine if an annual permit will be required for the water supply at this facility.

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

W-2 Prior to holding any temporary events, the applicant shall obtain all the appropriate Health Department permits. The Health Department will require the following information:

a. If water is made available to 25 or more employees at any one time, or to members of the public then the applicant shall be required to have domestic water supply system.

b. Any service or sale of food or beverages for on-site consumption shall have all necessary approvals from the County Environmental Health Department.

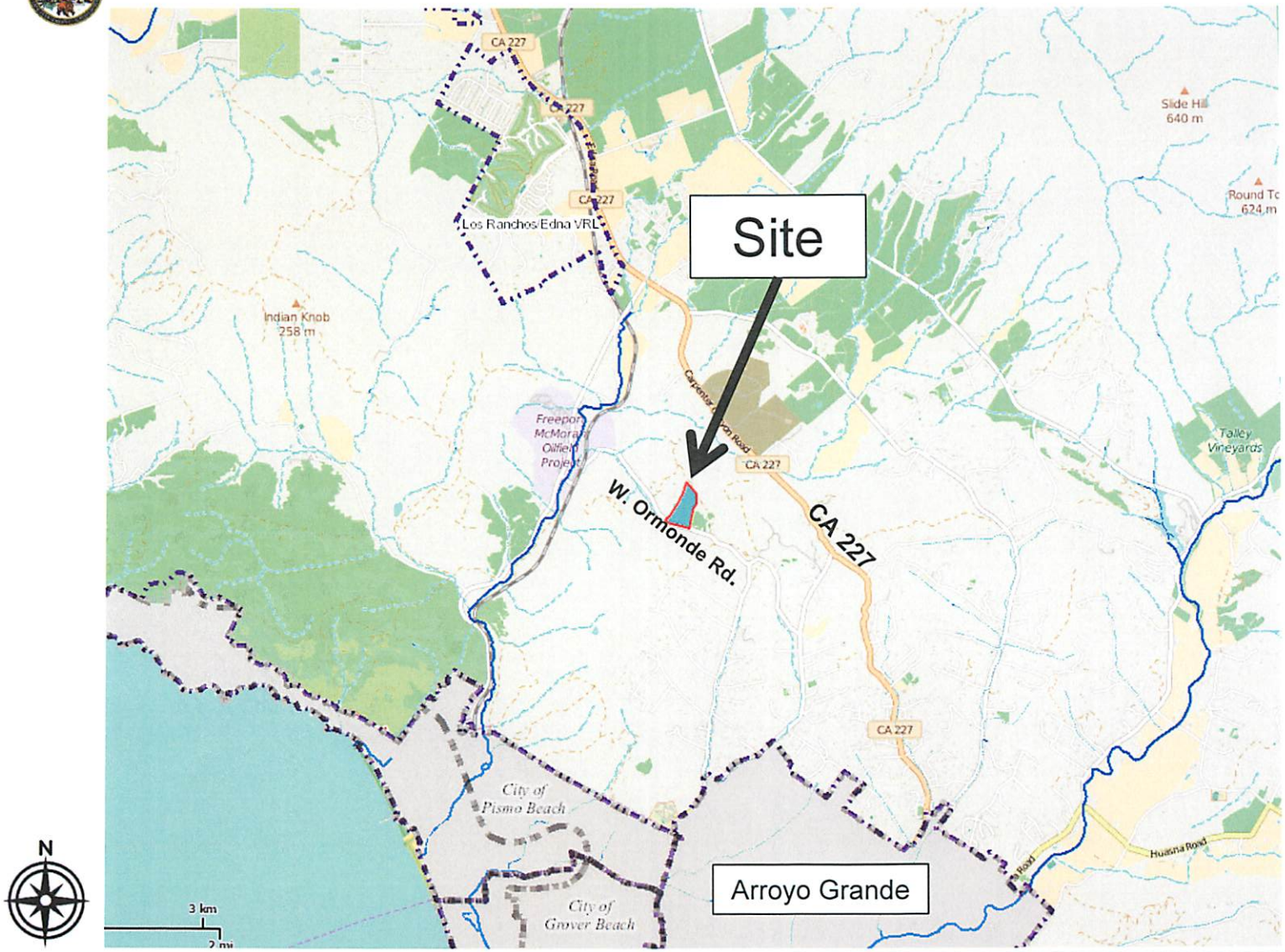
c. Comply with all County Environmental Health Department approved pest and solid waste control plans.

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

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.

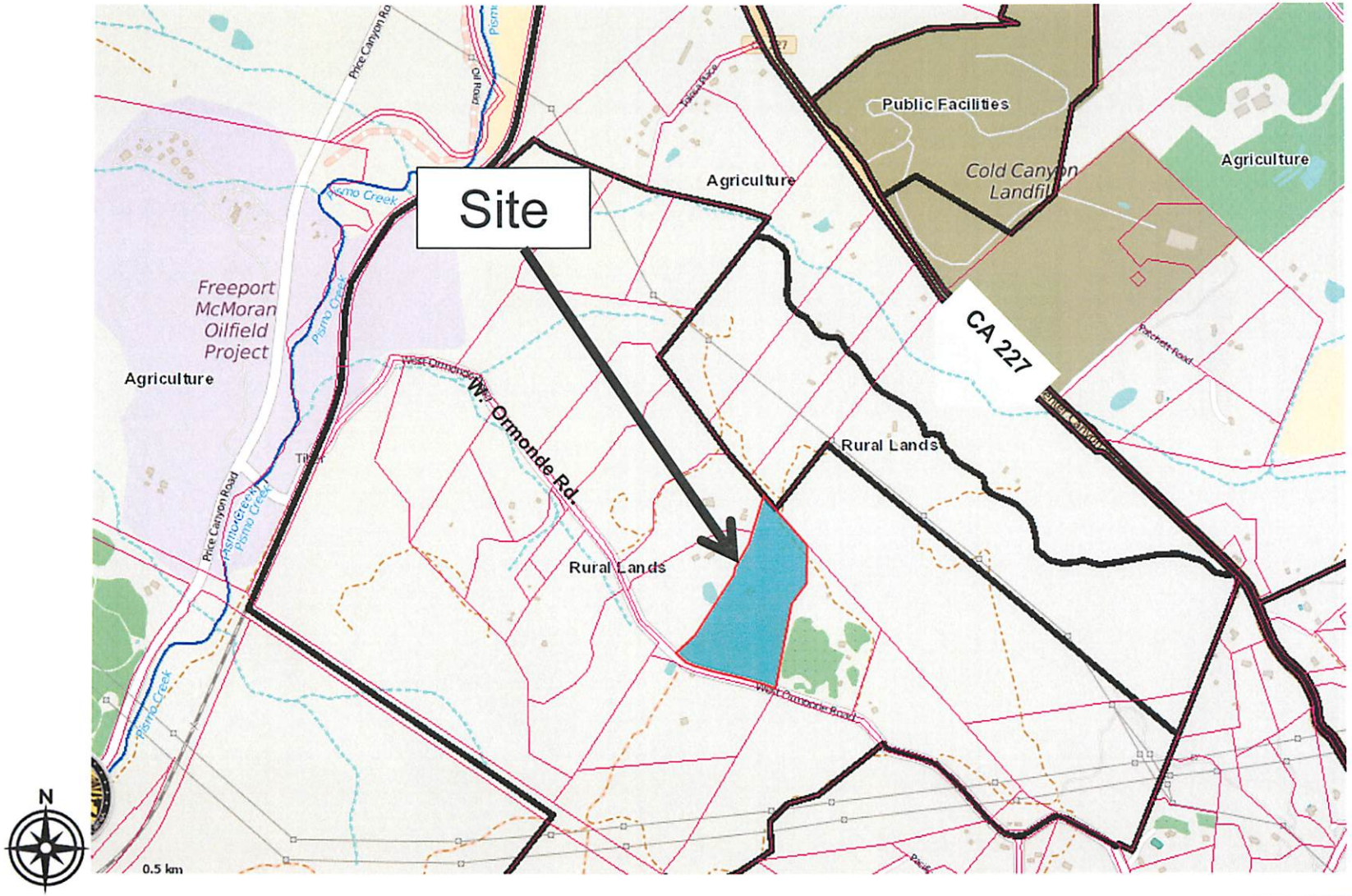
Signature of Owner(s)	Name (Print)	Date
	Rob Gillespie	5/23/16
Lori Gillespie	Lori Gillespie	5-23-16

COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT



Minor Use Permit
Gillespie / DRC2014-00027

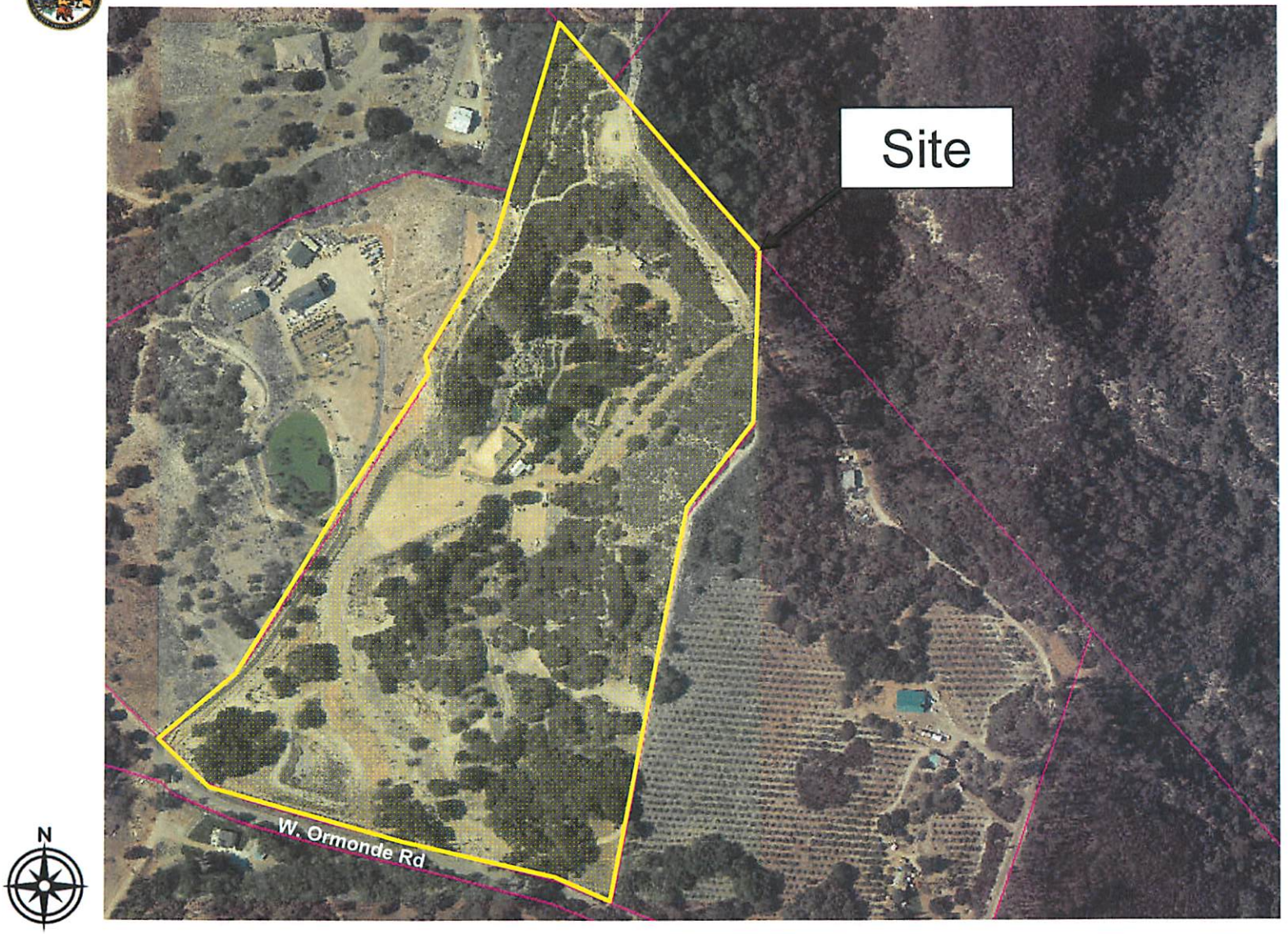
Vicinity Map



Minor Use Permit
Gillespie / DRC2014-00027

Land Use Category Map

COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT



Minor Use Permit
Gillespie / DRC2014-00027

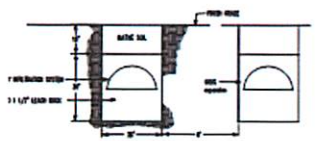
Aerial Photograph

LANDSCAPE NOTES

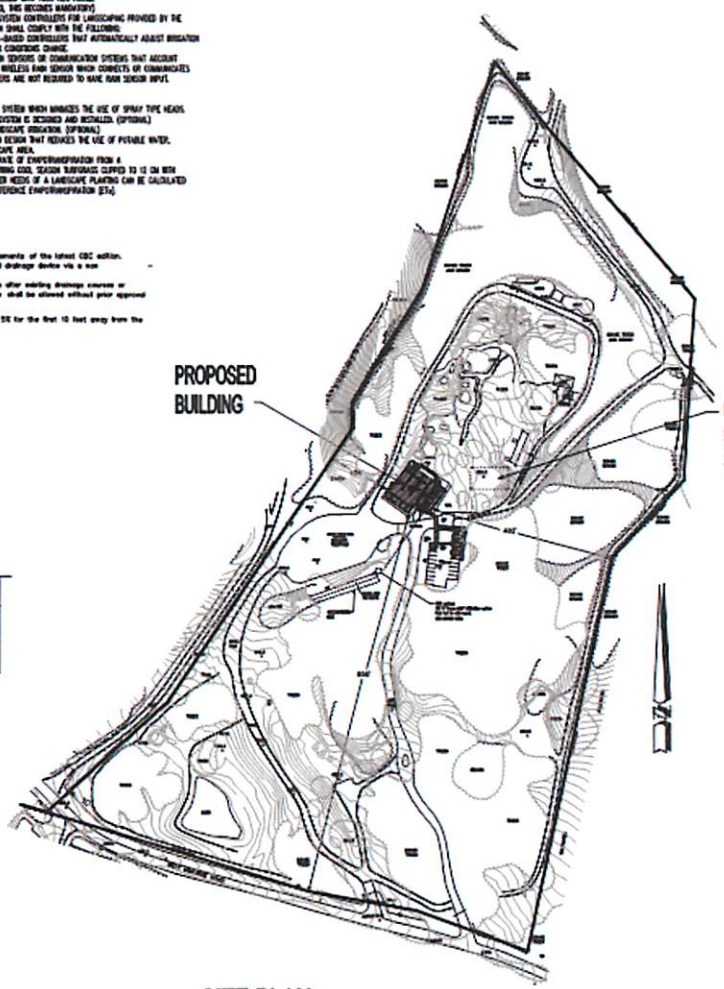
OUTDOOR WATER: NEW CONSTRUCTION SHALL COMPLY WITH CAL GREEN TIER 1 FOR OUTDOOR WATER REQUIREMENTS. THIS MEANS A LANDSCAPING AND IRRIGATION PLAN IS REQUIRED WITH YOUR NEW HOUSE.
CAL GREEN MANDATORY MEASURES, (WITH TIER 1 REQUIRED, SHE RECORDS MANDATORY)
4.304.1 IRRIGATION CONTROLLERS, AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
1. CONTROLLERS SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

CAL GREEN TIER 1:
4.304.1 INSTALL A LOW-WATER CONSUMPTION IRRIGATION SYSTEM WHICH MANAGES THE USE OF SPRAY TYPE HEADS.
4.304.2 A RAINWATER CAPTURE, STORAGE AND RE-USE SYSTEM IS DESIGNED AND INSTALLED. (OPTIONAL)
4.304.3 A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION. (OPTIONAL)
4.304.4 PROVIDE WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN THAT REDUCES THE USE OF POTABLE WATER, DOES NOT EXCEED 55 PERCENT OF ETo TIMES THE LANDSCAPE AREA.
REFERENCE EVAPOTRANSPIRATION (ETo). THE ESTIMATED RATE OF EVAPOTRANSPIRATION FROM A STANDARDIZED SURFACE OF WELL WATERED, ACTIVELY GROWING COOL SEASON TURFGRASS CLIPPED TO 12 CM WITH SUFFICIENT DENSITY TO FULLY SHADE THE SOIL. THE WATER NEEDS OF A LANDSCAPE PLANTING CAN BE CALCULATED BY MULTIPLYING THE LANDSCAPE COEFFICIENT (KL) AND REFERENCE EVAPOTRANSPIRATION (ETo).

GRADING NOTES
1. Lot grading shall meet the minimum requirements of the latest CBC edition.
2. Drainage shall be carried to the improved drainage device via a non erosive drainage device.
3. No grading or drainage improvements which alter existing drainage courses or concentrate drainage to adjacent properties shall be allowed without prior approval from the County Engineer.
4. All finish grades shall slope a minimum of 5% for the first 10 feet away from the building.
5. Cut and Fill quantities.

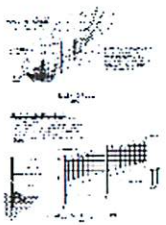


LEACH LINE DETAIL



SITE PLAN

VICINITY MAP



Cebulla ASSOCIATES

CEBULLA ASSOCIATES
P.O. BOX 42
PISMO BEACH, CA 93448
PHONE 473-1256
FAX (805) 473-1505

PROJECT:
3-BEDROOM SINGLE FAMILY RESIDENCE
APN 044-301-043
500 W. ORMONDE ROAD
ARROYO GRANDE, CA
OWNER
BOB HILLERIE
500 W. ORMONDE ROAD
ARROYO GRANDE, CA

REGISTERED ARCHITECT
C-3445
STATE OF CALIFORNIA

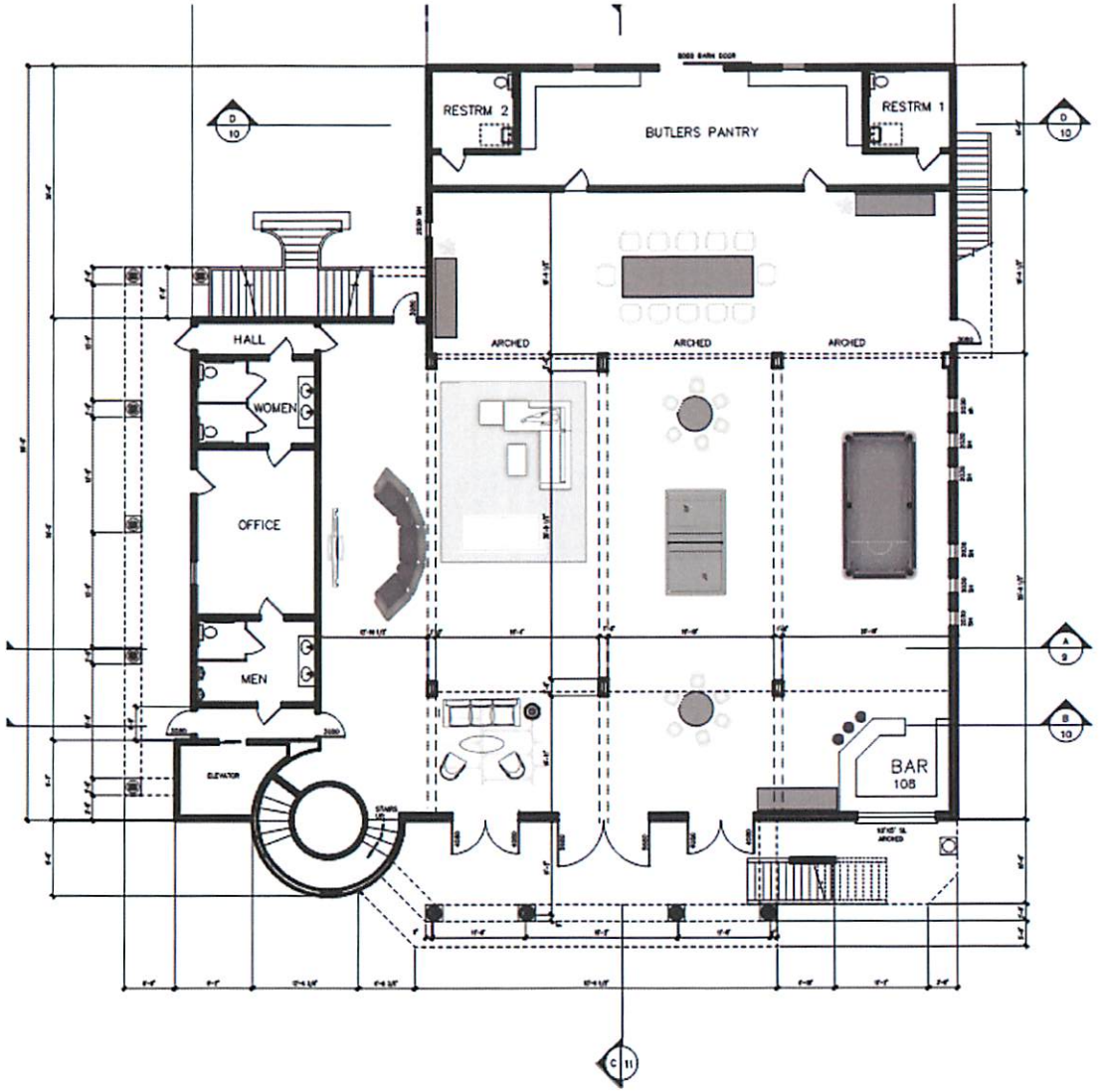
REVISIONS
04-09-2015

JOB # 8-150
DATE June 09, 2015

SHEET
1

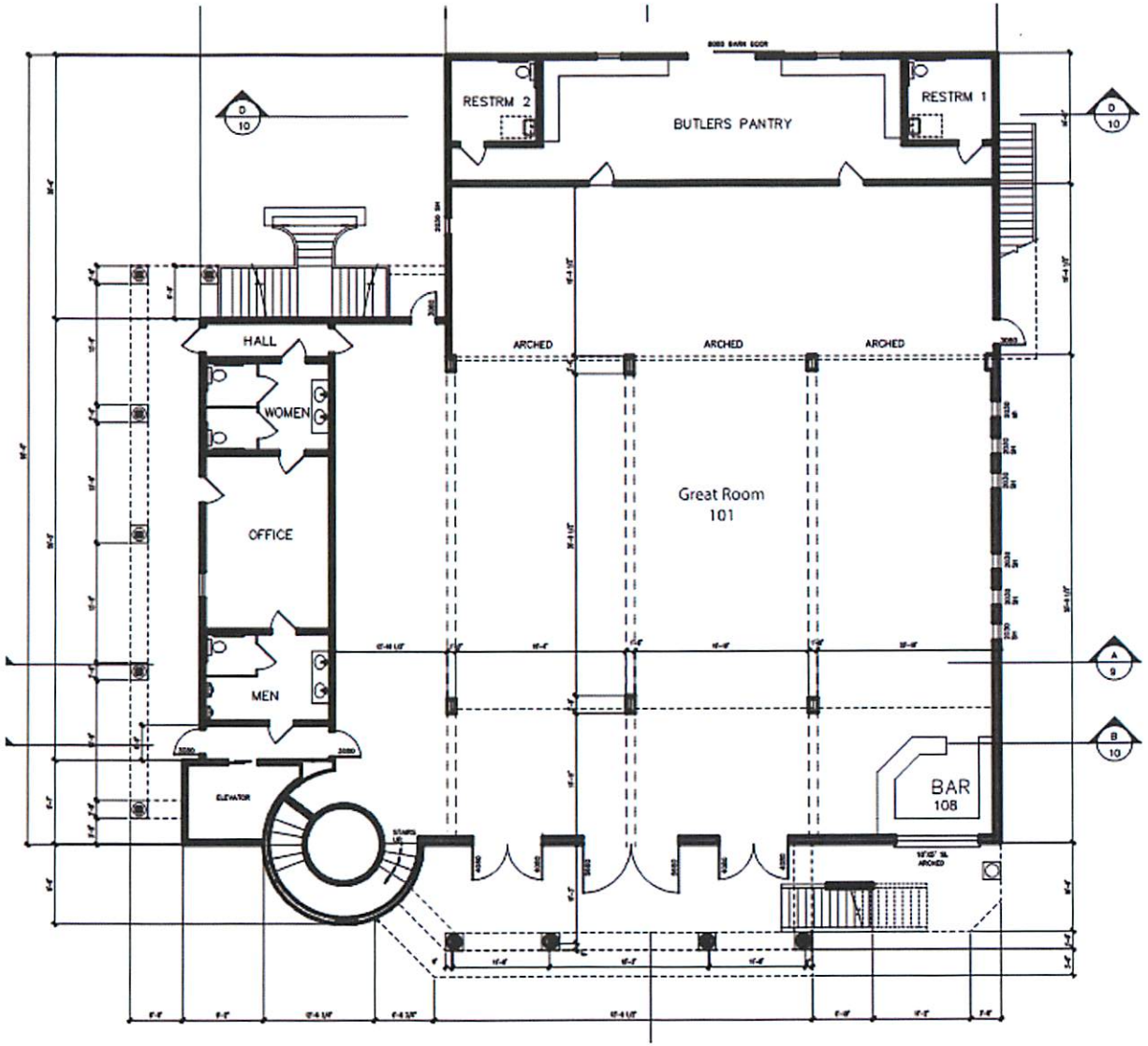
Minor Use Permit
Gillespie / DRC2014-00027

Site Plan



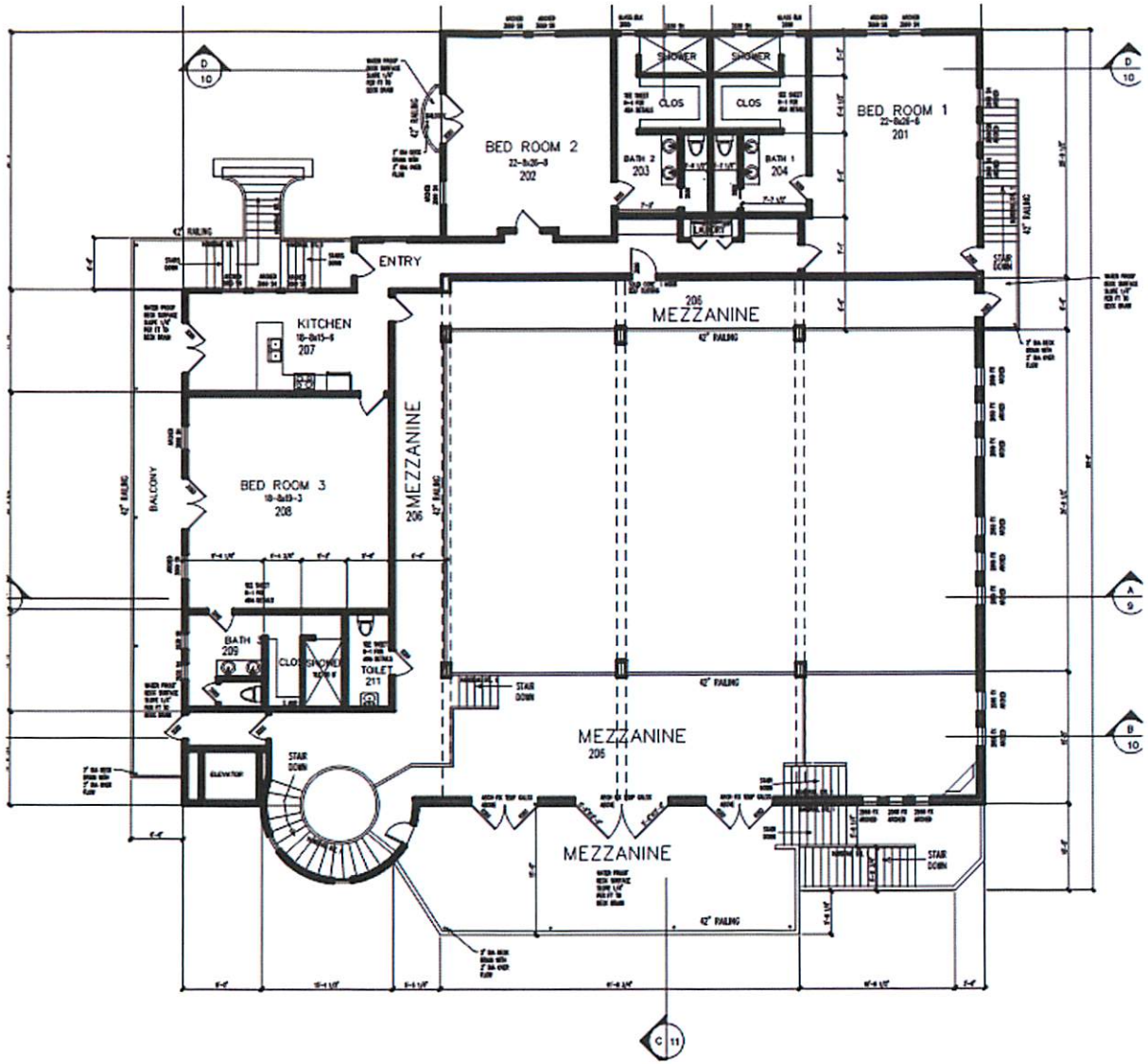
Minor Use Permit
Gillespie / DRC2014-00027

First Floor
Single Family Residence



Minor Use Permit
Gillespie / DRC2014-00027

Temporary Events First Floor
Single Family Residence



Minor Use Permit
Gillespie / DRC2014-00027

Second Floor
Single Family Residence

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: **May 6, 2015**

To: Holly Phipps Project Planner

From: Glenn Marshall, Development Services

Subject: Public Works Comments on DRC2014-00027, Gillespie MUP, Ormonde Road, Arroyo Grande Fringe, APN 044-301-043

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.

We have reviewed the OEG Traffic Report dated October 23, 2014, and have no further concerns.

Recommended Project Conditions of Approval:

Access

1. **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.

Recycling

2. **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).

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 1, 2014~~May 6, 2015

To: Holly Phipps Project Planner

From: ~~Tim Tomlinson~~Glenn Marshall, Development Services

Subject: Public Works Comments on DRC2014-00027, Gillespie MUP, Ormonde Road, Arroyo Grande Fringe, APN 044-301-043

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.

We have reviewed the OEG Traffic Report dated October 23, 2014, and have no further concerns.

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

~~A. The collision history on Ormonde Rd is above the state average. The proposed project triggers road safety analysis (RSA) per Resolution 2008-152. The RSA should, at a minimum address traffic generation; traffic split; existing Ormonde Road constraints based on collision history between Price Canyon Rd and Noyes Rd, and specifically discuss the UPRR under crossing and approach horizontal curves. Together with the RSA, an evaluation of center left turn lane warrants for the intersections of Price Canyon Rd at Ormonde Rd, and for Noyes Rd at Ormonde Rd shall be submitted by a licensed civil engineer.~~

Recommended Project Conditions of Approval:

Access

~~1. **At the time of application for construction permits**, If required by the RSA, 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~~

~~2. **At the time of application for construction permits,** if necessary, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer~~

~~of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.~~

~~3. **Prior to occupancy or final inspection,** if necessary, a Registered Civil Engineer must certify to the Department of Public Works that the road widening improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.~~

~~4. **Prior to occupancy or final inspection,** if necessary, all public improvements shall have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.~~

~~5.~~1. **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.

Recycling

~~6.~~2. **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).

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
SEP 17 2014
SR 14196
Environmental Health

DATE: 9/16/2014

TO: ENV HEALTH

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

PROJECT DESCRIPTION: DRC2014-00027 GILLESPIE – Proposed minor user permit to allow temporary events within a tent/outdoor picnic area, use of an existing residence with restrooms, use of an existing accessory building (420 sf) for dressing room/storage/stage, and a future commercial kitchen in the existing residence. Site location is 490 W Ormonde Rd, SLO. APN: 044-301-043.

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.

Please see attached

10/6/14 — Date

[signature] — Name

x 5551 — Phone

RECEIVED
OCT - 8 2014
SLO CO PLAN & BLDG

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer

Public Health
Prevent. Promote. Protect.

October 6, 2014

To: Department of Planning and Building
Holly Phipps, South County Team / Development Review

From: Environmental Health
Leslie Terry

Project Description: DRC2014-00027 GILLESPIE

Should the site have > 60 days / year with 25 or more persons (includes both temporary events and non-profit events), then the applicant shall contact Leslie Terry in this office to create a Transient Non-community water system. See attached chart for additional details.

If plan review for cross connection determines a device is necessary, then an annual device test requirement shall be added as a condition of this MUP.

Applicant to submit plans to this office for food facility should the commercial kitchen be used to prepare food for an event open to the public. Applicant is encouraged to speak with a food inspector in this office early in the planning stages for the commercial kitchen. There are restrictions in Health and Safety code regarding home kitchens being utilized to prepare food for the public.

Verify on-site wastewater system adequacy as needed for proposed use. Verity well and septic locations meet the minimum separation requirements.

2191 Johnson Avenue, San Luis Obispo, California 93401
(805) 781-5500 FAX (805) 781-5543 www.SLOpublichealth.org

		Private Event	Public Event	Public Event in Conjunction with a Community Event
Food Service	Requirement(s)	None	Utilize licensed caterers or licensed mobile food facilities	Utilize licensed caterers, licensed mobilie food facilities or licensed temporary food facilities
Water Supply		None*	Food service must be supplied with a source of Potable Water as defined in H&S Code	Food service must be supplied with a source of Potable Water as defined in H&S Code
Solid Waste		Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility	Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility	Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility
Liquid Waste		Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event	Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event	Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event
Hazmat		All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law	All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law	All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law

* should the site have >60 days/year with 25 or more persons, then the site will need to create a Transient Non-community water system

100% Post Consumer Recycled Paper

SLO COUNTY apcd | Air Pollution Control District
San Luis Obispo County

DEC 1 0 2015

December 8, 2015

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

SUBJECT: APCD Comments Regarding the Lorianna Ranch Special Events Project (Gillespie - DRC2014-00027)

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 490 West Ormonde Road in Arroyo Grande. The project is requesting a Minor Use Permit to allow special events in the on-site single family residence and the site's outdoor areas. The outdoor areas include a bowl-like setting surrounded by hills, mounds and oak groves which create natural buffers. Event attendees would utilize the single family residence, its restrooms and the accessory building for dressing/event staging. No more than 50 events would take place onsite during one calendar year. The project referral states that those proposed events would include 10 events with no more than 400 attendees, 20 events with no more than 350 attendees, and 10 events with no more than 250 attendees. From West Ormonde Road, there are two unpaved site access roads that lead to two unpaved parking areas for use by guests. The distance of the unpaved access to the middle of the parking lots is between approximately 975 to 1,325 feet depending on access road and parking area being used. *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 PHASE IMPACTS - Exceeds Threshold

Based on the APCD's spreadsheet modeling for estimating operational emissions from vehicle traffic on the project's unpaved roads and parking areas, all proposed special events, if unmitigated, would likely exceed the APCD's daily operational particulate matter (PM_{10}) emissions threshold identified in Table 3-2 of the CEQA Air Quality Handbook. The modeling uses the California Air Resources Board's unpaved road emission factor that is

used in their statewide emissions inventory. **As a result of this estimated threshold exceedance, the APCD recommends that the project implement the on-site PM_{10} mitigation measures listed below.**

Special Event Mitigation for Unpaved Access Roads and Parking Areas

On the day(s) of a special event:

a. Any unpaved site access roads that will be used for the special event shall be maintained with an APCD-approved dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) 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).
b. Designated parking locations shall be:
    1. Paved when possible;
    2. Planted and maintained with fast germinating non-invasive grass or low cut dense vegetation; or,
    3. Maintained with a dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit or create nuisance.

General site design:

To improve the dust suppressant's efficacy during and between events, the applicant shall also implement and maintain design standards to ensure vehicles that use on-site unpaved roads are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less.

The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.

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;
- Internal combustion engines; and
- Cogeneration facilities.

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.**

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,

Andy Mutziger
Air Quality Specialist

AJM/arr

cc: Robert & Lori Gillespie

h:\plan\ceqa\project_review\3000\3900\3928-1\3928-1.docx

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

Steve Reeder, Acting Fire Chief

January 27, 2016

San Luis Obispo County
Department of Planning & Building
County Government Center
San Luis Obispo, CA. 93408

Subject: DRC2014-00027 (Gillespie)

Ms. Phipps,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information and existing site plans provided for the proposed Minor Use permit to allow temporary events within a tent/ outdoor picnic area, use of an existing residence with restrooms, use of an existing accessory building (420 sf) for dressing room/storage/stage, and a future commercial kitchen in the existing residence at 490 West Ormonde Road near San Luis Obispo, California.

SPECIAL CONCERNS:
This project location has an extended fire engine response time where emergency services are not readily available. The cumulative effects of large special event type programs within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

The nearest fully staffed CAL FIRE/County Fire station (#21-Airport) is located at 4671 Broad Street near San Luis Obispo, CA. This station has an approximate 6.5 mile vehicular travel distance and a 10+ minute response time. A maximum of 2 fulltime firefighters are on duty at this station at all times. The project site is located in State Responsibility Area and within a ***"VERY HIGH"*** Fire Hazard Severity Zone. The project and applicant shall comply with all standards and requirements referenced within the 2013 CA. Building Code (C.B.C), the 2013 CA. Fire Code (C.F.C.), the Public Resources Code (P.R.C.) and any other applicable fire/building codes.

The following are requirements that must be satisfied prior to final inspection and occupancy.

- *FIRE PROTECTION SYSTEM* – A Registered Fire Protection Engineer (F.P.E.) shall be required to determine the exact classification of fire sprinkler system(s) to be installed within all structures associated with this project site.

- *WATER STORAGE* – The Fire protection engineer will determine the amount of water dedicated to fire protection.

- *ALARMS/DETECTION* – The required fire sprinkler system shall be monitored in accordance with all relative standards set forth within N.F.P.A. 72 and 13. A properly designed and installed heat/smoke detection shall be required. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms.

- *COMMERCIAL HOOD SYSTEM* – Commercial kitchen operations will require a commercial hood/fire suppression system meeting all relative standards.

- *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.

- *ADDRESSING* – Must meet Commercial standards of 8 Inch numbers.

- *GATES* – Must have a Knox key box or Switch for fire department access on all automatic gates.

- *DEFFENSIBLE SPACE* – (Vegetation Clearance) Current conditions must meet all relative minimum standards for providing defensible space from the adverse effects of wildland fires.

- *PUBLIC ASSEMBLAGE AND EVENTS:*

  1. 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.

  2. 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.

  3. 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.

  4. 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

- *ACCESS ROADS* – The existing secondary access route providing access from the event parking site directly to West Ormonde Road must be improved to provide an all-weather surface. The primary and secondary access routes must provide adequate width of 20' to function as a two-way means of exiting vehicles from the project site in the event of an emergency. All gates, cables or chains located along this secondary access road shall be open or removed during all events.

REQUIRED MITIGATION:

- As mitigation for the extended response time from the nearest CAL FIRE/County Fire station, an individual trained and certified as an Emergency Medical Technician (E.M.T.) within the county of San Luis Obispo shall be required at all events exceeding 150 attendees. This person shall not be a "guest" or an attendee of the event and must also function as a Fire Watch throughout the event(s). Two (E.M.T's) will be required for events over 300 attendees.

The proposed project(s) will require final inspection prior to occupancy or conducting approved events. Please contact this office at (805)593-3490 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805)543-4244, extension 3427.

Sincerely,

Travis Craig
Fire Captain/Fire Inspector

Fw: DRC2014-00027 GILLESPIE, South County E-Referral, MUP, San Luis Obispo

Sylvia Aldana to: Holly Phipps 09/25/2014 04:45 PM

Cc: Donna Hawkins, Cheryl Journey, Stephen Hicks

Holly,

Referral completed for building division;

Comments from Building **(For DRC2014-00027- Robert Gillespie)**

#1. All plans and engineering shall be prepared by a California architect or engineer of record unless exempted by the business and professions code. Structural plans and engineering calculations will be needed by a professional of record for the tent structure

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

#3. Need a full soils report for the design of all building foundations and applicable sewage disposal systems at the time of construction permit application submittal.

#4. All on-site sewage disposal systems need to be designed by a California registered civil engineer based on soil percolation and depth to ground water reports.

#5. Project is subject to Cal. State Title 24 accessibility code requirements throughout the site and will need to comply with CBC Chapter 11B

#6. Project is subject to 2013 Energy code requirements.

#7. Professional of record to provide code analysis due to the mixed use occupancy separation for the residence and any proposed occupancies. Code analysis to include exiting analysis.

#8.The project shall conform to the "National Pollutant Discharge Elimination System" *storm water management program regulations*.

#9. If there are other existing building structures on the site the owner shall verify that all existing building structures are legally permitted. Otherwise permits will be required for these un-permitted structures.

#10. Please specify if the tent is proposed to be temporary or permanent? If the tent is permanent it will need to comply with the membrane structure requirements in the

CBC. It will need to comply with the Wildland Urban Interface requirements. A fire sprinkler system will be required if tent is a permanent structure.

Thank You!

Sylvia Aldana
Plans Examiner
PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
976 Osos Street, Room 300
San Luis Obispo, Ca 93408
805-781-4671
http://www.sloplanning.org
http://www.facebook.com/SLOPlanning
http://twitter.com/SLOCoPlanning
----- Forwarded by Sylvia Aldana/Planning/COSLO on 09/25/2014 04:42 PM -----

From: Cheryl Journey/Planning/COSLO
To: Sylvia Aldana/Planning/COSLO@Wings
Cc: Charles Riha/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings, Michael Stoker/Planning/COSLO@Wings
Date: 09/16/2014 02:29 PM
Subject: Fw: DRC2014-00027 GILLESPIE, South County E-Referral, MUP, San Luis Obispo

Sylvia -
You should be the one to respond to this referral. thanks

Cheryl Journey
Chief Building Official, County of San Luis Obispo
805.781.1314
cjourney@co.slo.ca.us

----- Forwarded by Cheryl Journey/Planning/COSLO on 09/16/2014 02:29 PM -----

From: Mail for PL_Referrals Group
To:
Cc: Holly Phipps/Planning/COSLO@Wings, Donna Hawkins/Planning/COSLO
Date: 09/16/2014 02:09 PM
Subject: DRC2014-00027 GILLESPIE, South County E-Referral, MUP, San Luis Obispo
Sent by: Donna Hawkins

San Luis Obispo County
Planning & Building Department

DRC2014-00027 GILLESPIE, South County E-Referral, MUP, San Luis Obispo

****

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.