



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. ED15-018

DATE: 7.14.16

PROJECT/ENTITLEMENT: Vanderhorst Conditional Use Permit; DRC2014-00134

APPLICANT NAME: Alan and Rebecca Vander Horst **Email:** tom@harmony.town
ADDRESS: 1771 La Lomita Way, San Luis Obispo, CA 93041
CONTACT PERSON: Carol Florence **Telephone:** 805 541 4509

PROPOSED USES/INTENT: Request by Alan and Rebecca Vanderhorst for a Conditional Use Permit to allow the conversion of an existing 3,320 square-foot equestrian barn into an 8-unit Bed and Breakfast lodging (B&B), 10 incidental camping spaces and an event venue for up to 52 temporary events per year with attendance of between 225 and 400 guests, at the La Lomita Ranch. The project will result in the disturbance of approximately 0.7 acres of the 161 acre parcel, and grading plan shows approximately 6,000 cubic yards (CY) of cut and 920 CY of fill. The project site is located in the Agriculture land use category.

LOCATION: 1771 La Lomita Way, on the south side of Orcutt Road, approximately 1,200 feet east of the City of San Luis Obispo

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:

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 <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> 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.			
Schani Siong (ssiong@co.slo.ca.us)		County of San Luis Obispo	
Signature	Project Manager Name	Date	Public Agency



Initial Study Summary – Environmental Checklist

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

(ver 5.8) Using Form

Project Title & No. Vanderhorst Conditional Use Permit ED15-018 DRC2014-00134

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Schani Siong
Prepared by (Print)

Signature

7.14.16
Date

Steve McMasters
Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator (for) 7.5.2016
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: Request by Alan and Rebecca Vanderhorst for a Conditional Use Permit to allow the conversion of an existing 3,320 square-foot equestrian barn into an 8-unit Bed and Breakfast lodging (B&B) and an event venue for up to 52 temporary events per year with attendance of between 225 and 400 guests, at the La Lomita Ranch. The project will result in the disturbance of approximately 0.7 acres of the 161 acre parcel, and grading plan shows approximately 6,000 cubic yards (CY) of cut and 920 CY of fill. The project site is located in the Agriculture land use category and is located at 1771 La Lomita Way, on the south side of Orcutt Road, approximately 1,200 feet east of the City of San Luis Obispo (refer Figure 1: Site Plan).

Figure 1 – Site Plan



Below is a detailed description of the project components:

- Request for 52 temporary events annually;
- Conversion of existing horse barns into eight B&B lodging units;
- Remodel of an existing caretaker residence;
- New equestrian-related incidental dry camping for 10 vehicles and/or trailers;
- New parking area for 14 car spaces including accessible spaces;
- Event parking for up to 225-attendee events and off-site parking with shuttle service for larger events up to 400 attendees;
- Extension of the existing driveway around the proposed B&B lodging and event areas;
- Construction of a 20 foot wide secondary access road to Orcutt Road with all-weather surface;
- Construction of a new roof over an existing equestrian arena;
- Construction of a new 20' x 30' storage shed;
- Realignment of the existing drainage and restoration of a riparian corridor;

The Temporary Events component will include:

- 48 regular events with up to 225 guests;
- 4 large events for 226 to 400 guests

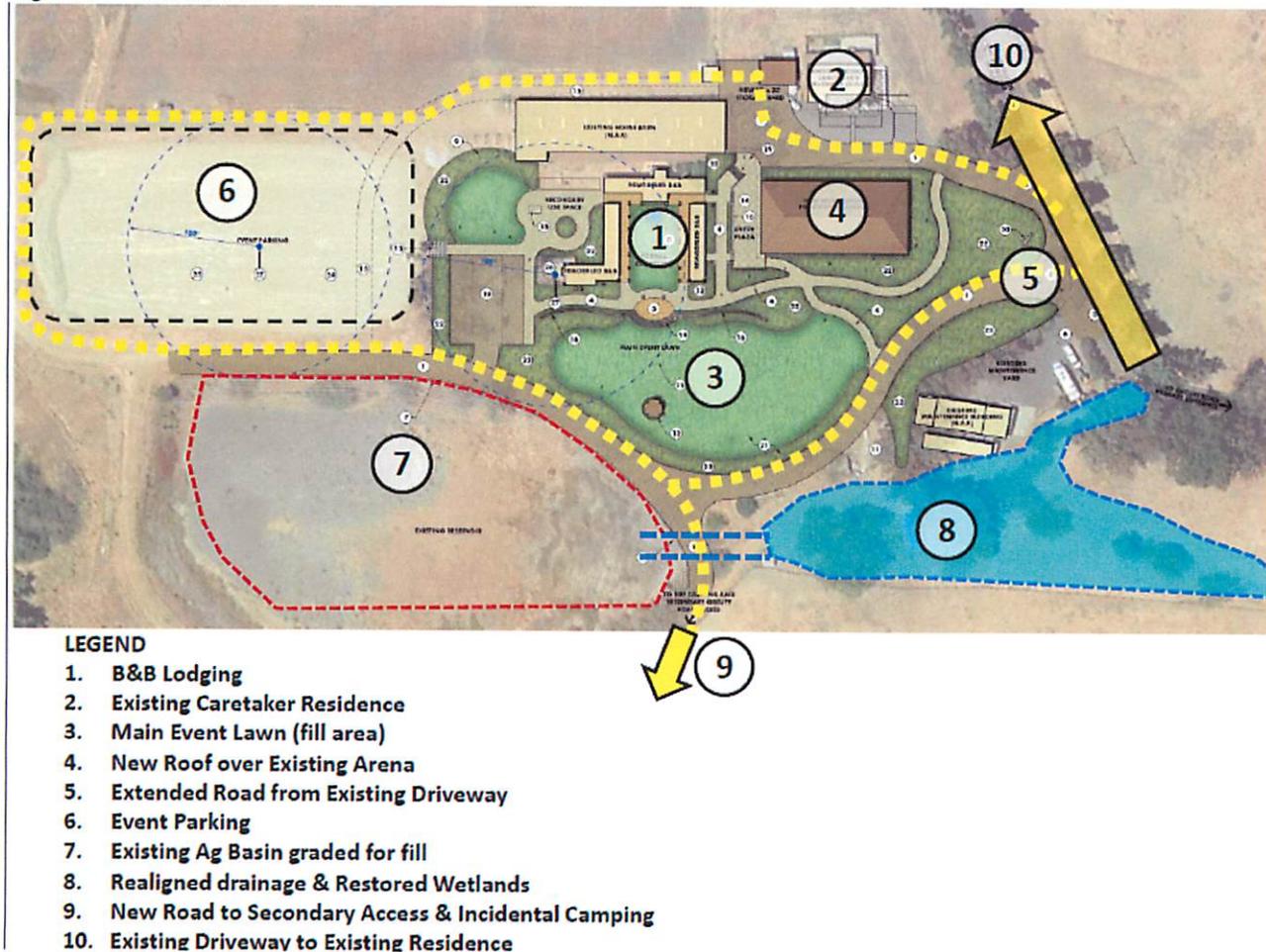
No more than 52 temporary events (including non-profit events) are proposed onsite during one calendar year. Events are proposed to be held from 10 am to 10 pm. A tentative list of event types is as follows:

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

The project will result in the disturbance of approximately 0.7 acres of the 161 acre parcel. The preliminary grading plan shows approximately 6,000 cubic yards (CY) of cut and 920 CY of fill. The fill material will be sourced from the existing agriculture water basin and placed in the ephemeral creek channels (fingers) south of the proposed B&B lodging units to create an event lawn area. An underground channel will be installed to realign a 160-foot section of an existing ephemeral drainage south of the event lawn into the natural riparian area. To compensate for the loss of riparian habitat where the fill is placed, approximately 670 feet of the existing ephemeral creek channel and a total area of 1.2 acres of riparian and upland buffer area will be restored (Figure 2 -- Masterplan).

Based on the County Resolution 2008-152 for Roadway Safety Analysis (RSA) and neighborhood compatibility, this project may be required to conduct road improvement (project side only) in order to alleviate potential conflicts between vehicular users and cyclists along the popular Orcutt Road and implement the County Bikeways Plan (2010). Road improvement may include widening of the road (project side) to accommodate a Class II bike lane per the County Bikeways Plan (2010). This widening, while not part of the applicant's project description, was considered and evaluated in this Initial Study. Road widening may include an additional 6 foot of paved surface between the San Luis Obispo city limits and the primary access driveway at the property. It has been observed that the existing frontage along this portion of the road prism and right of way could accommodate the widening without resulting in major impacts to the existing power lines and drainage.

Figure 2 – Master Plan



ASSESSOR PARCEL NUMBER(S): 044-042-010

Latitude: 35 degrees 14' 37.4244" N Longitude: -120 degrees 37' 1.473" W

SUPERVISORIAL DISTRICT # 3

B. EXISTING SETTING

PLAN AREA: San Luis Obispo SUB: San Luis Obispo(North)

COMM: San Luis Obispo

LAND USE CATEGORY: Agriculture

COMB. DESIGNATION: Airport Review

PARCEL SIZE: 161.13 acres

TOPOGRAPHY: Gently sloping to steeply sloping

VEGETATION: Urban-built up Wetland Agriculture

EXISTING USES: Single-family residence(s) agricultural uses accessory structures

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; Residential, City of San Luis Obispo	<i>East:</i> Agriculture; single-family residence(s) agricultural uses
<i>South:</i> Agriculture; single-family residence(s)	<i>West:</i> Agriculture; Commercial Service

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	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project site is located adjacent to the City of San Luis Obispo at the base of the eastern and southern flanks of Islay Hill. Vehicular access is provided by Orcutt Road, an arterial that connects wineries and ranchettes along the east side of the Edna Valley. The visual qualities of Orcutt Road in the vicinity of the project site transition from the urban character of the City to a landscape dominated by vineyards and grazing on large lots. Views from the roadway to the surrounding hills are expansive (Figures 4, 5 and 6). Orcutt Road is designated as a Scenic Highway Corridor in the San Luis Obispo Planning area standards.

Topography of the project site slopes gently to moderately upward to the northwest to the conical summit of Islay Hill. The existing single family residence is located on a fairly prominent knoll on the southern flank of Islay Hill which is visible from the south on Orcutt Road (Figures 5 and 6). The existing equestrian facilities (including horse barns, arena, maintenance building and caretaker's residence) are located on a relatively level area and screened from public view by mature trees that surround the buildings and frame the entry drive. Existing vegetation includes ornamental trees, sycamore trees, grasses and sparse vegetation along the two ephemeral creeks that cross the project site. Views of the site from residences within the City are blocked by the intervening topography (Islay Hill).

Figure 3 – Photo Locations

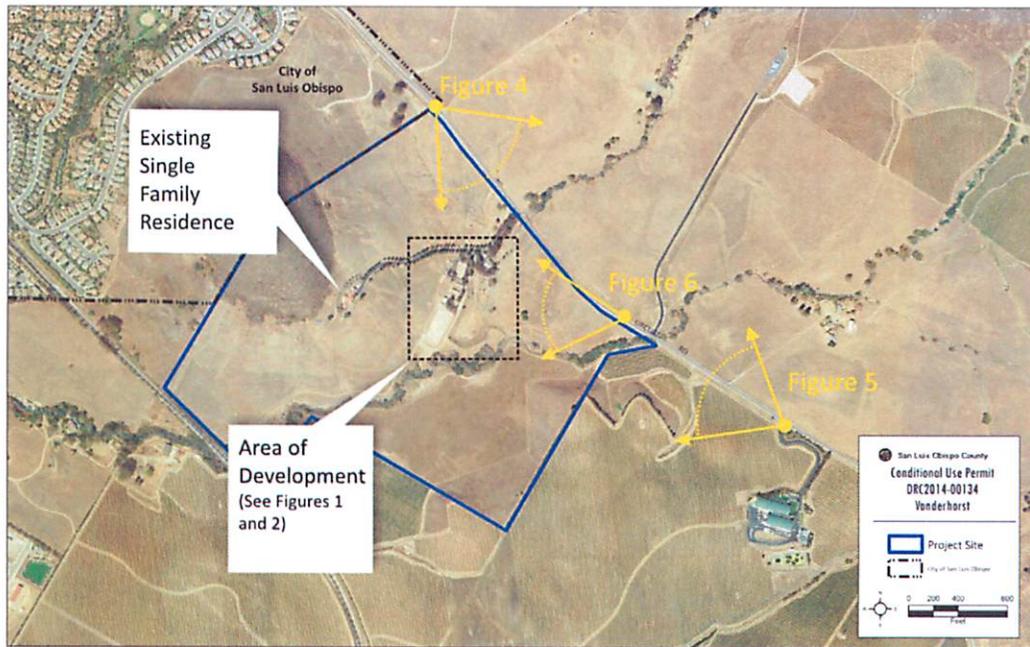


Figure 4 – View South into the Edna Valley Along Orcutt Road



Figure 5 – View North Along Orcutt Road

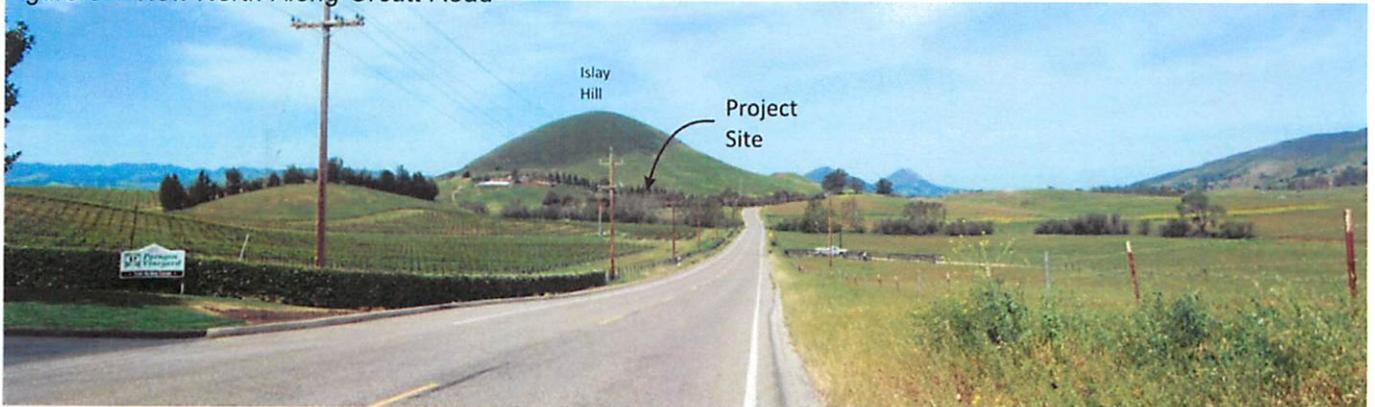


Figure 6 – View North West toward the Project Site from Orcutt Road



Impacts. The project is proposing physical modifications to the site and existing structures as outlined above in the project description. Traffic counts taken in 2014 indicate Orcutt Road north of Biddle Ranch Road experiences an afternoon weekday peak hour traffic volume of 293 vehicle trips. Assuming 293 vehicle trips during the afternoon peak hour, about 5 vehicles would pass by the project site every minute. Thus, during the afternoon peak hour the project site would be viewed somewhat frequently from the public street, and less during off-peak hours.

No new buildings will be constructed except for a new roof over an existing riding arena and a 600 square-foot storage shed located behind the existing caretaker's residence. This new construction will be screened by the existing trees and structures on the property and will not be visible from the Orcutt Road.

Project plans show the removal of 22 ornamental trees surrounding the existing buildings. New landscaping is proposed around the B&B and event lawn area. The remaining mature trees along the entry driveway and outside of the project area will help screen the proposed development from Orcutt Road.

The project will result in new sources of light and glare when compared with existing conditions. The additional light and glare will be more visible at nights during the proposed temporary events.

Mitigation/Conclusion.

Compliance with the County's exterior lighting ordinance Section 22.10.060 will reduce the lighting and glare impact to less than significant. Further, due to the rural nature and proximity to the Orcutt Road which is a scenic highway corridor, additional restriction to outdoor lighting such as prohibition of landscape or tree up lighting and time limits will ensure the additional light and glare from the project will be minimal. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

2. AGRICULTURAL RESOURCES
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: None

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

In Agricultural Preserve? Yes, Edna Valley AG Preserve Area

Under Williamson Act contract? No

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

Los Osos loam (30 - 50 % slope). This steeply sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

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

Los Osos. This gently sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

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

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

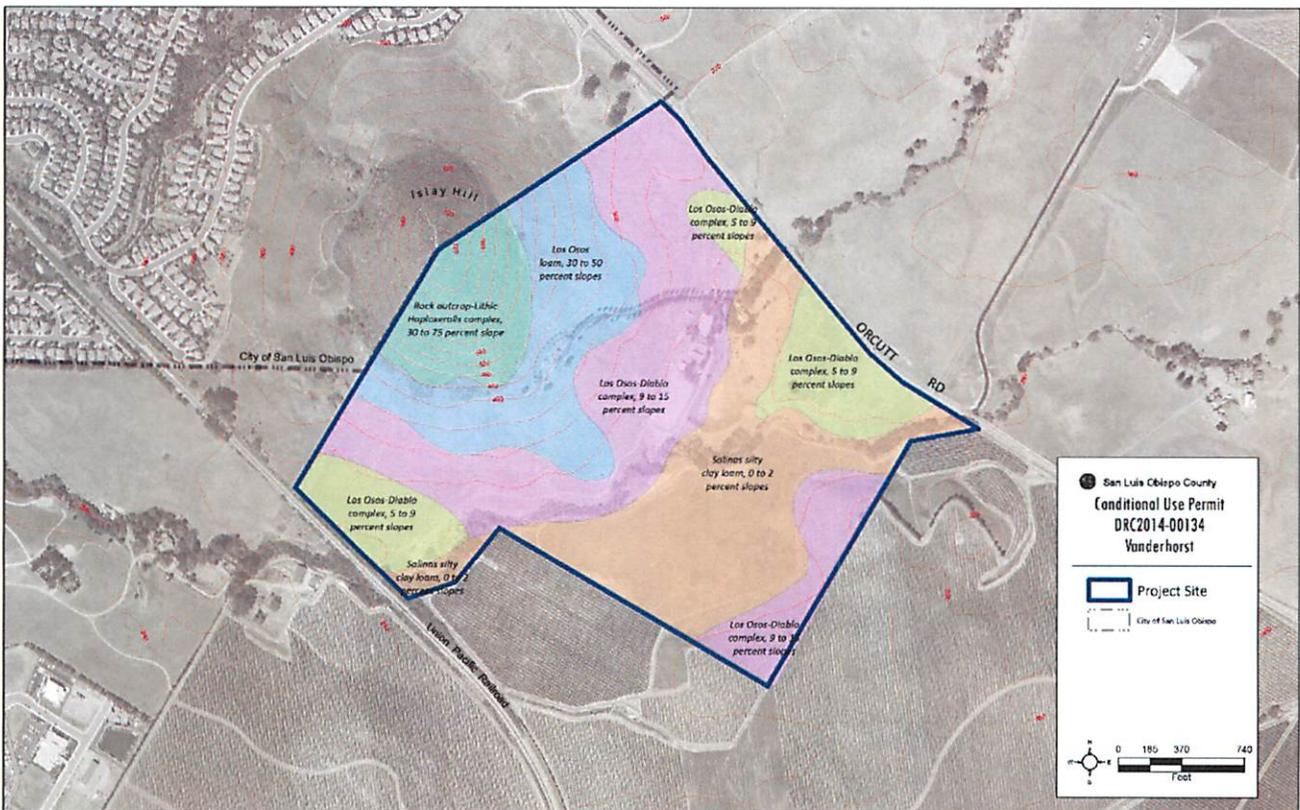
Los Osos. This moderately sloping loamy claypan soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: depth to bedrock, slow percolation. The soil is considered Class III without irrigation and Class III when irrigated.

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

Rock outcrop-Lithic Haploxerolls complex (30 - 75 % slope). This steeply to very steeply sloping soil has unrated drainage characteristics. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class VIII without irrigation and Class is not rated when irrigated.

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

Figure 7 -- Soils of the Project Site



Although the Salinas silty clay loam soil is considered Class I if irrigated, the project site has not been used for irrigated agricultural production at any time during the four years prior to the Important Farmland Map date (2012). Therefore, this soil is considered Class III (Figure 8).

Figure 8 -- NRCS Farmland Classifications



Impact.

Conversion of Prime Farm Land. The Agriculture Element defines “prime” agricultural land as having an NRCS Land Capability Class of I or II. Development of the main event lawn, paved driveways and secondary access drive will result in the disturbance of about 0.7 acres of land classified as Class III by the NRCS. Therefore, the project will not result in the conversion of prime agricultural land.

Impair the Agricultural Use Of Other Property Or Result in Conversion To Other Uses. The project is not expected to adversely impact agricultural operations on surrounding properties because:

- Proposed activities will be concentrated in the center of the 161 acre parcel. Surrounding properties consist of vineyards and grazing on parcels ranging in size from 40 acres to 175 acres which provides ample separation.
- No new buildings will be constructed, except for a 600 square foot storage shed.

Conflict With Existing Zoning or Williamson Act Program. The project site is located within an Agricultural Preserve but is not subject to a Williamson Act Contract. The project site is within the *Agriculture* land use category (zoning) where transient lodging and temporary events are a conditionally allowed use. Table 1 provides a summary of the proposed acreage of agricultural and other uses on the project site.

Table 1 – La Lomita Ranch, Summary Acreage of Proposed Uses	
Use	Acres
Bed and Breakfast	0.40
Temporary Events Area and Parking	1.70
Dry Camping	2.00
Irrigated Pasture (new)	23.00
Vineyards (new)	20.00
Other Lands ¹	114.0
Total:	161.1 acres

Notes:

1. Includes existing reservoir, creeks and land not proposed for cultivation.

As Table 1 shows, agriculture will remain the primary use of the site. As proposed, the total acreage used for events and B&B is 4.1 acre, or 2.5% of the entire property. The total acreage for new irrigated agricultural operations (pasture and vineyard) is 43 acres, or 27% of the entire property. The Department of Agriculture (May 15, 2015) reviewed the application and concluded that the project will have a less than significant impact to agricultural resources and operations. However, they note that visitor serving uses can compete with agriculture for limited groundwater resources and requests that a low-water use alternative to lawn areas be used.

Mitigation/Conclusion. In 2015, the County recently adopted the State's new Model Water Efficient Landscape ordinance that regulates water use for landscaping. This project will be required to comply with the new ordinance, thus limiting the impact to the groundwater resources for agriculture to less than significant. Based on the above discussion, impacts to agricultural resources are expected to be less than significant. No mitigation measures above what is required by ordinance are necessary.

3. AIR QUALITY

Will the project:

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

GREENHOUSE GASES

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

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 into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

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

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

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

Impact. The project would result in the establishment of up to 8 B&B lodging units and 10 dry camping areas. In addition, the project will result in approximately 6,000 CY of cut and 920 CY of fill, and the disturbance of about 0.7 acres. Aside from the new 600 square-foot storage shed and a roof over the existing riding arena, the majority of construction activities will involve refurbishing existing structures and major site grading and improvement. Following construction, the project will generate motor vehicle trips associated with the equestrian facility, B&B lodging, and temporary events.

The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP). Per APCD's response (May 21, 2015), the following issues were identified:

Construction Phase Impacts.

1. Construction Related Dust. Grading and excavation activities will generate exhaust emissions from construction equipment and vehicles, and particulate matter (fugitive dust) from earth disturbance. In addition, the emission of ozone precursors (NO_x and ROG) associated with these activities would contribute to periodic high ozone levels in the southern

portion of the County. The project is expected to be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and is subject to limited dust and/or emission control measures during construction.

2. Naturally Occurring Asbestos. According to the APCD web map, the project is located in a candidate area for the potential presence of naturally occurring asbestos (NOA). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation will be prepared to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. Earth disturbing and construction activities have the potential to release naturally occurring asbestos. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

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

Operational Phase Impacts

1. Operational Emissions Other Than Special Events. Based on a traffic study submitted as part of the project application, typical project operations with day camping and temporary stays in the lodging units would result in 9 AM peak hour, 10 PM peak hour trips and 115 daily vehicle trips. From an operational standpoint, the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan.

2. Dust Emissions From Special Events. Unpaved parking areas and roads can be a major source of dust during special events. According to the project plans, the main parking area for special events is un-paved and may generate dust exceeding APCD's threshold for PM₁₀ of 25 lbs/day.

3. Equestrian Events. Activities associated with equestrian facilities may be a nuisance to local residents. The project proposes to install a roof enclosure on the existing equestrian show area which will ensure potential dust impacts to surrounding sensitive receptors will be reduced.

4. Fire Pits. Recent studies that examined the impact of bonfires/campfires on public health showed that smoke from bonfires/campfires impacted air quality in nearby residential areas. No fire pits are shown on the project plans. According to APCD, fire pits should not be used when air quality for fine particulates (PM_{2.5}) is forecasted to exceed 100 on the Air Quality Index (AQI). Based on historical air quality data, the AQI is expected to rarely exceed 100 in the vicinity of this project.

Mitigation/Conclusion. Per recommendations from APCD (May 21, 2015), the applicant shall implement the following recommendations in order to mitigate for potentially significant impacts related to construction and operational activities associated with this proposed project.

For construction-phase impacts, APCD recommends the following mitigation measures:

- AQ-1 Dust Mitigation.** During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reduce the amount of disturbed area where possible,
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
 - d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
 - f. All dirt stock-pile areas should be sprayed daily as needed.
- AQ-2** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.
- AQ-3** "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.php>). **Prior to final inspection or occupancy, whichever occurs first**, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

For operation-phase impacts, APCD recommends the following mitigation measures:

AQ-4 The following mitigation is required on the day(s) of the temporary event:

1. Designated parking locations shall be:
 - a. Paved when possible;
 - b. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
 - c. 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 for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).

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

AQ-5 If fire pits are allowed on site, the following shall be adhered to:

- a. Locate fire pits at least 700 feet from the nearest residence; or,
- b. Fire pits should be at least 100 feet apart; and
- c. Fire pits should not be used when air quality for fine particulates (PM2.5) is forecasted to exceed 100 on the Air Quality Index (AQI).

Based on the implementation of the mitigation and best management practices as recommended by APCD, the potential impacts to air quality is considered less than significant.

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Setting. The proposed project area includes the developed ranch complex that includes existing barns, stables, arenas, buildings, a residence, and fenced livestock paddocks and annual grassland pastures. Two ephemeral drainages enter the property from east of Orcutt Road before being channeled into the existing reservoir on site. The reservoir has a spillway to an unnamed tributary to the East Fork San Luis Obispo Creek that supports a mature riparian tree canopy. The reservoir has not been filled with water over the past several years but is occasionally filled with pumped well water for irrigation purposes.

A Biological and Wetland Assessment (BWA, Sage Institute, Inc., June 30, 2015) was submitted with the project application. Following peer review of the BA, an addendum was prepared (Sage Institute, Inc., October 16, 2015) to address special-status flora and wildlife species and to provide a Conceptual Compensatory Mitigation Plan for impacts on jurisdictional federal and state waterways. The following is the analysis summary and recommendations of the BWA and addendum.

On-site Vegetation / Habitat Types. The project site supports two distinct plant communities along with developed/disturbed areas as follows: 1) disturbed non-native annual grassland; 2) sycamore/willow riparian habitat; and 3) developed ranch complex with buildings, ornamental landscaping, and rows of non-native ornamental trees (Figure 9 habitat map).

Waters of the United States/Waters of the State – Jurisdictional Determination. The ephemeral drainages entering the property from the watershed east of Orcutt Road exhibit an Ordinary High Water Mark (OHWM), a bed, bank, and a channel that is evidence of water flow. These two drainages converge on the property before flowing into the existing reservoir. A spillway and channel on the southeast corner of the reservoir lead to the unnamed tributary of the East Fork of San Luis Obispo Creek. Given the evidence of an OHWM and connection to downstream tributaries leading to the Pacific Ocean, the drainages and reservoir represent jurisdictional non-wetland waters of the U.S., subject to U.S. Army Corps of Engineers (Corps) Clean Water Act regulations, and would be considered waters of the State by the California Department of Fish and Wildlife (CDFW) subject to Fish and Game Code Section 1600 et. seq. (Streambed Alteration Agreements) regulations.

Figure 9 -- Habitats of the Project Site



Special-Status Plant Resources. The CNDDDB search revealed 32 recorded occurrences of special-status plant species and three natural communities of special concern within a five-mile radius of the project site. The BWA evaluated existing conditions of the landscape conditions for the 32 recorded occurrences and concluded that the project area does not support suitable conditions for any of these special status plant species because of soil and moisture requirements, as well as the ongoing ranching practices within the project area. The initial field surveys for BWA was conducted outside of the 2015 spring season and no special status plant species were observed on site. However, there is a recorded occurrence of San Luis Obispo owl's clover nearby on the Righetti Ranch, across Orcutt Road on conditions similar to the project area.

An Addendum (Oct 2015) was submitted to supplement analysis of the project area conditions particularly specific soil/moisture requirements of special-status annual species that may not have been observable given that the initial BWA was done out of spring season. The Addendum addressed the following special status botanical resources:

Cambria (San Luis) morning-glory – Though listed on the CNDDDB, this plant is no longer considered a special status plant because of a wider distribution than originally documented when determining its CNPS listing status.

Wetlands/Seeps/Marshes- Hoover's button celery, San Luis Obispo fountain thistle, saline clover, and San Luis Obispo sedge do not have suitable wetland habitat within the project area.

Serpentine Soils - Adobe sanicle, Cuesta ridge thistle, Jones' layia, most beautiful jewelflower, mouse-gray dudleya, Blochman's dudleya, Palmer's monardella, Brewer's spineflower, Eastwood's larkspur, San Luis mariposa lily, and dwarf soaproot do not have suitable serpentine soils habitat within the project area.

Serpentine Bunchgrass - The CNDDDB has recorded the natural community of special concern serpentine bunchgrass within the five mile search radius. As noted above, no serpentine soils occur within the project area. However, during the August 11, 2015 field meeting, a small patch of purple needle grass (*Stipa pulchra*) was observed outside the project area on the south side of the reservoir. This patch was not of sufficient size or density to be considered a separate habitat type from the annual grassland habitat mapped in the 2015 BWA.

Sandy/Dune Soils-San Luis Obispo County lupine, southern curly-leaved monardella, Pismo clarkia, dune larkspur, La Panza mariposa lily, and Hoover's bent grass do not have suitable sandy soil habitat within the project area.

Rocky Soils - chaparral ragwort is recorded from rocky areas in woodland and scrub habitats that do not occur within the project area. The small fractured rock outcrops observed in the pasture did not support any vegetation.

Clay Soils - Congdon's tarplant and Miles' milk-vetch are recorded from areas of heavy clay soils that do not occur within the project area.

San Luis Obispo Owl's Clover – The recorded occurrence nearby across Orcutt Road on the Righetti Ranch is found to be on Diablo clay soil. The project area pasture consists of Los Osos loam soil. Both soil types are part of the mapped 'Los Osos Diablo Complex' soil types that occurs over the project site and vicinity.

Special-Status Wildlife. The CNDDDB search revealed 15 recorded occurrences of special-status wildlife species within a five-mile radius of the project site. Based on the mostly developed/ ruderal setting of the site and the extended period of drought, the ephemeral dry creek channel and surrounding was observed not support suitable habitats for both aquatic and upland species. The BWA summary is discussed below:

Aquatic Species – Steelhead (*Oncorhynchus mykiss*), California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylei*), coast range newt (*Taricha torosa*), and western pond turtle (*Emys marmorata*) were recorded within the five-mile search

radius. These are highly aquatic species and no suitable habitat is represented in the reach of the ephemeral drainage on site. Further, the reservoir has not filled in the past several years. Vernal pool fairy shrimp (*Branchinecta lynchi*) requires static seasonal pools (vernal pools) that do not occur within the project area.

Upland Species – Ferruginous hawk (a wide ranging winter visitor) and the prairie falcon forage in grassland habitat. Use of the project area would be occasional and infrequent at best for these two species. The loggerhead shrike, other resident and migratory birds, and bats may use the onsite trees for nesting, feeding, and roosting. The disturbed upland site does not support habitat for any of the other upland species listed in the CNDDDB such as the American badger (no suitable burrows observed in study area), coast horned lizard (lacking sandy soils and native ants), Atascadero June beetle, or monarch butterfly (no roosts recorded onsite). In summary, aside from the active grassland pasture, the project area is developed with ruderal vegetation and does not support any undisturbed habitat suitable for special-status wildlife, except nesting birds.

Impacts.

Waters of the United States/Waters of the State – Jurisdictional Waters. Approximately 0.17 acre of non-wetland waters of the U.S., and 0.41 acre of non-wetland waters of the State within the reservoir/ephemeral drainage habitat would be impacted by project construction of the event lawn and secondary access road project elements. Mitigation is proposed to realign a segment of the ephemeral drainage leading into the reservoir (see Figure 10). This would result in fill of waters of the U.S./State that would require regulatory compliance from federal and state agencies. Impacts resulting in fill of waters of the U.S./State would be considered a potentially significant impact.

The proposed project may incur circulation conflicts between road users (cyclists and vehicular uses) on the popular Orcutt Road due to the temporary increase of event traffic. In order to minimize impacts to the road users, the project may be required to widen the project frontage shoulder (Orcutt Road) with a 6-foot minimum paved surface between the San Luis Obispo City limits and the primary access driveway. While it appears that the existing road prism and right of way would accommodate the widening, some widening could occur that may result in additional impacts to jurisdictional waters.

Wildlife: Nesting Birds. Project plans show the removal of 22 ornamental trees surrounding the existing buildings. None of these trees are native or oak trees. However, construction activities could also impact nesting birds if conducted during the nesting season, typically Feb 1 to Aug 31. Night lighting associated with the temporary events beyond daytime may impact on the nesting birds and aerial-foraging bats.

Special Status Plant Species: San Luis Obispo Owl's Clover. As discussed in the setting, above, the project site may provide suitable habitat for San Luis Obispo Owl's Clover. The applicant conducted an in-season survey for a floristic inventory and rare plant survey in May 2016. The survey addendum was to verify the occurrence of special status plants particularly the San Luis Obispo Owl's Clover, which is known to occur on the nearby Righetti Ranch, east of the La Lomita Ranch. There was no rare, threatened or endangered plant species were observed within the project area or the pasture area during the spring survey (Sage Institute, May 18, 2016).

Special Status Aquatic Wildlife. At the time of field survey, the ephemeral nature of the creek and reservoir had been continuously dry due to drought and not conducive to support special status aquatic species such as the California Red-Legged Frog, foothill yellow-legged frog and western pond turtle (BWA, July 2015). However, presence of aquatic species cannot be entirely ruled out during wet seasons. Rainy days may create conditions conducive for these special species. If construction work continues after a rainy day and/or in wet season, pre-construction surveys shall be conducted to ensure these aquatic species have not moved into the project site.

Figure 10 - Jurisdictional Delineation



Mitigation/Conclusion.

The following mitigation measures are recommended to avoid, minimize and compensate for potentially significant impacts on other biological resources on site (BWA, Sage Institute, July 1, 2015).

Waters of the United States/Waters of the State – Jurisdictional Waters.

- BIO-1:** **Prior to issuance of grading and construction permits**, the applicant shall obtain Clean Water Act (CWA) regulatory compliance in the form of a permit from the Corps or written documentation from the Corps that no permit would be required for the proposed road crossing. Should a permit be required, the applicant shall implement all the terms and conditions of the permit to the satisfaction of the Corps. Corps permits and authorizations require applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts on aquatic resources. Compliance with Corps permitting would also include obtaining and CWA 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB). In addition, the Corps and RWQCB may require onsite compensatory mitigation for unavoidable permanent impacts on non-wetland waters of the U.S. habitat to achieve the goal of a no net loss of aquatic resources values and functions.
- BIO-2:** **Prior to issuance of grading and construction permits**, the applicant shall obtain compliance with Section 1600 of the California Fish and Game Code (Streambed Alteration Agreements) in the form of a completed Streambed Alteration Agreement or written documentation from the CDFW that no agreement would be required for the proposed fill of the ephemeral drainage and reservoir. Should an agreement be required, the property owners shall implement all the terms and conditions of the agreement to the satisfaction of the CDFW. The CDFW Streambed Alteration Agreement process encourages applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts in the stream zone. In addition, CDFW may require onsite compensatory mitigation for unavoidable impacts on non-wetland waters of the State habitat in the form of ephemeral drainage habitat restoration plan to the extent feasible. The Applicant shall submit written documentation of CDFW's approval of the final compensatory mitigation for permanent impacts to the riparian areas.
- BIO-3:** **Conceptual Compensatory Mitigation Plan.** To mitigate impacts to the 0.17 acre of US waters, 0.41 acre of State waters within the project area and any additional jurisdictional waters due to frontage improvement, the applicant shall provide a formal compensatory mitigation and monitoring plan to the County and regulatory agencies with permit applicants based on the conceptual compensatory mitigation plan (BWA Addendum, October 2015). The conceptual plan included an approximate 160 foot reach of new channel, enhancement of approximately 672 feet of existing ephemeral creek channel, and 1.2 acres of riparian and upland buffer tree, shrub, and herbaceous ground cover habitat. The conceptual compensatory mitigation of 1.2 acres of created and enhanced riparian and upland buffer habitat constitutes a 7:1 mitigation ratio of impacts on non- wetland waters of the U.S. and a 3:1 mitigation ratio for impacts on waters of the State. The final approved plan may vary from this conceptual plan based on the final wetlands disturbance area, agency input, commercial availability of plant and seed material, and further evaluation of the plant palette mix appropriate to the mitigation area design. **This final approved plan shall be submitted at the time of construction permits.**

Special-Status Wildlife Species -- Nesting Birds

BIO- 4: Vegetation removal and initial site disturbance for any project elements shall be conducted between September 1st and January 31st outside of the nesting season for birds. If vegetation removal is planned for the bird nesting season (February 1st to August 31st), then preconstruction nesting bird surveys shall be required to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

Prior to issuance of grading and/or construction permits, a pre-construction survey report shall be submitted to the County Department of Planning and Building immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the project site and nest locations shall be included with the report. The County-approved biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

Special Status Aquatic Species

BIO- 5: All project work within the ephemeral drainage and reservoir shall be conducted when no water is present within either feature. A preconstruction survey by a qualified biologist shall be conducted within 30 days of commencement of project to determine if potential suitable habitat for the California red-legged frog, foothill yellow-legged frog, and/or western pond turtle occurs within the project disturbance footprint. Should these aquatic species and/or suitable habitat be found, project work shall be delayed until the project area no longer supports aquatic habitat or these species, as confirmed by the qualified biologist. Permanent and temporary impacts on the reservoir and ephemeral drainage shall be mitigated by the implementation of the final Compensatory Mitigation Plan, as approved by the regulating resource agencies and submitted to the County for verification.

The implementation of the above summarized measures will avoid and mitigate biological resource impacts to less than significant levels.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES

Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

e) *Other:* _____

Setting. The project is located in an area historically occupied by the Salinan and Chumash . No historic structures are present and no paleontological resources are known to exist in the area. No previous cultural surveys were found for the subject property.

The project is within 300 feet of a blue line creek. Potential for the presence or regular activities of Native Americans increases in close proximity to reliable water sources.

In July, 2015, the legislature added the 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.

In order to meet the consultation requirements of AB52, outreach to three Native American tribes groups was conducted. Notices were provided to the Northern Chumash Tribal Council, the Salinan Tribe of Monterey and San Luis Obispo Counties, and the Xolon Salinan Tribe on December 2, 2015.

Impact.

While paleo resources may have known to be in the area, the extent of site disturbance related to the project is unlikely to cause significant impact to the potential cultural resources because majority of the project involves refurbishing existing buildings and surface grading within previously disturbed areas of the property. No impacts were identified to cultural resources.

Mitigation/Conclusion.

The County received responses to the AB52 outreach from the Northern Chumash Tribal Council (December 8, 2015) and the Xolon Salinan Tribe (January 5, 2016). Neither response raised any major concerns. No response was received from the Salinan Tribe of Monterey.

Per County Ordinance Section 22.94.020, in the event archaeological resources are found on site, construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered material may recorded by a qualified archaeologist and artifacts may be preserved in accordance with state and federal law. In the event archaeological resources are found to include human remains, the County Coroner shall be notified. Impacts to historical or paleontological resources are not expected.

Impacts to historical or paleontological resources are not expected and no evidence that measures above what will already be required by ordinance or codes are needed.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

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

Topography: Gently rolling to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: Yes Distance? 1 mile

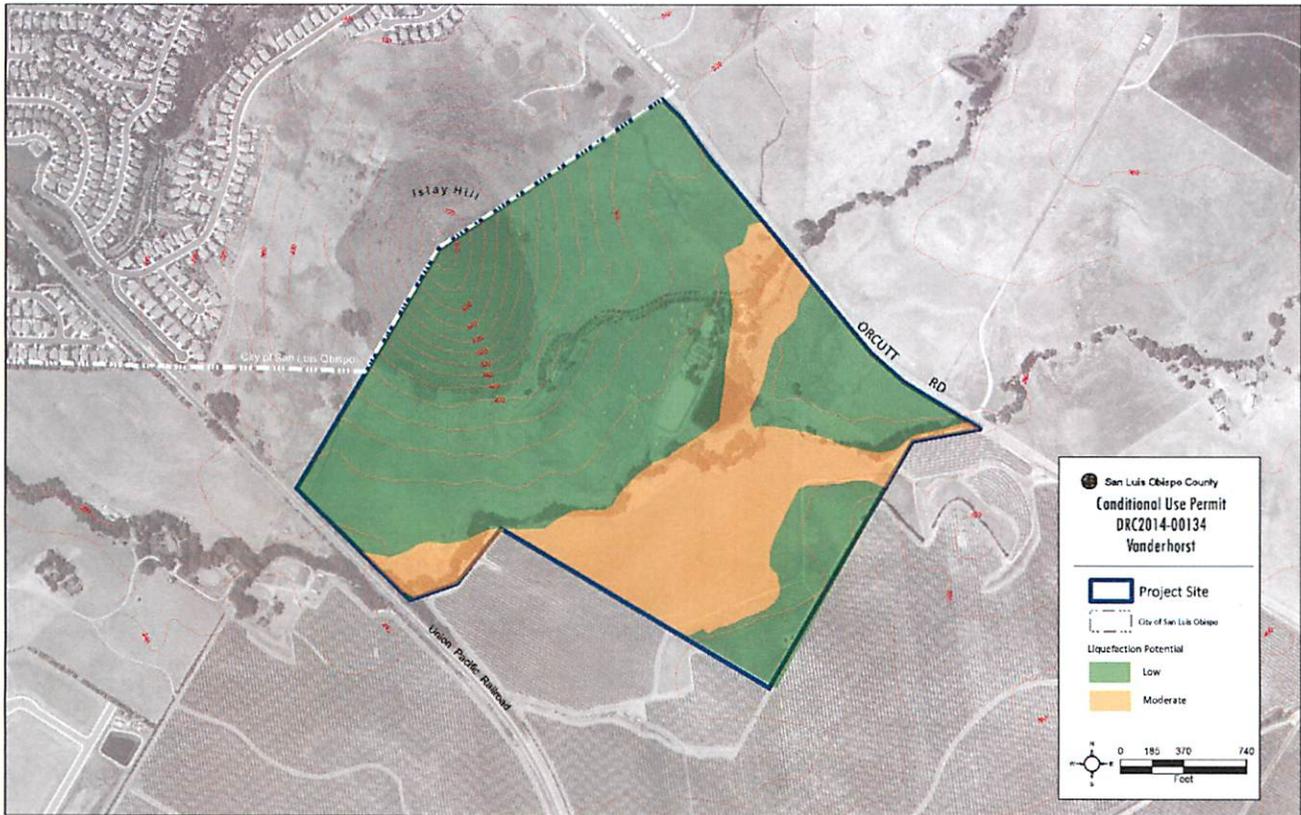
Area known to contain serpentine or ultramafic rock or soils?: Yes

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

GEOLOGIC HAZARDS -- The project is within the Geologic Study area designation and within a moderate liquefaction area. The 100-year floodplain has not been mapped for the ephemeral creeks crossing the project site. The project site is not located within an extractive zone, and no mineral resources are known to be present within the project site.

Figure 12 -- Areas of Potential Liquefaction Hazard



SEDIMENTATION AND EROSION –

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 agency who administers this program and reviews and approves the SWPPP. A preliminary stormwater control plan (SWCP) has been submitted with the project.

As described in the NRCS Soil Survey, soils on the project site exhibit the following erodibility and drainage characteristics:

Table 2 -- Soils of the Project Site and Their Susceptibility to Erosion		
Soil	Susceptibility to Erosion	Acreage of Project Site
Los Osos-Diablo complex, 9-15 percent slopes	0.32 (moderate)	54.2
Los Osos-Diablo complex, 5 – 9 percent slopes	0.32	22.4
Salinas silty clay loam, 0 – 2 percent slopes	0.32	43.1
Other (rock outcroppings)	--	41.3

Source: NRCS Web Soil Survey, 2016

Impacts. As proposed, the project will result in the disturbance of approximately 0.7 acres of the 161-acre project site. Based on the NRCS soil survey, soils covering the project site exhibit a moderate susceptibility for erosion. Grading will be necessary to excavate the cut and fill material and to construct the driveways and the event lawn. Improvement of the access roads, including grading activities, may also result in erosion and down-gradient sedimentation. The construction of roadways and walkways will increase the amount of impervious surfaces which in turn will increase the volume and velocity of runoff generated by the site compared with existing conditions.

Mitigation/Conclusion. The project involves disturbance of less than 1 acre; therefore, the applicant is not required to prepare a SWPPP to identify specific measures to protect surface and groundwater quality. Pursuant to County Ordinances, the applicant will be required to prepare, an Erosion and Sedimentation Control Plan and Drainage Plan. All Erosion and Sedimentation Control Plans shall be accompanied with a complete Stormwater Quality Plan and Best Management Practices shall be in compliance with the Low Impact Development Handbook. Implementation of ordinance requirements will mitigate potential geologic and soils impacts to less than significant, and no additional mitigation measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

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

Setting.

Hazardous Materials/Waste Sites. 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 February, 2016 revealed no active sites in the vicinity, including the project site.

Fire Hazard. According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in a *Moderate Fire Hazard Severity Zone*. Based on the County's fire response time map, it will take approximately 0 - 5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Airport Review Area. The project is within the County's Airport Review combining designation (AR). The AR is used to recognize and minimize the potential conflict between new development around the San Luis Obispo County Regional Airport and the ability of aircraft to safely and efficiently maneuver

to and from the airport. The AR designation includes additional standards relating to limiting structure/vegetation heights as well as avoiding airport operation conflicts (e.g., exterior lighting, radio/electronic interference, etc.). The Airport Land Use Plan (ALUP) provides guidance for and limitations to the type of development allowed within the AR designation.

Impacts.

Hazardous Materials. Construction activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations. In addition, compliance with the requirements of a SWPPP and standard best management practices would also address this impact (refer to Section 13 Water).

Fire Hazard. The project has been reviewed by CalFIRE (letter dated May 15, 2015) for code requirements relating to fire protection; their comments will be incorporated into conditions of project approval. A Fire Protection Engineering Master Plan Summary Report was submitted as part of the application which recommends fire protection improvements and facilities to satisfy relevant fire protection codes (See Section 10, Public Services and Utilities).

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

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

Airport Review Area. The project is within the Airport Review area for the San Luis Obispo County Regional Airport. According to the Airport Land Use Plan (ALUP), the project site is located in *Safety Area S-2, Areas with aircraft operations at 501 to 1,000 feet above ground level*. Area S-2 has aviation safety risk lower than Area S-1 or the Runway Protection Zones.

The project will result in eight B&B units and up to 10 dry camping spaces, in addition to temporary events of up to 400 persons. Assuming two persons per room and two persons per dry camp site, a total of 36 persons could be on the project site during a typical day, plus staff. According to Table 7 of the ALUP, Safety Area 2 allows a maximum of 150 persons per acre in a non-residential use. Accordingly, the density is consistent with the allowable densities for Safety Area S-2. The project was referred to the County Airport Land Use Committee, which required the project to establish an Avigation Easement due to the property location under the flight pattern (May 2015).Temporary events may be allowed but is subject to the Airport Compatible Open Space Plan (ACOS) and a Detailed Area Plan, both requiring additional approval from the Airport Land Use Commission.

Mitigation/Conclusion. The plans as submitted meet CalFIRE standards. In addition to implementation of the proposed Fire Protection Master Plan, CalFIRE requires the project to satisfy fire safety and evacuation requirements during construction and operation of the project. These requirements include:

- At least 30 days prior to the conduct of a temporary event, the applicant will be required to provide a written fire safety and evacuation plan for review and approval of CalFIRE.
- Implementation of vegetation management during construction.
- Ensure that all access roads are constructed and maintained to County and CalFIRE standards.
- A secondary access road must be provided.

- Provision of emergency access knock keys or gate switches.
- The provision of fire sprinklers in buildings.
- Provision of adequate water storage for fire protection purposes.
- Proper storage of combustible materials.

No additional fire protection mitigation is required. Compliance with existing regulations, code requirements and the establishment of avigation easement will ensure potential impacts associated with hazards and hazardous materials impacts will be less than significant.

8. NOISE

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

Setting.

Existing Noise Environment. The project is located in a rural area where agriculture (vineyards and grazing) is the prevailing land use. Noise sources affecting the project site include the Union Pacific Railroad bordering to the west, aircraft operations at the San Luis Obispo County Regional Airport, and traffic on Orcutt Road. Sensitive receptors on the project site include an existing single family residence and a caretaker's residence. The closest sensitive receptors surrounding the project area include single family residences on agricultural properties and a residential neighborhood adjacent to the Islay Hill, in the City of San Luis Obispo jurisdiction.

The project proposed to convert the existing equestrian barn into B&B lodging and request for 52 temporary events; 48 regular events with up to 225 guests and 4 large events for 226 to 400 guests. These events will be held outdoors on the main event lawn or in the show barn courtyard and will include amplified music (Refer Figure 2).

County Noise Standards. The Noise Element of the County's General Plan includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within

an acceptable threshold. For residential uses, public assembly and bed and breakfast facilities, hotels and motels, the maximum acceptable exterior noise exposure is 60 dB L_{DN}¹ CNEL².

Noise Standards for Temporary Events. The County's standards for noise from non-winery events, measured at the property line, are 70 decibels maximum (L_{max}) and 50 decibels for energy averaged sound (Leq). The application includes an analysis provided by David Dubbink Associates (June 3, 2015) to assess the potential noise impacts of temporary events on residential neighborhoods within the City of San Luis Obispo located about 3,000 feet to the north and west. The noise study provided standard measured noise levels produced during outdoor events held in San Luis Obispo County. Table 3 shows standard values for two typical types of events involving amplified music. The values in the table have been normalized to a 50 foot source-to-listener distance.

Table 3 -- Sound From Outdoor Events			
		L _{max}	Leq ³
Event 1	Amplified Music DJ outdoors	74-80	73-76
Event 2	Amplified Live Band (inside a tent)	76	64-67

Impact.

Construction Impacts.

Construction activities may involve the use of heavy equipment for grading and excavation and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. As discussed in the setting, the project site is not located in proximity to sensitive receptors; the nearest ranch house is about 1/2 mile distant. In addition, County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts

1. Temporary Events

Distance. Islay Hill is a small mountain between the proposed venue and the Islay community. As shown on Figure 13, the venue (blue dot) is approximately 2,430 feet (Cross Section 1) and 2,960 feet (Cross Section 2) from the closest homes in the Islay community. At these distances, a presumed 80 decibel source sound originating from the venue will be 45 - 46 decibels as heard at the closest homes. Other surrounding residences on the agricultural lands are approximately 2,500 feet north (across Orcutt Road) and 3,140 feet east of the site. At these distances, an 80 decibel noise at the venue source will be heard at 44 to 46 decibels at these residences. These levels are at or below the levels characteristic of a suburban neighborhood (Figure 14).

Attenuation. Attenuation (reduction) of sound depends on 2 factors; the presence and condition of an intervening barrier blocking direct transmission. The Islay Hill is considered a soft (grassy),

¹ The equivalent energy (or energy average) sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m. The LDN is generally computed for annual average conditions.

² The equivalent energy (or energy average) sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. The CNEL is generally computed for annual average conditions.

³ The sound level containing the same total energy as a time varying signal over a given sample period. Thus, the LEQ is a single-valued level that expresses the time averaged total energy of a fluctuating sound level. For example, if 64 dB is measured for 10 minutes, 68 dB is measured for 20 minutes and 73 dB is measured for 30 minutes, the 1 hour LEQ is about 71 dB. The LEQ is typically computed over 1, 8 and 24 hour sample periods.

intervening barrier which highly reduces the sound transmission from the proposed venue. The hill presents a physical barrier ranging from 100 to 300 feet high, thus reducing the sound level by at least 20 decibels. Sound will be further reduced with the loudspeakers installed facing away from the Islay Hill.

Figure 13 – Cross Sections for Noise Analysis

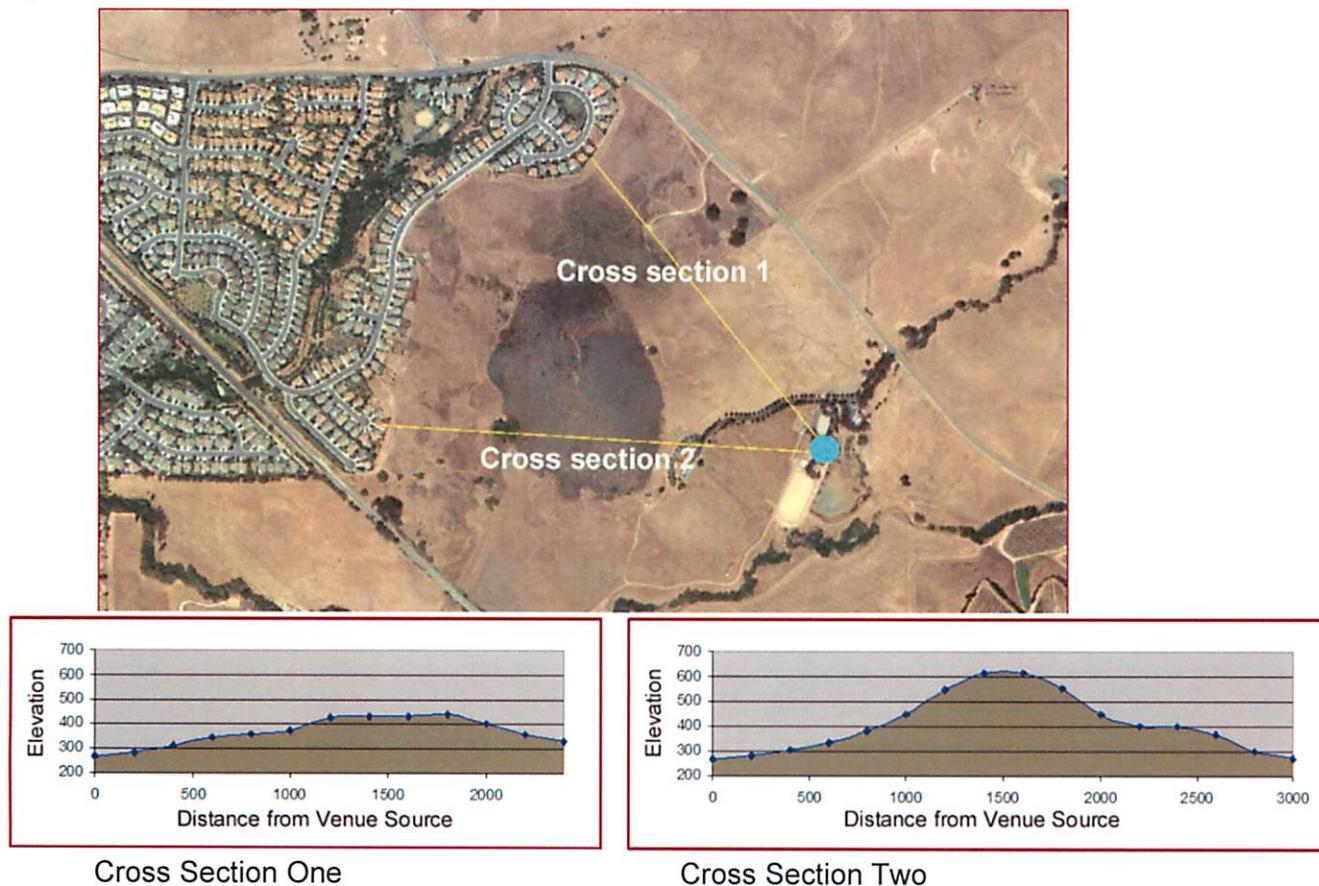
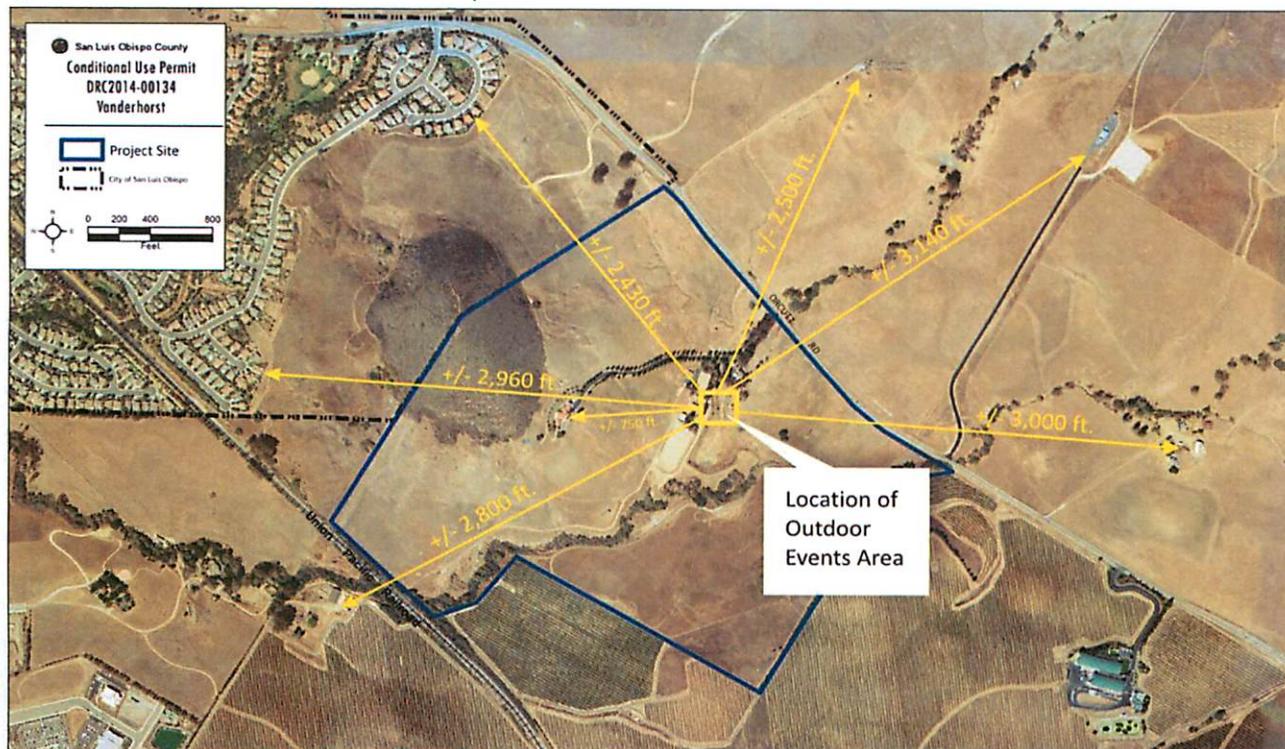


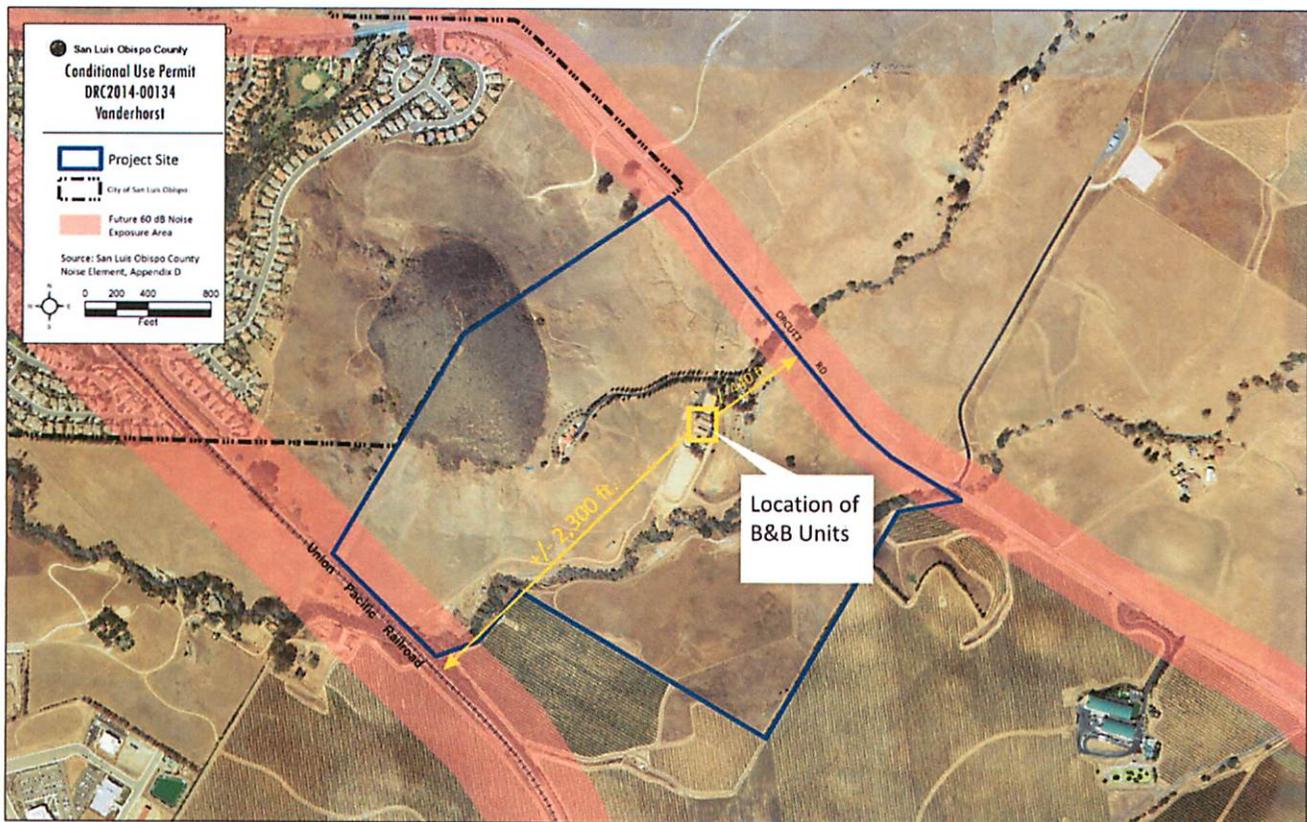
Figure 14 -- Distances to Sensitive Receptors



2. Typical Operations

Transportation Noise Sources. With regard to transportation-related noise sources, the bed and breakfast units are located about 440 feet west of Orcutt Road which carries 293 vehicle trips during the afternoon peak hour. The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences and motel units) of 60 decibels⁴ along transportation noise sources and provides an estimate of the distance from certain roadways where noise levels will exceed those levels. For Orcutt Road, the future 60 dB contour is predicted to be 207 feet from the centerline. The lodging units and associated improvements are over twice this distance from the roadway (440 feet). In addition, the Union Pacific Railroad passes along the western boundary of the project site about 2,300 feet (about 0.4 miles) from the transient lodging units. The Noise Element estimates the distance to the 60 dB contour to be 352 feet from the centerline of the tracks (Figure 15).

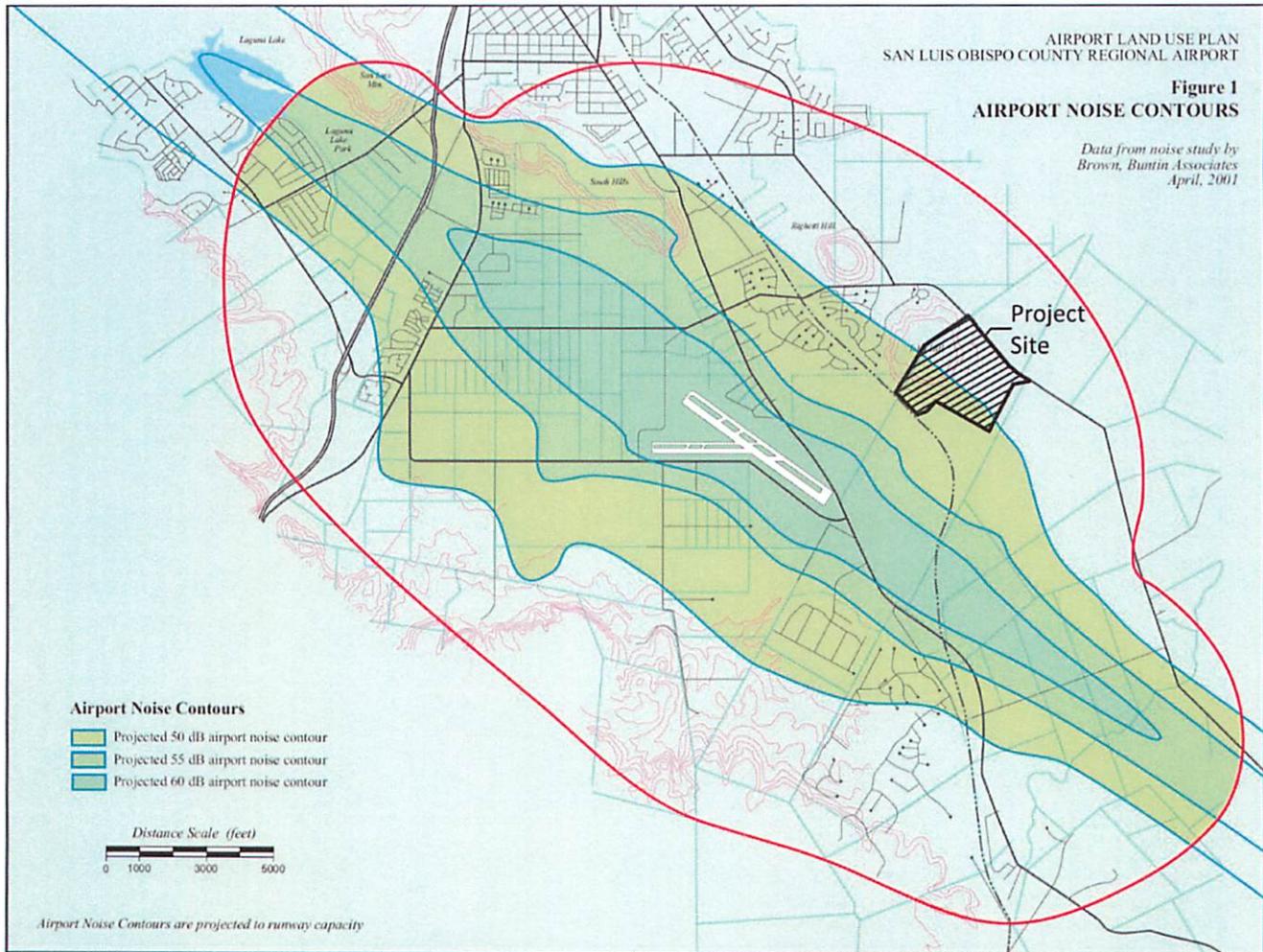
Figure 15 -- Project Location In Relation to the Future 60dB Noise Exposure Area for Transportation Noise Source



Airport Noise Exposure. The project is within the airport review area for San Luis Obispo County Regional Airport. According to the Airport Land Use Plan entitled *Airport Noise Contours*, the project site is located in an area that would be exposed to noise levels of less than 50dB (Figure 16).

⁴ The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation which human annoyance and health effects.

Figure 16 -- Airport Noise Contours



Mitigation/Conclusion.

Because of the long distances and physical intervening barrier (Islay Hill), the potential effects of noise associated with temporary events on residents within the Islay neighborhood and surrounding agricultural parcels are considered less than significant. Based on the noise contours and long distances separating the B&B units from the transportation sources, the potential effects of transportation noise on the B&B and event patrons are considered less than significant.

No significant noise impacts are anticipated for surrounding sensitive receptors, and no mitigation measures are necessary.

9. POPULATION/HOUSING

Will the project:

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Police: County Sheriff

Location: City of San Luis Obispo (Approximately 3.7 miles to the northwest)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Moderate

Response Time: 0-5 minutes

Location: (Approximately 1.12 miles to the southwest) 4671 Broad Street, San Luis Obispo, CA 93401

School District: San Luis Coastal Unified School District.

Setting

Water and wastewater services is provided by on-site wells and septic systems. The nearest County fire station is located at 4671 Broad Street, about 1.1 miles to the southwest. Emergency response times to the project site are 0 – 5 minutes. The project is located within the San Luis Coastal School District. In 2005, the City of San Luis Obispo and the County entered into a Memorandum of Understanding requiring the County and City working cooperatively to plan for future uses of public services, improvement of area circulation, and preservation of agricultural land and open space.

Impact. The project was referred to the City of San Luis Obispo, which responded with concerns over the increased event traffic on the safety of other vehicular users and bicyclists on Orcutt Road. Additional traffic generated from this project could adversely impact offsite roads, including roadways under City jurisdiction (July 7 and April 28, 2016). Additional groups also submitted letters of concerns with the potential conflict between the vehicular and bicycle users on the Orcutt Road (Bike Coalition, April 2016, HealSLO, 2015).

According to the traffic study, typical operations (B&B and incidental camping) and regular temporary events for up to 225 persons will generate up to 100 peak hour trips. Larger temporary events for 226 to 400 persons will result in a higher trip generated and may trigger road improvements along the site frontage. *For more information on traffic impact, see Section 12 Transportation.*

Mitigation/Conclusion. Impacts associated with police and fire protection, schools, and solid waste is considered to be less than significant.

Roads -- Safety Concerns

Based on the County Resolution 2008-152 for Roadway Safety Analysis (RSA) policy, events generating higher than 100 peak hour trips are required to improve project frontage. The project was revised to reduce the total peak hour trips (both typical operations and temporary events for 225 persons) to less than 100 peak hour trips. For events larger than 225 persons, a mandatory shuttle program will be implemented as part of the Traffic Demand Management Plan (TDMP) recommendations (Central Coastal Transportation Consulting, Nov 2015). Implementation of the TDMP is considered to reduce the overall impact to the public road to less than significant.

The statistical analysis demonstrated the potential impacts to the public road is less than significant, and does not warrant a left turn lane nor frontage improvement with the implementation of the proposed Transportation Demand Management Plan (TDMP). However, the County must also consider the project's in compatibility with the neighborhood and other road users. This section of Orcutt Road is identified for a Class II bike lane improvement in the County Bikeways Plan (2010). Based on concerns from the concentration and number of turning vehicles and compatibility with cyclists and runners along Orcutt Rd., this project may be conditioned to widen Orcutt Road (on project side only) to accommodate an additional bike lane. This widening would help alleviate the potential conflicts between vehicular and bicycle users on Orcutt Road. Additional measures such as bike lane painting may also be considered by the decision makers. *For more discussion on Transportation impact, refer to Section 12.*

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

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area. However, Orcutt Road is a popular road heavily used by recreational and commuting cyclists, as identified in the County's Bikeways Plan (2010). In addition, due to its scenic qualities, Orcutt Road is used for the City of San Luis Obispo's annual marathon and triathlon events, which are organized by the City Department of Parks and Recreation.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or open space recreational resources. The high number of events proposed may increase circulation conflicts between the different groups of Orcutt Road users; vehicular, runners, and cyclists.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary. With the implementation of the proposed Traffic Demand Management Plan, the project is not anticipated to create significant impacts to the circulation on Orcutt Road. However, based on the concerns raised by the City of San Luis Obispo Community Development Department and Bike Coalition regarding the potential conflicts between the road users, decision makers can still require road widening along the project frontage to alleviate the potential conflicts between the road users. *For more discussion on Transportation impact, refer to Section 12.*

12. TRANSPORTATION/CIRCULATION

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

Setting.

The project is located on the west side of Orcutt Road just outside the southern limits of the City of San Luis Obispo. Orcutt Road is a two-lane arterial that connects wineries and ranchettes along the east side of the Edna Valley. Traffic counts taken in 2014 indicate Orcutt Road north of Biddle Ranch Road experiences an afternoon weekday peak hour traffic volume of 293 vehicle trips and an afternoon weekend (Saturday) peak hour of 142 trips.

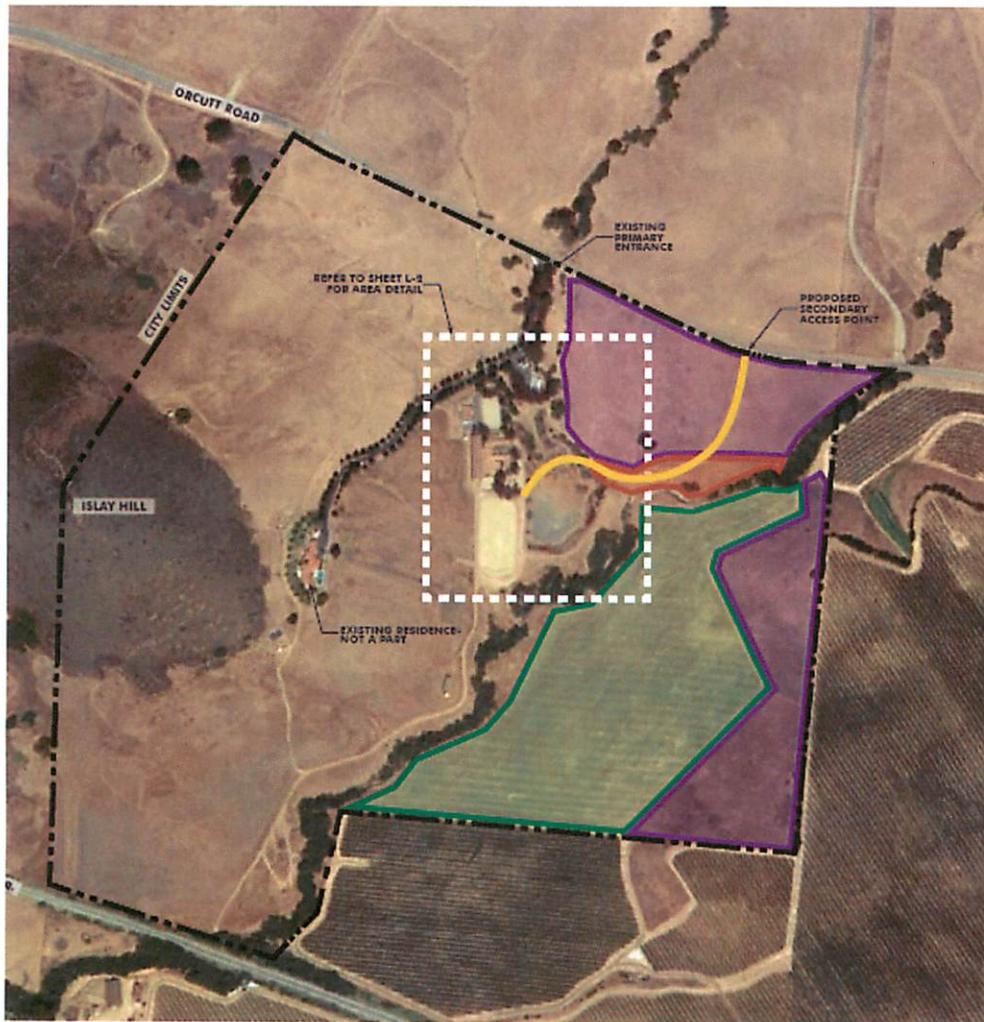
The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area (County jurisdiction) is operating at acceptable levels. As proposed, the project includes the following:

- conversion of the existing equestrian facility into a 8-room Bed and Breakfast (B&B);
- 10-space incidental dry camping for equestrian related activity; and
- 52 events (48 events with maximum 225 attendees, and 4 events with maximum 400 person).

Existing and Proposed Circulation

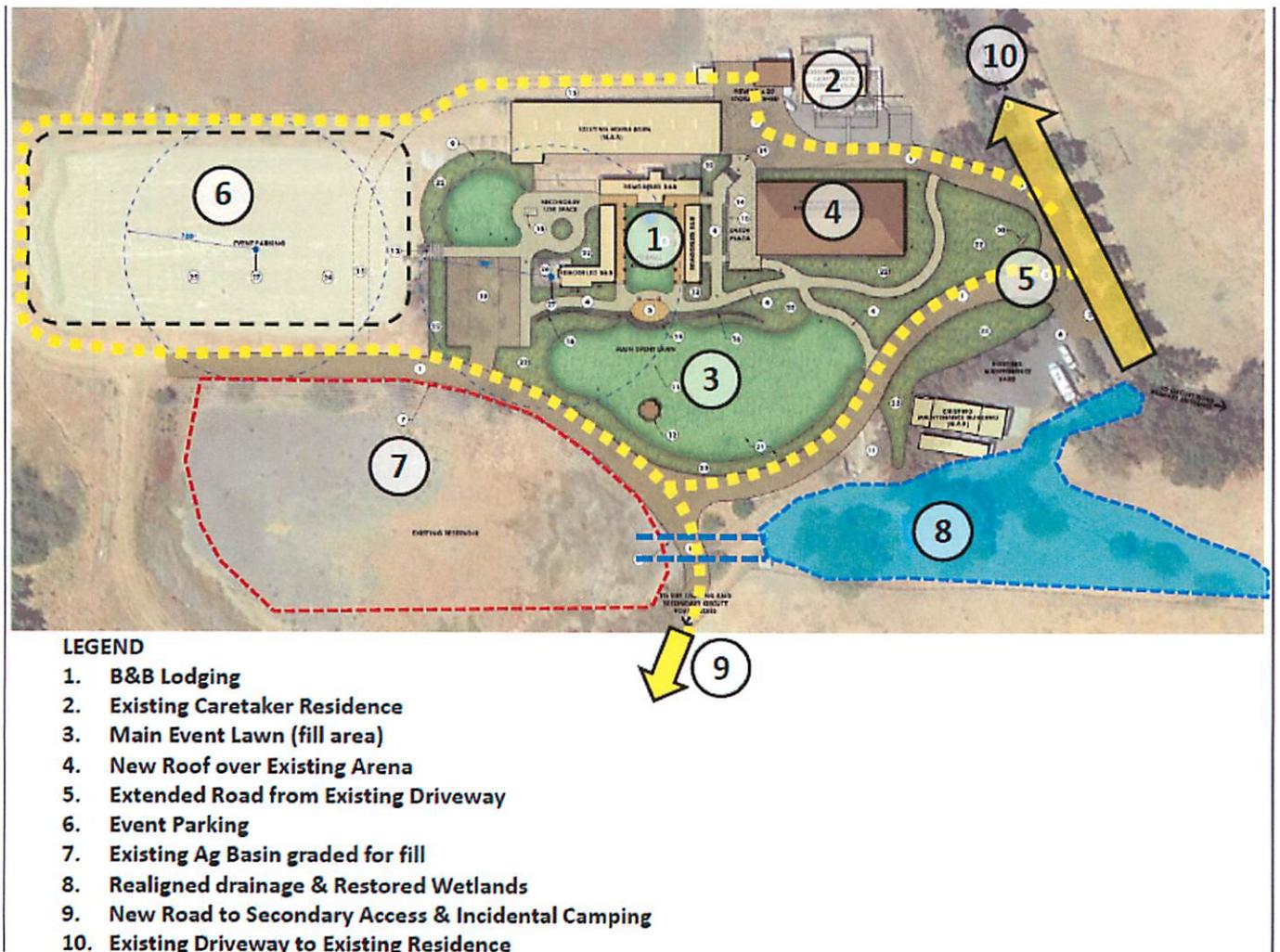
The property is an agricultural parcel that currently operates as an equestrian facility with a single family residence, care taker residence and a large animal barn. The proposed project plans show conceptual vehicular and pedestrian circulation and parking. The existing driveway would continue to be used as the primary access point and a secondary access is proposed as the emergency access driveway. (Figure 17 – Overall Masterplan)

Figure 17 – Overall Masterplan



The B&B lodging and event facilities are served by two paved driveways branching from the main access driveway. The north branch leads to the private residence (existing and not part of project) and the southern branch is extended to loop around the proposed B&B and main event lawn area. The looped road extends further south across the proposed dry camping area and functions as the secondary access road exiting unto Orcutt Road. There is a 1.25 acre riding arena (existing) west of the B&B, designated as unimproved event parking area and 14 car space permanent parking area east of the facility (Figure 18 – Detailed Conceptual Masterplan).

Figure 18 – Detailed Conceptual Masterplan



Traffic Analysis

A traffic impact study was prepared to evaluate the transportation issues related to the existing equestrian facility and the proposed uses as B&B, incidental camping and an event venue for 52 temporary events per year (Central Coast Transportation Consulting, November 17, 2015). This final assessment has been developed in response to the County’s Public Works review (May 7, July 29, and November 10, 2015). According to the final traffic study, the typical project operations with day camping and temporary stays at the B&B will result in 115 daily vehicle trips, or 10 peak hour trips (pht). A 225-person temporary event would generate up to 90 inbound and 90 outbound pht. Combined operations (typical operations and temporary events) will generate up to 100 pht.

SLO County Resolution 2008-152 Roadway Improvement Standards

The SLO County Resolution 2008-152 sets forth standards for roadway improvements for development that attracts public traffic, such as temporary events. For a project that generates more than 100 peak hour trips, Resolution 2008-152 requires ¼ mile of roadway length to be improved between the project entrance and the nearest intersection, along with the preparation of a Roadway Safety Analysis (RSA). The purpose of the RSA is to limit the exposure of increasing the number of collisions on roads in rural areas from new development that will attract general public traffic.

Improvements to ensure safe traffic operations may include (but is not limited to) widening of shoulders, removal of roadside obstacles, improving sight distance, enhanced access points and left turn lanes.

Impacts.

The applicant is requesting 52 events per year at the La Lomita Ranch (48 events up to 225 attendees and 4 events up to 400 attendees). Per the final Traffic Impact Study (Central Coast Transportation Consulting, November 17, 2015), the estimated trips generated from the typical operations and a 225-person temporary event will be 100 peak hour trips (pht). This will be the majority of the traffic related with the proposed project.

a. Daily Operations and Regular Events (max. 225 attendees)

The following Table 4 summarizes the project’s trip generation estimates for typical operations and a 225-person special event. Typical operations were estimated using standard rates provided by the Institute of Transportation Engineers (ITE) for Hotels and Campground/Recreational Vehicle Parks. The following assumptions were made to estimate trips for special events on the site with 225 attendees:

- The average vehicle occupancy for special events is 2.5 persons per vehicle per the County's Resolution 2008-152. For a 225-person event, this corresponds to 90 vehicles entering the site and 90 vehicles departing the site during an event day, for a total of 180 daily trips.
- Per the project description, the 225 attendees combined with the Bed & Breakfast guests, RV campers, and traffic associated with other typical site operations will not exceed 100 pht.
- As a worst-case estimate, all attendees were assumed to arrive during a single hour and depart during a different single hour.
- Up to 10 dry camping sites would be provided on the site. Trip estimates for on-site camping were developed using the ITE rates for Campground/Recreational Vehicle park uses.
- Smaller special events would generate fewer trips.

Table 4 -- Trip Generation

Project Component	Size	Daily Trips	Peak Hour Trips					
			Weekday AM			Weekday PM		
			In	Out	Total	In	Out	Total
Typical Operations								
Bed and Breakfast ¹	8 rooms	65	2	2	4	3	2	5
Campers ²	10 occupied sites	50	2	3	5	3	2	5
Total:		115	4	5	9	6	4	10
Special Events Operations			Event Start			Event End		
Special Events ³	225 attendees	180	90	0	90	0	90	90
<ol style="list-style-type: none"> 1. ITE Trip Generation Manual, Land Use Code 310, Hotel. Average trip rate used. 2. ITE Trip Generation Manual, Land Use Code 416, Campground/Recreational Vehicle Park. 3. Special Events traffic assumed to have an average vehicle ridership of 2.5, per County Resolution 2008-152. Attendees were assumed to enter within one hour and exit in one different hour. 								
Source: Trip Generation, 9th Edition, ITE (2012) and CCTC, 2015								

b. Larger Events (226 to 400 attendees)

The project description also includes 4 annual events for 226 to 400 attendees. These larger events will generate more than 100 peak hour trips, which is the threshold for requiring a ¼ mile frontage improvement along the project side per the County Resolution 2008-152. However, the applicant had revised the project by limiting the regular events to 225-attendees so the total trips generated by the regular events and typical operations will not exceed the 100 peak hour trips threshold.

For the larger events, the applicant will implement a Transportation Demand Management Plan (TDMP) that utilizes off-site parking arrangement and shuttle service to manage the occasional larger events without exceeding 100 peak hour trips threshold. Given the rural nature of the project site and the infrequency of large events the TDMP strategies focus on shuttle service to minimize peak hour trips to the site. (Central Coast Transportation Consulting, November 17, 2015).

Site Access and Circulation

a. Existing Driveway

The County provides intersection and driveway sight distance standards based on the minimum stopping sight distance (SSD) identified in the Caltrans Highway Design Manual. The speed limit near the project driveway is 55 mph. This corresponds to a minimum SSD of 500 feet. The project's primary driveway provides sight distance in excess of 700 feet in both directions, which exceeds the minimum required SSD and is therefore adequate. This existing driveway will continue to be used as the primary access point. This driveway is currently controlled by an interior gate permitting one-way flow only. It will be necessary to widen this bottleneck to allow two-way traffic and ensure that the gate is open during special events to prevent vehicles stopped at the gate from spilling back onto Orcutt Road. The driveway will be reconstructed in accordance with County Public Improvement Standard B-1e for high speed and /or high volume rural roadways, and County A-5 series sight distance standards. This improvement will require a tapered right-of way cut back approximately 100 feet from Orcutt Road, with possible relocation of several existing power poles and portions of the entrance wall within the right-of-way.

b. Secondary (Emergency) Access

A Fire Protection Engineering Master Plan Summary Report (Collings & Associates, April 20, 2015) was submitted as part of the application which recommends fire protection improvements and facilities to satisfy relevant fire protection codes. The project has been reviewed by CalFIRE (letter dated May 15, 2015) for code requirements relating to fire protection; their comments will be incorporated into conditions of project approval. Fire protection regulations require that a secondary access be provided for fire trucks. An emergency secondary access is shown on conceptual plans near the top of a vertical curve to provide clear sight lines on both sides of the crest. A review of the emergency access road sight distance would be adequate if it is moved 20 feet south on Orcutt Road and raised approximately one foot above the finished grade of Orcutt Road.

c. Parking

The proposed B&B operation will require 11 parking spaces on site. As designed, the project includes 14 parking spaces with an accessible space. For equestrian related activities, the project proposes 10 incidental dry camping spaces, mainly for horse trailers and related vehicles. For a regular 225-person event, 90 vehicles are estimated based on 2.5 person occupancy per Resolution 2008-152. An unimproved riding arena approximately 1.25 acre

area west of the B&B will be used for event parking. This area can accommodate 133 vehicles, assuming 400 square feet per car. This is more than adequate for the 90 vehicles estimated from a regular 225-person event. For events accommodating more than 225 attendees, a Transportation Demand Management plan is proposed with off-site parking and shuttle service. On-site event parking, combined with the proposed Transportation Demand Management Plan will ensure adequate parking for all temporary events.

d. *Collision Evaluation*

Collision reports in the vicinity of the project were reviewed from 2011 through 2013. No collisions were reported within one mile of the project driveway.

e. *County Bikeways Plan*

Orcutt Road is a popular bicycle route for cyclists. It is currently considered a Class III bike route, which is a shared roadway with other vehicles (Figure 19 – Existing Site along Orcutt Road). The County Bikeways Plan (Appendix A, 2010) has identified Orcutt Road as a proposed Class II bike lane from the San Luis Obispo City periphery to Lopez Drive in Arroyo Grande. This is a long area of proposed Class II bike lane broken into 4 segments; Tank Farm Road to Avocado Road, Avocado Road to Biddle Ranch Road, Biddle Ranch Road to Tiffany Ranch Road, and Tiffany Ranch Road to Lopez Drive. In addition, SLOCOG's 2014 Regional Transportation Plan includes a project to improve Orcutt Road to arterial standards with Class II bike lanes between the SLO City limits and Biddle Ranch Road.

Per the County Resolution 2008-152 Road Improvements, ¼ mile frontage improvements will be required for events generating above 100 peak hour trips. Frontage improvements along this subject parcel would include widening the road shoulder to a Class II bike lane. As proposed, the number of peak hour trips (pht) generated from the proposed temporary events (for 225 person) does not exceed the 100 pht. In order not to exceed the 100 pht generated, the larger events (up to 400 person) the applicant has proposed a Transportation Demand Management Plan (TDM) to include offsite parking and shuttle transportation. However, concerns have been expressed by the cycling community (e.g. Bike Coalition) and the City of SLO regarding the potential conflicts between traffic (especially turning movements) generated by the project and users of this popular cycling route. While not identified as a significant circulation impact requiring mitigation, the decision makers may require improvements (including widening per the County Bikeways Plan (2010)) in order to address the conflict between users of the roadway.

Figure 19 – Existing Site along Orcutt Road



Left Turn Lane Evaluation

The County of San Luis Obispo provided a seven day count from February 2014 for Orcutt Road north of Biddle Ranch Road, approximately two miles south of the project's primary driveway. The peak weekday traffic volumes occurred on a Tuesday, with 2,386 daily vehicles, 260 AM (71 SB, 189 NB) peak hour vehicles, and 293 PM (207 SB, 86 NB) peak hour vehicles.

The need for left turn lanes was evaluated based on the approach recommended in AASHTO *Green Book's* Table 9-23, the Guide for Left-Turn Lanes on Two-Lane Highways. This table provides recommended thresholds for determining if a left turn lane is warranted. The thresholds are an important element of the decision making process, but must be considered with other factors such as design consistency within a corridor and site specific constraints.

Figure 20 -- Guide for Left Turn Lanes on Two-Lane Highways

U.S. Customary				
Opposing Volume (veh/h)	Advancing Volume (veh/h)			
	5% Left Turns	10% Left Turns	20% Left Turns	30% Left Turns
40-mph Operating Speed				
800	330	240	180	160
600	410	305	225	200
400	510	380	275	245
200	640	470	350	305
100	720	515	390	340
50-mph Operating Speed				
800	280	210	165	135
600	350	260	195	170
400	430	320	240	210
200	550	400	300	270
100	615	445	335	295
60-mph Operating Speed				
800	230	170	125	115
600	290	210	160	140
400	365	270	200	175
200	450	330	250	215
100	505	370	275	240

Source: AASHTO *Green Book* Table 9-23

For the purposes of this left-turn lane analysis, the project-generated trips were distributed with 80% to and from the north and 20% to and from the south. This corresponds to a northbound left turning volume of 20 inbound vehicles when an event starts. This assumes guests and all attendees arrive in a single hour.

Given the speed limit of 55 mph northbound, a 60 mph operating speed provides a conservative analysis for the left-turn lane. In the existing plus project PM peak hour, the opposing southbound traffic on Orcutt Road is 287 vehicles per hour (vph)-207 existing trips plus 80 project trips (80% of 100 trips come from the north). The northbound advancing volume consists of 86 vph through and 20 vph (20% of 100 trips come from the south) turning left. This translates to 23% left turns. Given the 23% left turns, an advancing volume of roughly 200 vehicles would be needed to justify a left turn

lane. Therefore, temporary events with 225 attendees plus typical operations would not warrant a left turn lane based on the following chart due to the low advancing volumes.

Mitigation/Conclusion.

The proposed project is expected not to impact or change Orcutt Road current Level of Service which is "C" or better for roads in rural areas. There are adequate onsite parking for typical operations (B&B and equestrian related incidental camping) and regular events with up to 225-attendees.

Roads -- Safety Concerns

Based on the County Resolution 2008-152 for Roadway Safety Analysis (RSA) policy, events generating higher than 100 peak hour trips are required to improve project frontage. The project was revised to reduce the total peak hour trips (both typical operations and temporary events for 225 persons) to less than 100 peak hour trips. For events larger than 225 persons, a mandatory shuttle program will be implemented as part of the Traffic Demand Management Plan (TDMP) recommendations (Central Coastal Transportation Consulting, Nov 2015). Implementation of the TDMP is considered to reduce the overall impact to the public road to less than significant. Furthermore, the widening of the existing driveway to allow for adequate two-way traffic will reduce the number of cars stopped at the gate from spilling back onto Orcutt Road.

Even though statistical analysis demonstrated the potential impacts to the public road is less than significant, does not warrant a left turn lane nor frontage improvement, the County considered the project in compatibility with the neighborhood. This section of Orcutt Road is identified for a Class II bike lane improvement in the County Bikeways Plan (2010). Based on concerns from the concentration and number of turning vehicles and compatibility with cyclists and runners along Orcutt Rd., this project may be conditioned to widen Orcutt Road (on project side only) to accommodate an additional bike lane. This widening would help alleviate the potential conflicts between vehicular and bicycle users on Orcutt Road. Additional measures such as bike lane painting may also be considered by the decision makers.

Transportation Demand Management Plan (TDMP)

Events with more than 225 attendees will be subject to the implementation of a Transportation Demand Management Plan described as follows:

1. Contract Shuttle Service

Any one of the following combinations of on-site parking and contract shuttle service presented in Table 5 would ensure that a 400-attendee event generates fewer than 100 peak hour trips.

Table 5 -- Shuttle Service	
1.	100 attendees park on site, 300 off-site, with average shuttle occupancy of 10 persons.
2.	175 attendees park on site, 225 off-site, with average shuttle occupancy of 15 persons.
3.	200 attendees park on site, 200 off-site, with average shuttle occupancy of 20 persons.

The combinations above assume all contract shuttle riders would park at an off-site parking lot. Several centralized off-site parking locations have been nominated such as San Luis Obispo County Regional Airport Lots, MindBody Parking Structure on Tank Farm Road, or Dr.

Vernacchia Airport Business Center parking lot. Collecting shuttle riders from a centralized off-site parking location will reduce vehicle trips on surrounding roads.

2. Event Administration & Operations

The following operational measures would be implemented to minimize vehicle trips:

- Restrict the number of vehicles parking on site, per Table 5, by use of a parking pass. Incentivize carpooling by providing premium parking passes to vehicles with more than three occupants.
- Provision of tickets/parking passes for on-site parking spaces and clearly noting that on-site parking will only be provided to those patrons with a parking pass. Provision of graphic directions that clearly depict the remote shuttle pick-up points and schedule for attendees parking off-site.
- Provision of prominent onsite signage directing traffic to the project entry. Coordination of contracted shuttle pick-up with local hotels where out-of-town guests will stay.
- Traffic monitoring serving to provide traffic and incident management support between the event venue and the off-site parking location during the day of the event.

3. Monitoring, Post-Event Evaluation, Reporting, and Enforcement

The effectiveness of the TDM plan shall be monitored and adjusted, if necessary, to maintain no more than 100 peak hour trips per event and improve site access and circulation. This post-event evaluation is considered the first step in planning for the next planned special event.

- Collect turning movement traffic counts at the project driveway on the day of large special events to monitor the effectiveness of the TDM plan. The counts should, at a minimum, include the hour before an event starts and after it ends.
- Provide a summary report of the event’s traffic generation to the County within 14 days of receipt of traffic counts collected during the special event.
- If needed, adjust the plan by providing additional shuttle opportunities, reducing available onsite parking, or reducing the number of attendees to ensure no more than 100 peak hour trips are generated.

Based on the permit conditions and associated driveway improvements, adequate onsite parking for typical operations and regular 225-attendee events, and the implementation of a final, County approved Transportation Demand Management Plan, impacts to the transportation and circulation is considered to be less than significant.

13. WASTEWATER

Will the project:

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

13. WASTEWATER

Will the project:

d) *Other:* _____

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

Impacts. The applicant plans to utilize an existing septic tank and leach field system located on site. Per County code, the Environmental Health Department will require that the applicant verify septic system adequacy as needed for the proposed uses (May 22, 2015). The system should be evaluated for capacity to handle back to back maximum sized events (guest production, and employees waste). The minimum separation between the septic leach field and existing water supply wells will also need to be verified prior to occupancy.

Although the existing system has functioned without incident for a number of years, adequate land area exists within the proposed event parking area to expand or replace the existing system. In the event soils are encountered with a high clay content, a subsurface drip system with associated pre-treatment could be installed. The maximum land area required for such a system, assuming poor soil conditions, would be one acre. This footprint includes the required set aside area and the following required setbacks:

- 100’ separation from water supply wells
- 100’ setback from water courses and existing reservoir
- Code required setbacks from property lines or structures

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

- ✓ The project has sufficient land area per the County’s Land Use Ordinance to support an on-site system;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil’s slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ There is adequate distance between proposed leach lines and existing or proposed wells;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

The applicant shall satisfy all wastewater and hazardous materials disposal requirements by Environmental Health Department prior to holding events. Based on such compliance and project conditions, no significant wastewater impacts were identified. Refer to Exhibit B - Mitigation Summary Table.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting.

The project site consists of gently to moderately sloping terrain at the foot of Islay Hill. Two ephemeral creeks cross the property which support sparse to dense riparian vegetation (Figure 21). Existing structures and impervious surfaces include horse barns, an uncovered arena, asphalt paving and concrete walkways totaling 3,249 square feet (Figure 22).

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

Within the 100-year Flood Hazard designation? No

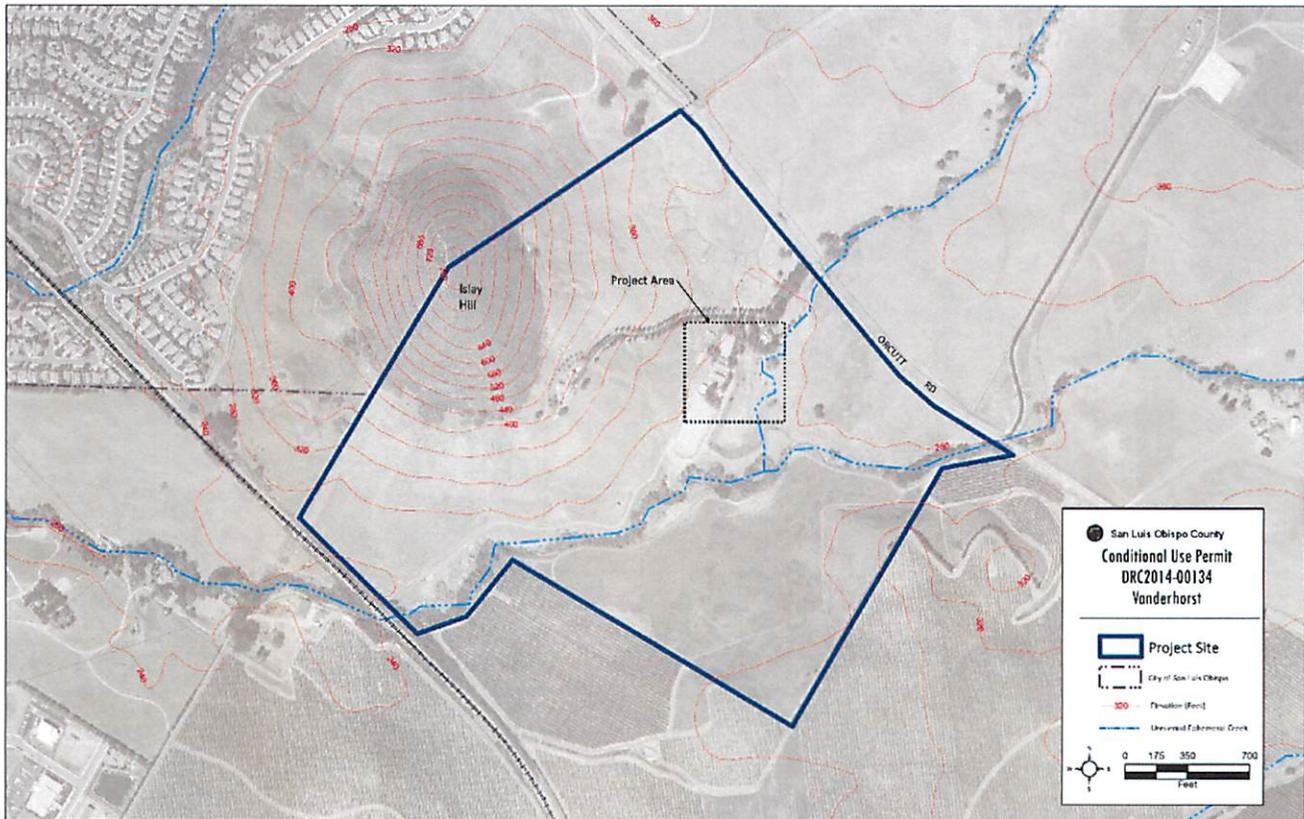
Closest creek? Adjacent to the project site

Distance? Approximately 250 feet

Soil drainage characteristics: Not well drained to very poorly drained

The topography of the project is gently rolling to steeply sloping. The closest creek from the proposed development is adjacent to the project site. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

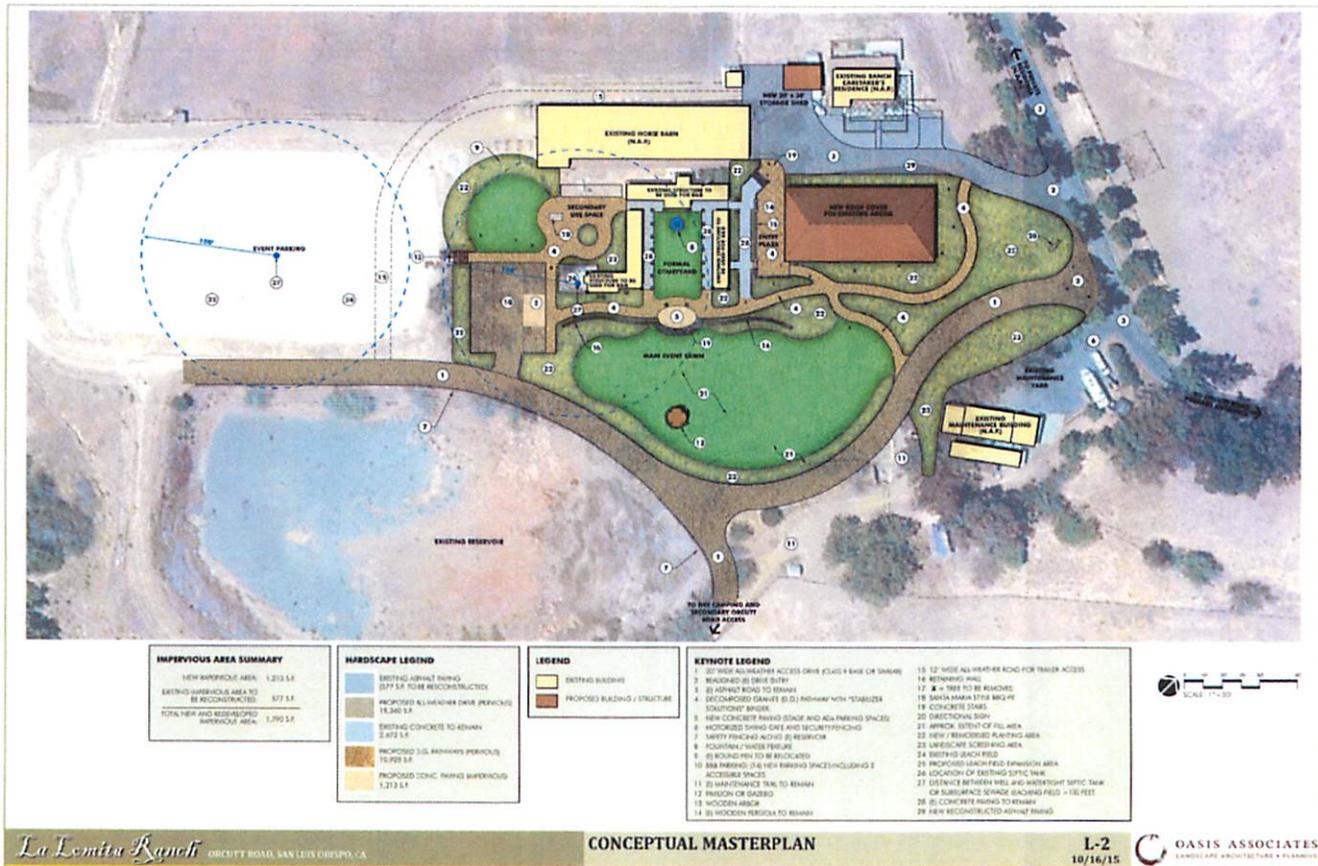
Figure 21 -- Topography and Drainage Features



When a project has the potential to generate runoff that may adversely impact offsite receiving areas, the Land Use Ordinance (LUO Sec. 22.52.080) requires the preparation of a drainage plan to minimize potential drainage impacts. When required, this plan would recommend measures to address drainage and erosion such as the construction of on-site retention or detention basins and the installation of surface water flow dissipaters. Such a plan would also need to demonstrate that the increased surface runoff would have no more impacts to offsite receiving areas than that caused by historic flows.

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.

Figure 22 -- Master Plan With Impervious Surface Summary



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 to moderate

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

WATER SUPPLY -- The project will be utilizing an existing well, known as Well “W” or Well “1” (Figure 25). A four hour well pump test is included with the project application (Farm Supply, October 4, 2011), which concludes that the well can sustain a pumping rate of 18.5 gal/min. Other characteristics of the existing water supply are as follows:

- Assuming 16 hours of pumping, the well can produce an estimated volume of 17,800 gal/day.
- Water quality information has been collected for the well (BSK Associates, February 27, 2015), which is also provided as part of the application. The well meets primary and secondary water quality standards for metals and dissolved minerals.

- A Master Fire Protection Plan has been prepared and is submitted along with the application package (Collings, 2015). The protection plan analyzed the fire sprinkler system requirements, fire flow and water storage analysis for the proposed project.

Figure 23 -- Master Plan With Well Locations



Impact – Drainage, Sedimentation and Erosion

The project will result in the construction of additional impervious surfaces for access roads, walkways, a new 600 square foot storage shed, a caretaker’s residence and a new cover for an existing arena. New impervious area will total approximately 1,790 square feet.

Construction within the project area will result in the disturbance of approximately 0.7 acres of a 161.13 acre parcel. The preliminary grading plan shows 5,967 cubic yards (CY) of cut and 921 CY of fill. The fill material will be sourced from an existing reservoir and placed in the drainage channel adjacent to the lodging units to create a lawn event area. A 160 foot section of the ephemeral drainage will be realigned to flow around the event area lawn to the existing reservoir. An existing drainage will be restored to compensate for the loss of the riparian habitat where the fill is placed and any additional riparian area impacted from the frontage improvement along Orcutt Road.

The project application includes a Preliminary Stormwater Control Plan (Wallace Group, January 2016) which incorporates design features and Best Management Practices to protect water quality. With regards to project impacts on water quality the following conditions will apply:

- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;

- ✓ The project is not within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

Impact - Water Quantity

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

Typical Project Operations Annual Water Usage Estimate

- Irrigation – supplied through non-domestic well
- Eight unit bed and breakfast, assuming the following:
 - 50 gal/capita/day
 - Average occupancy of 2 persons/unit
 - 70% occupancy
 - Total annual demand = 204,800 gal/year (560 gal/day)
 - Estimated maximum day demand (Average use x 2): 1,120 gal/day
- Caretaker's quarters
 - Irrigation to be supplied separately, from non-domestic well
 - 50 gal/capita/day
 - Average occupancy 3 persons
 - Assume full time occupancy
 - Total annual demand = 54,800 gal/year (150 gal/day)
 - Estimated maximum day demand (Average use x 2): 300 gal/day
- Domestic water for employee use
 - Assume 5 employees on a full time equivalent basis
 - Average use of 10 gal/cap/day
 - Total annual demand = 18,300 gal/year (50 gal/day)
 - Estimated maximum day demand (Average use x 2): 100 gal/day

Based on the water estimation, the maximum domestic water demand is estimated at 1,520 gal/day. As discussed in the setting, above, the existing well can produce at least 17,800 gallons per day which greatly exceeds the estimated daily demand of the project, including existing demand.

Temporary Events Annual Water Usage Estimate

Based on the event industry standard, 10 gallons of water per person is anticipated water usage. The water demand associated with 52 temporary events is approximately 77,800 gallons annually (0.23 acre feet/ year). This works out to be approximately 215 gal/day. Table 6 below outlines the total water usage for the proposed temporary events. 77,800 gallons annually (0.23 acre-feet annually):

Table 6 -- Water Demand For Temporary Events					
No. Of Guests	Water Demand Per Guest	No. Of Event Days Per Year	Gallons Per Day	Gallons Per Year	Acre-Feet Per Year
251- 400	10 gallons per person	2	4,000	8,000	0.024
131- 250	10 gallons per person	4	2,500	10,000	0.030
Less than 130	10 gallons per person	46	1,300	59,800	0.183
TOTAL:		52	--	77,800	0.23 AFY

Based on the calculated water demand, the total water demand will be approximately 1,735 gallons / day. With the existing well producing 18 g/min, the domestic well will need approximately 2 hours of pumping daily to meet the required water needs for the proposed uses on site.

Impact- Water Quality

A water quality test was performed on the well serving the project site (BSK Associates, February 27, 2015). That report found no traces of coliform or E coli in the water supply.

Mitigation/Conclusion.

Drainage, Sedimentation and Erosion.

As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. Pursuant to County Ordinances, the applicant will be required to prepare, prior to issuance of construction permits, an Erosion and Sedimentation Control Plan and Drainage Plan. All Erosion and Sedimentation Control Plans shall be accompanied with a complete Stormwater Quality Plan and Best Management Practices compliant with the Low Impact Development Handbook. No additional measures above what are required or proposed are needed to protect water quality.

Water Supply & Quality.

For fire protection purposes, the Master Fire Protection Plan recommended dedicated 20,000 gallon water storage in addition to the 5,000 gallon of domestic water storage. The new dedicated fire water storage tank will be located adjacent to the existing domestic water tank on site. Prior to holding events, the applicant will be required to verify proper waste disposal, water supply adequacy and potability as needed for the proposed use with the Environmental Health Department (May 22, 2015).

Based on available fire analysis, water information and the comments from the Environmental Health Department, there are no known constraints to prevent the project from obtaining its water demands. Implementation of the Master Fire Protection Plan (Gollings, 2015) will ensure adequate water storage for fire protection is provided. The Environmental Health Department will require a transient non-community water permit if the site will have more than 25 persons per day for 60 days of the year. Based on available information and compliance with the Environmental Health Department's requirements, potential impacts to the water source and quality will not be significant. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, Airport Land Use Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., Airport Land Use Commission, 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. Chapter 22.96 San Luis Obispo Planning Area
2. Chapter 22.96.040 San Luis Obispo Sub-area Standards

As discussed in Section 10 Public Services and Utilities, the project was referred to the City of San Luis Obispo for review and comment. The project is located within the City's identified Greenbelt area. The City response letter (July 7, 2015) identifies two programs of the City's Conservation and Open Space Element that may be applicable to this project:

7.7.1 Protect natural communities - The City supports natural communities and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction;

7.7.9 Creek setbacks. Refer to the City's Conservation and Open Space Element policies for appropriate creek setbacks during project evaluation.

The City's comment letter states that the previous creek course which appears to have been altered to direct drainage into the pond area (now proposed for conversion to an event area) should be evaluated for rehabilitation and possible reconnection to the historical drainage course. In addition,

the City raised concerns with the road safety for both cyclists and runners along the Orcutt Road as the project proposes a high number of temporary events, which will increase the traffic along this popular road during the event period. Lack of a left turn lane and increased event traffic can expose cyclists to higher risks along the narrow shoulders along this segment (April 28, 2016).

Mitigation/Conclusion. As conditioned, the proposed project will be consistent with the Land Use Ordinance. Agriculture will remain the primary use of the 161 acre site. As proposed, the total acreage used for events and B&B is 4.1 acre, or 2.5% of the entire property. Impacts to the riparian areas will be mitigated by obtaining relevant permitting from resource agencies for streambed alterations, implementation of preconstruction surveys and compensatory wetland mitigation plan that includes restoration of an ephemeral creek. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

Roads -- Safety Concerns

Based on the County Resolution 2008-152 for Roadway Safety Analysis (RSA) policy, events generating higher than 100 peak hour trips are required to improve project frontage. The project was revised to reduce the total peak hour trips (both typical operations and temporary events for 225 persons) to less than 100 peak hour trips. For events larger than 225 persons, a mandatory shuttle program will be implemented as part of the Traffic Demand Management Plan (TDMP) recommendations (Central Coastal Transportation Consulting, Nov 2015). Implementation of the TDMP is considered to reduce the overall impact to the public road to less than significant. Furthermore, the widening of the existing driveway to allow for adequate two-way traffic will reduce the number of cars stopped at the gate from spilling back onto Orcutt Road.

Even though statistical analysis demonstrated the potential impacts to the public road is less than significant, does not warrant a left turn lane nor frontage improvement, the County considered the project in compatibility with the neighborhood. This section of Orcutt Road is identified for a Class II bike lane improvement in the County Bikeways Plan (2010). Based on concerns from the concentration and number of turning vehicles and compatibility with cyclists and runners along Orcutt Rd., this project may be conditioned to widen Orcutt Road (on project side only) to accommodate an additional bike lane. This widening would help alleviate the potential conflicts between vehicular and bicycle users on Orcutt Road. Additional measures such as bike lane painting may also be considered by the decision makers.

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

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:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Services	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input checked="" type="checkbox"/>	Airport Land Use Commission	Attached
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	Attached
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	City of San Luis Obispo Community Development	Attached
<input checked="" type="checkbox"/>	Other <u>HealSLO Healthy Community Working Group</u>	Attached
<input checked="" type="checkbox"/>	Other <u>Bike SLO County</u>	Attached

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

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

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Airport Land Use Plan	<input checked="" type="checkbox"/> Other Bikeways Plan, 2010
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> SLO Area Plan/SLO (north) sub area and Update EIR	

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

BSK Associates, February 27, 2015, Water Quality Test

Central Coast Transportation Consulting, April 17, 2015, La Lomita Ranch B&B Trip Generation and Site Access

Central Coast Transportation Consulting, June 30, 2015, La Lomita Ranch B&B Trip Generation and Site Access

Central Coast Transportation Consulting, November 17, 2015, La Lomita Ranch B&B Trip Generation and Site Access

Collings and Associates, April 20, 2015, Fire Protection Engineering Master Plan Summary Report for La Lomita Ranch Facility Renovation Project

David Dubbink Associates, June 3, 2015, Noise Study for La Lomita Ranch Events

Farm Supply Company, October 4, 2011, Pump Test Report for La Lomita Ranch

Sage Institute, Inc., June 30, 2015, Biological and Wetland Resources Assessment for the La Lomita Ranch Project

Sage Institute, Inc., October 16, 2015, Biological and Wetland Resources Assessment Addendum for the La Lomita Ranch Project

Sage Institute, Inc., May 18, 2016, Biological and Wetland Resources Assessment Addendum for the La Lomita Ranch Project

Wallace Group, January 12, 2016, Preliminary Stormwater Control Plan for La Lomita Ranch

Wallace Group, April 17, 2015, La Lomita Ranch Water and Wastewater System Summary

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.

Aesthetics and Visual Resources

- VS-1** At the time of application for construction permits, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Orcutt Road. All lighting poles, fixtures, and hoods shall be dark colored. **This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.**
- VS-2** Exterior lighting related to events shall be turned on no earlier than 1 hour prior to the event and turned off after the end of each event. Temporary events shall occur between the hours of 10:00 am to 10:00 pm. All lighting related to events shall be turned off by 11 pm.
- VS-3** No up lighting of oak trees or lighting of landscaping is allowed. Minimal lighting for pedestrian safety and the onsite parking area is permitted and shall be turned off by 11pm. No permanent lighting is allowed to the overflow parking area, which shall remain unimproved. All exterior lighting shall comply with current County standards.

Air Quality

- AQ-1** **Dust Mitigation.** During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reduce the amount of disturbed area where possible,
 - b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 200/o opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
 - c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used. Sweep streets at the end of each day

if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;

- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans;
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

AQ-2 No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

AQ-3 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocieanair.org/business/asbestos.php>). **Prior to final inspection or occupancy, whichever occurs first**, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

AQ-4 The following mitigation is required on the day(s) of the temporary event:

1. Designated parking locations shall be:
 - a. Paved when possible;
 - b. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
 - c. 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 for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
2. For these unpaved sections, implement one of the following:
 - a. For the life of the project, pave and maintain the roads, driveways, and/or parking areas; or,
 - b. For the life of the project, maintain the unpaved roads, driveways, and/or parking areas with a dust suppressant (See Technical Appendix 4.3 of the APCD's CEQA Handbook for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
 - c. The applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed

bumps) to a posted speed limit of 15 mph or less, in order to maintain long-term efficacy of the dust suppressant.

- AQ-5** Fire pits for incidental camping can be used with the following standards
- a. Locate fire pits at least 700 feet from the nearest residence; or,
 - b. Fire pits should be at least 100 feet apart; and
 - c. Fire pits should not be used when air quality for fine particulates (PM2.5) is forecasted to exceed 100 on the Air Quality Index (AQI).
 - d. Outdoor fire pits must be operated in compliance with APCD's Rule Book 402 (Nuisance) and the facility operator shall proactively take steps to reduce air quality concern and/or nuisance when reported.

Biological Resources

Waters of the United States/Waters of the State – Jurisdictional Waters.

- BIO-1:** **Prior to issuance of grading and construction permits**, the applicant shall obtain Clean Water Act (CWA) regulatory compliance in the form of a permit from the U.S. Army Corps of Engineers (USACE) or written documentation from the USACE that no permit would be required for the proposed road crossing. Should a permit be required, the applicant shall implement all the terms and conditions of the permit to the satisfaction of the USACE. Permits and authorizations require applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts on aquatic resources. Compliance with USACE permitting would also include obtaining and CWA 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB). In addition, the USACE and RWQCB may require onsite compensatory mitigation for unavoidable permanent impacts on non-wetland waters of the U.S. habitat to achieve the goal of a no net loss of aquatic resources values and functions. **The applicant shall submit to the County, a written documentation of approval obtained from the USACE and RWQCB if a permit and/or compensatory mitigation plan is required.**
- BIO-2:** **Prior to issuance of grading and construction permits**, the applicant shall obtain compliance with Section 1600 of the California Fish and Game Code (Streambed Alteration Agreements) in the form of a completed Streambed Alteration Agreement or written documentation from the CDFW that no agreement would be required for the proposed fill of the ephemeral drainage and reservoir. Should an agreement be required, the property owners shall implement all the terms and conditions of the agreement to the satisfaction of the CDFW. The CDFW Streambed Alteration Agreement process encourages applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts in the stream zone. In addition, CDFW may require onsite compensatory mitigation for unavoidable impacts on non-wetland waters of the State habitat in the form of ephemeral drainage habitat restoration plan to the extent feasible. **The applicant shall submit to the County, a written documentation of CDFW's approval of the final compensatory mitigation for permanent impacts to the riparian areas.**
- BIO-3:** ***Conceptual Compensatory Mitigation Plan.*** To mitigate impacts to the 0.17 acre of US waters, 0.41 acre of State waters within the project area and any additional jurisdictional waters due to frontage improvement, the applicant shall provide a formal compensatory mitigation and monitoring plan to the County and regulatory agencies with permit applicants based on the conceptual compensatory mitigation plan (BWA Addendum, October 2015 -

Oasis Associates, Inc. Sheet L-3 *Conceptual Planting Plan*). The conceptual plan included an approximate 160 foot reach of new channel, enhancement of approximately 672 feet of existing ephemeral creek channel, and 1.2 acres of riparian and upland buffer tree, shrub, and herbaceous ground cover habitat. The conceptual compensatory mitigation of 1.2 acres of created and enhanced riparian and upland buffer habitat constitutes a 7:1 mitigation ratio of impacts on non-wetland waters of the U.S. and a 3:1 mitigation ratio for impacts on waters of the State. The final approved plan may vary from this conceptual plan based on the final wetlands disturbance area, agency input, commercial availability of plant and seed material, and further evaluation of the plant palette mix appropriate to the mitigation area design.

Establishment Monitoring and Success Criteria -- The compensatory mitigation area shall be provided supplemental irrigation for plant establishment that could be upwards of three years depending on wet season rainfall. The area shall be maintained regularly for invasive weed removal and irrigation maintenance as needed. Monitoring and reporting would occur annually for a three to five year period depending on successful plant establishment and agency requirements. The compensatory mitigation would be deemed successful with at least 80 percent survival of all trees and shrubs after two years without supplemental irrigation. Alternately for shrubs, a cover of greater than 75 percent would be deemed a success. A tolerance of no greater than five percent aerial cover of non-native invasive weedy species would also be required. Given this mitigation area would be viewed as an amenity to the proposed project, ongoing maintenance and irrigation may occur well beyond the success establishment period.

Special-Status Wildlife Species -- Nesting Birds

BIO- 4: Vegetation removal and initial site disturbance for any project elements shall be conducted between September 1st and January 31st outside of the nesting season for birds. If vegetation removal is planned for the bird nesting season (February 1st to August 31st), then preconstruction nesting bird surveys shall be required to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

Prior to issuance of grading and/or construction permits, a pre-construction survey report shall be submitted to the County Department of Planning and Building immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the project site and nest locations shall be included with the report. The County-approved biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

Special Status Aquatic Species

BIO- 5: All project work within the ephemeral drainage and reservoir shall be conducted when no water is present within either feature. A preconstruction survey by a qualified biologist shall be conducted within 30 days of commencement of project to determine if potential suitable habitat for the California red-legged frog, foothill yellow-legged frog, and/or western pond

turtle occurs within the project disturbance footprint. Should these aquatic species and/or suitable habitat be found, project work shall be delayed until the project area no longer supports aquatic habitat or these species, as confirmed by the qualified biologist. Permanent and temporary impacts on the reservoir and ephemeral drainage shall be mitigated by the implementation of the final Compensatory Mitigation Plan, as approved by the regulating resource agencies and submitted to the County for verification.

Cultural Resources

CR-1 If unanticipated paleontological or cultural resources are encountered during construction, all work must halt within 50 feet until the finding has been evaluated by a San Luis Obispo County approved paleontologist or archeologist (depending on the nature of the discovery).

Geology and Soils

GS-1 Prior to issuance of construction and/or grading permits, the applicant shall submit a drainage and erosion and sedimentation control plan in compliance with County Ordinance Section 23.05.040. The plans shall be prepared by a civil engineer to address both temporary and long-term drainage, sedimentation and erosion impacts.

Transportation and Traffic

TR-1 The existing driveway shall be reconstructed to County Public Improvement Standards B-1e for high speed and/or high volume rural roadways, and County A-5 series sight distance standards. This primary access driveway shall be widened to allow adequate two-way traffic. This driveway shall remain open during temporary events to prevent vehicles stopped at the gate from spilling back onto Orcutt Road.

TR-2 Prior to issuance of construction permits, the applicant shall submit revised plans showing revised location of the secondary access road to meet CalFire's safety requirements.

TR-3 Prior to issuance of construction permits, the applicant shall submit a final Transportation Management Plan (TMP) prepared by a licensed civil or traffic engineer for review and approval by the Planning and Building Department, in consultation with the Public Works Department. The intent of the TMP will be to minimize impacts to the surrounding road network for events of any size. The elements of the TMP must include:

- a. The recommendations from the preliminary "La Lomita Bed & Breakfast Special Events Transportation Demand Management Plan" prepared by CCRTC, dated November 2015.
 - i. Establish and implement a mandatory shuttle program for event guests and visitors, including identification of offsite park-and-ride facilities.
 - ii. Establish and implement a program that limits or prohibits guests and visitors from using their private vehicles to access events by encouraging alternative modes of transportation, high occupancy vehicle preferences, parking passes, free shuttle, etc.
 - iii. Establish a monitoring and recording program to document TMP compliance that includes event day vehicle counts for morning and afternoon peak hour trips, and total daily trips
- b. Event traffic control plan including signage and flag-persons. Note that an encroachment permit issued by Public Works will be required for any traffic control proposed within the right-of-way.
- c. No site event shall occur during historic community events, including the City of San Luis Marathon/Triathlon.
- d. Limit event delivery services to off-peak event hours.

- e. Designates a Transportation Management Plan coordinator and provides contact information. Together with implementing the TMP, the coordinator must also respond to all agency and public inquires.
- f. Establish and implement an enforcement program to ensure compliance with the approved TMP and a records keeping plan to substantiate compliance.
- g. Establish and implement a procedure to request county approval for subsequent TMP amendments.

TR-4 Prior to issuance of construction permits, in order to ensure adequate parking will be available to meet offsite parking demands for the proposed events per the TMP, the applicant shall obtain the necessary approval, as required from the appropriate permitting authority for the proposed use of off-site parking facilities located either within the City or County of San Luis Obispo jurisdiction.

TR-5 For the life of the project, the property owner(s) shall adhere to and enforce the Transportation Management Plan (TMP). Amendments to the TMP may be allowed but must be submitted by a registered civil or transportation engineer for prior approval by the County Planning and Building Department, in consultation with the Department of Public Works and the City of San Luis Obispo.

TR-6 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 prior to obtaining a valid Encroachment Permit from the Public Works Department, including, but not limited to: project signage, tree trimming and/or planting, and fences.

Wastewater

WW-1 Prior to final inspection and 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 the Environmental Division to determine if an annual permit will be required for the water supply at this facility.

WW-2 Prior to final inspection and prior to holding any events, the applicant shall contact the Environmental Health Department to verify septic system adequacy as needed for proposed use. The system should be evaluated for capacity to handle back to back maximum sized events (guest production, and employees waste).

WW-3 Portable restroom facilities may be used, in lieu of permanent restrooms, provided they meet all state and local specifications and are sufficient to serve the maximum number of persons allowed at an event.

Water/Drainage

W-1 At the time of application for construction permits, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.

W-2 At the time of application for construction permits, the applicant shall submit a Final Stormwater Control Plan for review and approval by the County Department of Public Works.

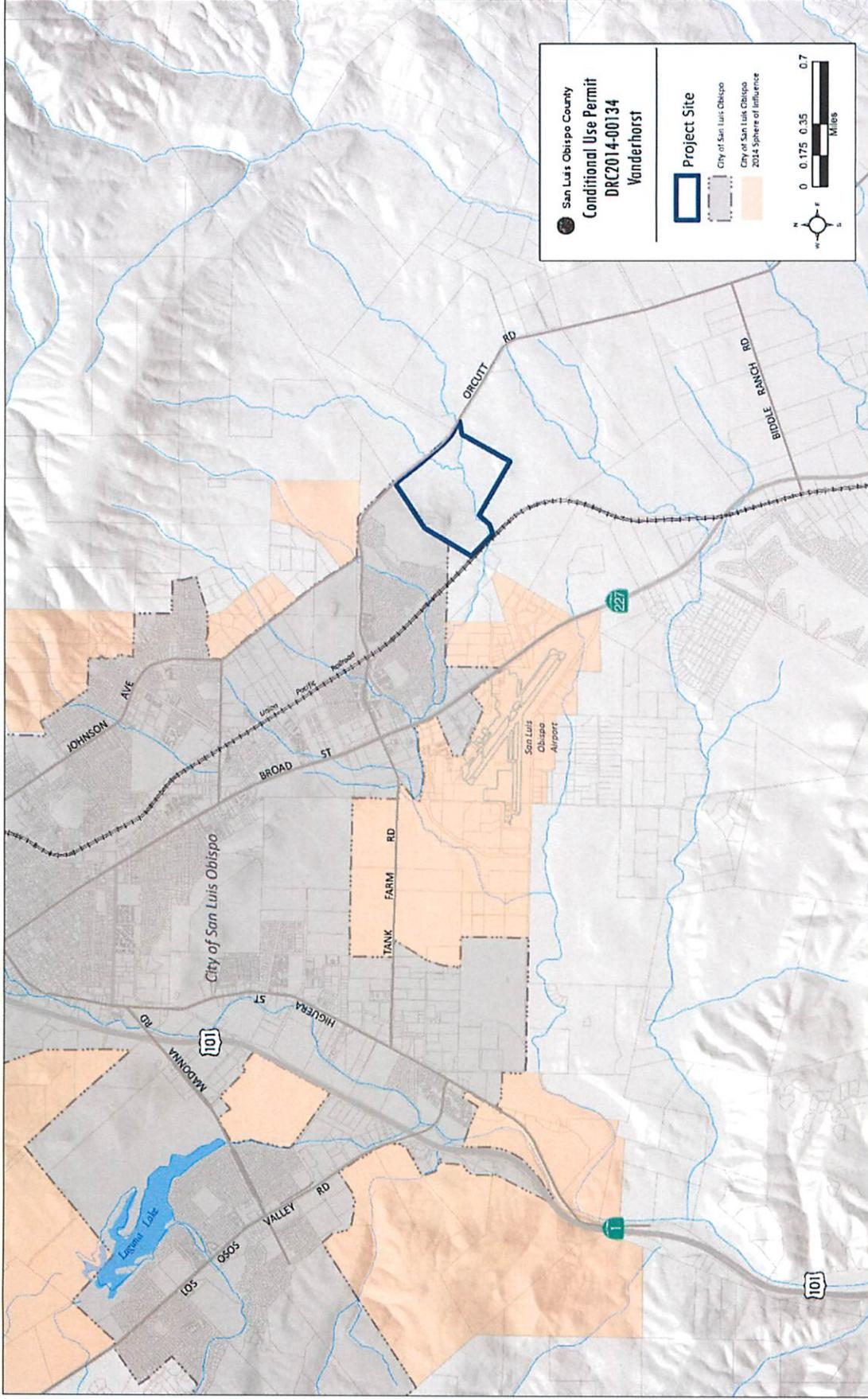
W-2 At the time of application for construction permits, the applicant shall submit complete landscape plans for review and approval in accordance with Section 22.16 (Landscaping) and Title 19 Building and Construction Water Conservation standards.

W-3 For the life of the project, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Condition Compliance/Environmental Monitoring

EM-1 At the time of application for construction permit, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

Project Location



Date: June 27, 2016

**DEVELOPER'S STATEMENT FOR
VANDERHORST CONDITIONAL USE PERMIT
DRC2014-00134**

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, is responsible to verify compliance with these COAs.

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

The following mitigation measures address impacts that may occur as a result of the development of the project.

Visual

- VS-1** At the time of application for construction permits, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Orcutt Road. All lighting poles, fixtures, and hoods shall be dark colored. **This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.**

- VS-2** Exterior lighting related to events shall be turned on no earlier than 1 hour prior to the event and turned off after the end of each event. Temporary events shall occur between the hours of 10:00 am to 10:00 pm. All lighting related to events shall be turned off by 11 pm.

- VS-3** No up lighting of oak trees or lighting of landscaping is allowed. Minimal lighting for pedestrian safety and the onsite parking area is permitted and shall be turned off by 11pm. No permanent lighting is allowed to the overflow parking area, which shall remain unimproved. All exterior lighting shall comply with County exterior lighting ordinance Section 22.10.060.

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

Air Quality

AQ-1 Dust Mitigation. During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reduce the amount of disturbed area where possible,
- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 200/o opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans;
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

AQ-2 No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

AQ-3 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an

exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocieanair.org/business/asbestos.php>). **Prior to final inspection or occupancy, whichever occurs first**, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

AQ-4 The following mitigation is required on the day(s) of the temporary event:

1. Designated parking locations shall be:
 - a. Paved when possible;
 - b. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
 - c. 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 for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
2. For these unpaved sections, implement one of the following:
 - a. For the life of the project, pave and maintain the roads, driveways, and/or parking areas; or,
 - b. For the life of the project, maintain the unpaved roads, driveways, and/or parking areas with a dust suppressant (See Technical Appendix 4.3 of the APCD's CEQA Handbook for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
 - c. The applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less, in order to maintain long-term efficacy of the dust suppressant.

AQ-5 Fire pits for incidental camping can be used with the following standards:

- a. Locate fire pits at least 700 feet from the nearest residence; or,
- b. Fire pits should be at least 100 feet apart; and
- c. Fire pits should not be used when air quality for fine particulates (PM2.5) is forecasted to exceed 100 on the Air Quality Index (AQI).
- d. Outdoor fire pits must be operated in compliance with APCD's Rule Book 402 (Nuisance) and the facility operator shall proactively take steps to reduce air quality concern and/or nuisance when reported.

Monitoring: Required at the time of application for construction permits. Compliance will be required by the Air Pollution Control District and County Department of Planning and Building.

Biological Resources

Waters of the United States/Waters of the State – Jurisdictional Waters.

BIO-1: Prior to issuance of grading and construction permits, the applicant shall obtain

Clean Water Act (CWA) regulatory compliance in the form of a permit from the U.S. Army Corps of Engineers (USACE) or written documentation from the USACE that no permit would be required for the proposed road crossing. Should a permit be required, the applicant shall implement all the terms and conditions of the permit to the satisfaction of the USACE. Permits and authorizations require applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts on aquatic resources. Compliance with USACE permitting would also include obtaining and CWA 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB). In addition, the USACE and RWQCB may require onsite compensatory mitigation for unavoidable permanent impacts on non-wetland waters of the U.S. habitat to achieve the goal of a no net loss of aquatic resources values and functions. **The applicant shall submit to the County, a written documentation of approval obtained from the USACE and RWQCB if a permit and/or compensatory mitigation plan is required.**

BIO-2: **Prior to issuance of grading and construction permits, the applicant shall obtain compliance with Section 1600 of the California Fish and Game Code (Streambed Alteration Agreements) in the form of a completed Streambed Alteration Agreement or written documentation from the CDFW that no agreement would be required for the proposed fill of the ephemeral drainage and reservoir. Should an agreement be required, the property owners shall implement all the terms and conditions of the agreement to the satisfaction of the CDFW. The CDFW Streambed Alteration Agreement process encourages applicants to demonstrate that the proposed project has been designed and will be implemented in a manner that avoids and minimizes impacts in the stream zone. In addition, CDFW may require onsite compensatory mitigation for unavoidable impacts on non-wetland waters of the State habitat in the form of ephemeral drainage habitat restoration plan to the extent feasible. **The applicant shall submit to the County, a written documentation of CDFW's approval of the final compensatory mitigation for permanent impacts to the riparian areas.****

BIO-3: ***Conceptual Compensatory Mitigation Plan.*** To mitigate impacts to the 0.17 acre of US waters, 0.41 acre of State waters within the project area and any additional jurisdictional waters due to frontage improvement, the applicant shall provide a formal compensatory mitigation and monitoring plan to the County and regulatory agencies with permit applicants based on the conceptual compensatory mitigation plan (BWA Addendum, October 2015 - Oasis Associates, Inc. Sheet L-3 *Conceptual Planting Plan*). The conceptual plan included an approximate 160 foot reach of new channel, enhancement of approximately 672 feet of existing ephemeral creek channel, and 1.2 acres of riparian and upland buffer tree, shrub, and herbaceous ground cover habitat. The conceptual compensatory mitigation of 1.2 acres of created and enhanced riparian and upland buffer habitat constitutes a 7:1 mitigation ratio of impacts on non-wetland waters of the U.S. and a 3:1 mitigation ratio for impacts on waters of the State. The final approved plan may vary from this conceptual plan based on the final wetlands disturbance area, agency input, commercial availability of plant and seed material, and further evaluation of the plant palette mix appropriate to the mitigation area design.

Establishment Monitoring and Success Criteria – The compensatory mitigation area shall be provided supplemental irrigation for plant establishment that could be upwards

of three years depending on wet season rainfall. The area shall be maintained regularly for invasive weed removal and irrigation maintenance as needed. Monitoring and reporting would occur annually for a three to five year period depending on successful plant establishment and agency requirements. The compensatory mitigation would be deemed successful with at least 80 percent survival of all trees and shrubs after two years without supplemental irrigation. Alternately for shrubs, a cover of greater than 75 percent would be deemed a success. A tolerance of no greater than five percent aerial cover of non-native invasive weedy species would also be required. Given this mitigation area would be viewed as an amenity to the proposed project, ongoing maintenance and irrigation may occur well beyond the success establishment period.

Special-Status Wildlife Species -- Nesting Birds

BIO- 4: Vegetation removal and initial site disturbance for any project elements shall be conducted between September 1st and January 31st outside of the nesting season for birds. If vegetation removal is planned for the bird nesting season (February 1st to August 31st), then preconstruction nesting bird surveys shall be required to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required. If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the non-disturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist.

Prior to issuance of grading and/or construction permits, a pre-construction survey report shall be submitted to the County Department of Planning and Building immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the project site and nest locations shall be included with the report. The County-approved biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

Special Status Aquatic Species

BIO- 5: All project work within the ephemeral drainage and reservoir shall be conducted when no water is present within either feature. A preconstruction survey by a qualified biologist shall be conducted within 30 days of commencement of project to determine if potential suitable habitat for the California red-legged frog, foothill yellow-legged frog, and/or western pond turtle occurs within the project disturbance footprint. Should these aquatic species and/or suitable habitat be found, project work shall be delayed until the project area no longer supports aquatic habitat or these species, as confirmed by the qualified biologist. Permanent and temporary impacts on the reservoir and ephemeral drainage shall be mitigated by the implementation of the final Compensatory Mitigation Plan, as approved by the regulating resource agencies and submitted to the County for verification.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

Transportation and Traffic

TR-1 The existing driveway shall be reconstructed to County Public Improvement Standards B-1e for high speed and/or high volume rural roadways, and County A-5 series sight distance standards. This primary access driveway shall be widened to allow adequate two-way traffic. This driveway shall remain open during temporary events to prevent vehicles stopped at the gate from spilling back onto Orcutt Road.

TR-2 Prior to issuance of construction permits, the applicant shall submit revised plans showing revised location of the secondary access road to meet CalFire's safety requirements.

TR-3 Prior to issuance of construction permits, the applicant shall submit a final Transportation

Management Plan (TMP) prepared by a licensed civil or traffic engineer for review and approval by the Planning and Building Department, in consultation with the Public Works Department. The intent of the TMP will be to minimize impacts to the surrounding road network for events of any size. The elements of the TMP must include:

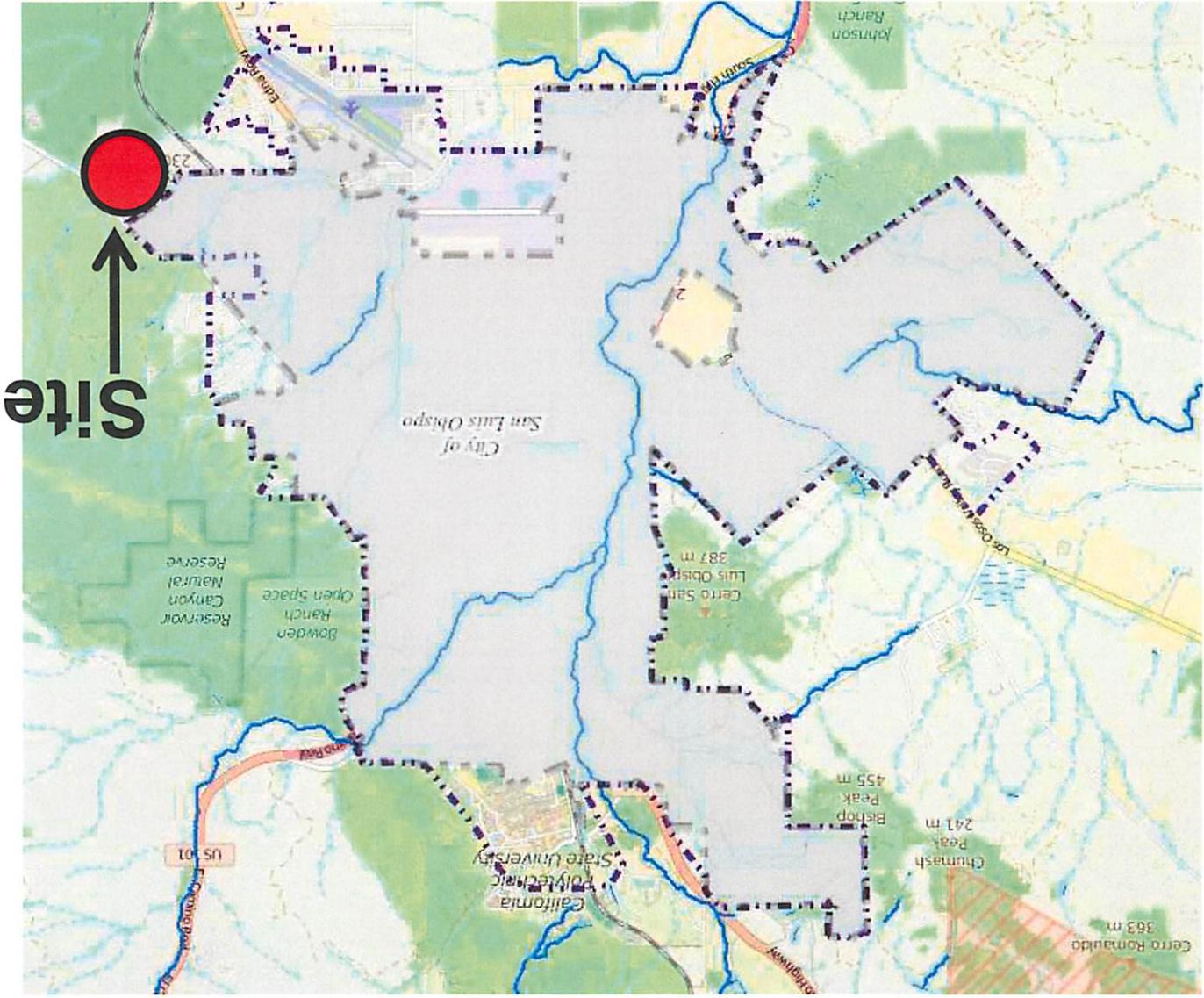
- a. The recommendations from the preliminary "La Lomita Bed & Breakfast Special Events Transportation Demand Management Plan" prepared by CCRTC, dated November 2015.
 - i. Establish and implement a mandatory shuttle program for event guests and visitors, including identification of offsite park-and-ride facilities.
 - ii. Establish and implement a program that limits or prohibits guests and visitors from using their private vehicles to access events by encouraging alternative modes of transportation, high occupancy vehicle preferences, parking passes, free shuttle, etc.
 - iii. Establish a monitoring and recording program to document TMP compliance that includes event day vehicle counts for morning and afternoon peak hour trips, and total daily trips
- b. Event traffic control plan including signage and flag-persons. Note that an encroachment permit issued by Public Works will be required for any traffic control proposed within the right-of-way.
- c. No site event shall occur during historic community events, including the City of San Luis Marathon/Triathlon.
- d. Limit event delivery services to off-peak event hours.
- e. Designates a Transportation Management Plan coordinator and provides contact information. Together with implementing the TMP, the coordinator must also respond to all agency and public inquires.
- f. Establish and implement an enforcement program to ensure compliance with the approved TMP and a records keeping plan to substantiate compliance.
- g. Establish and implement a procedure to request county approval for subsequent TMP amendments.

TR-4 Prior to issuance of construction permits, in order to ensure adequate parking will be available to meet offsite parking demands for the proposed events per the TMP, the applicant shall obtain the necessary approvals, as required from the appropriate permitting authority for the proposed use of off-site parking facilities located either within the City or County of San Luis Obispo jurisdiction.



PROJECT
Conditional Use Permit
Vanderhorst DRC2014-00134

EXHIBIT
Vicinity Map



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

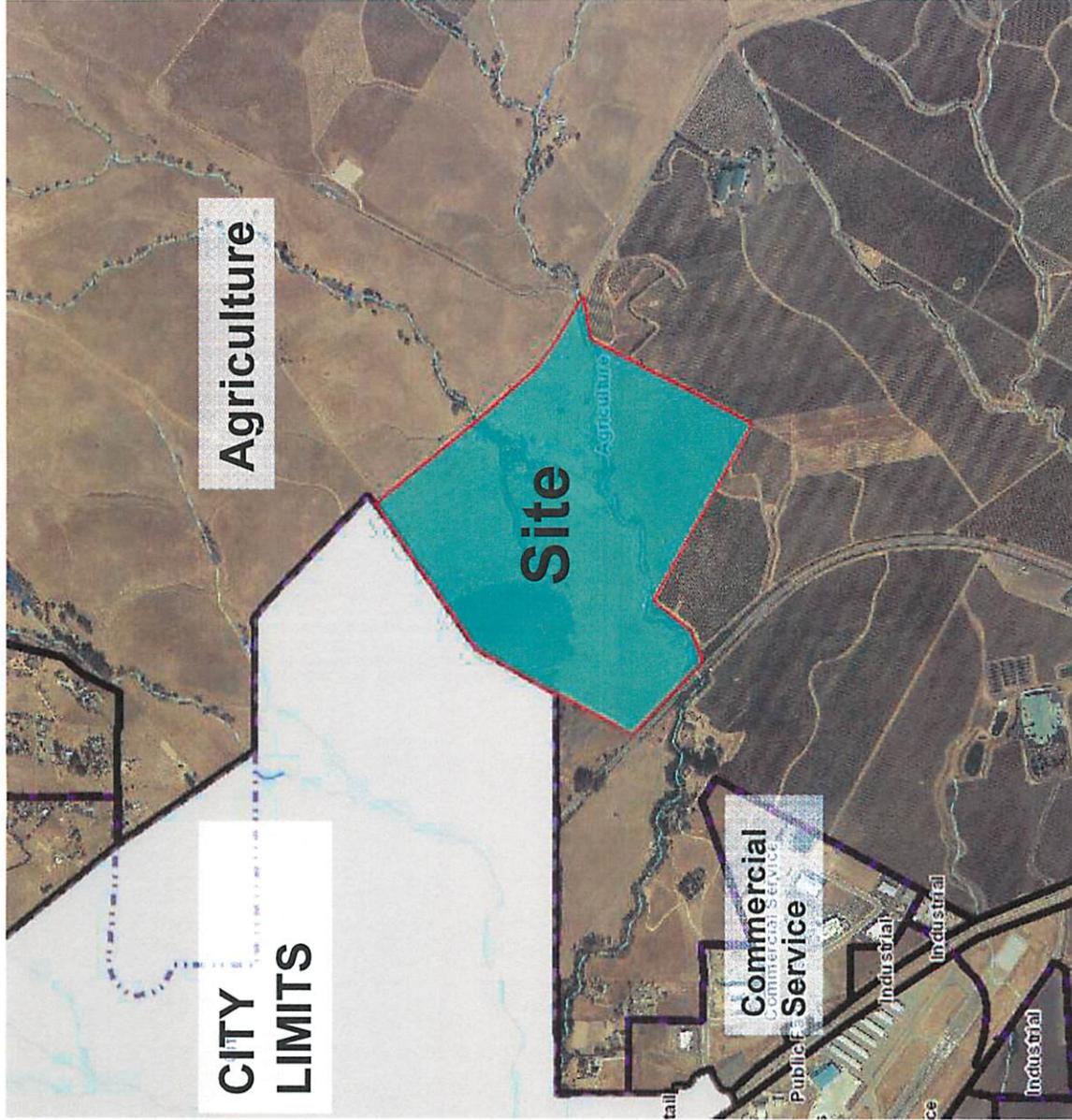
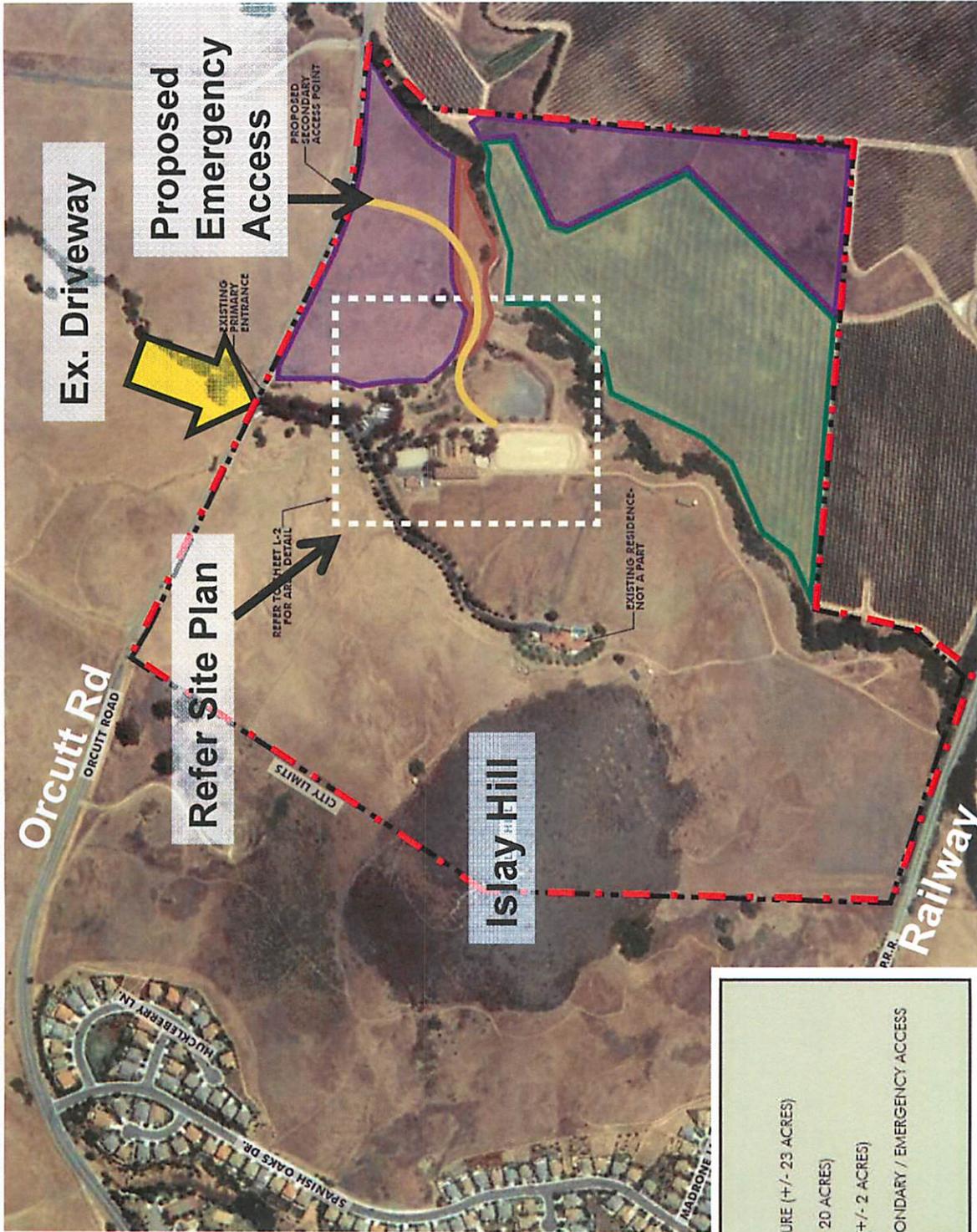


EXHIBIT
Land Use Map



PROJECT
Conditional Use Permit
Vanderhorst/ DRC2014-00134



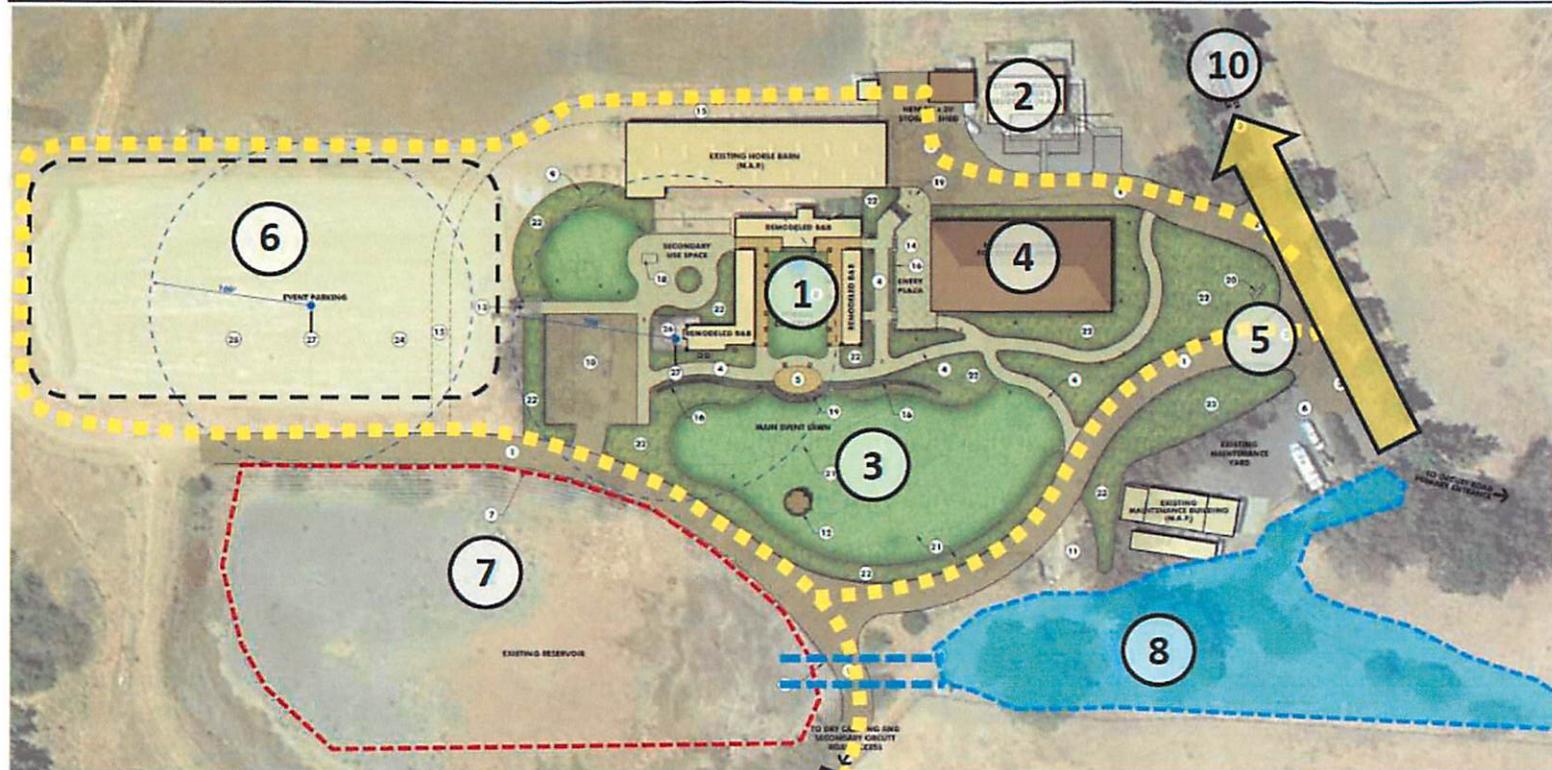
LEGEND

- IRRIGATED PASTURE (+/- 23 ACRES)
- VINEYARDS (+/- 20 ACRES)
- DRY CAMPING (+/- 2 ACRES)
- PROPOSED SECONDARY / EMERGENCY ACCESS
- PROPERTY LINE

PROJECT Conditional Use Permit
Vanderhorst/ DRC2014-00134

EXHIBIT Masterplan





LEGEND

1. B&B Lodging
2. Existing Caretaker Residence
3. Main Event Lawn (fill area)
4. New Roof over Existing Arena
5. Extended Road from Existing Driveway
6. Event Parking
7. Existing Ag Basin graded for fill
8. Realigned drainage & Restored Wetlands
9. New Road to Secondary Access & Incidental Camping
10. Existing Driveway to Existing Residence

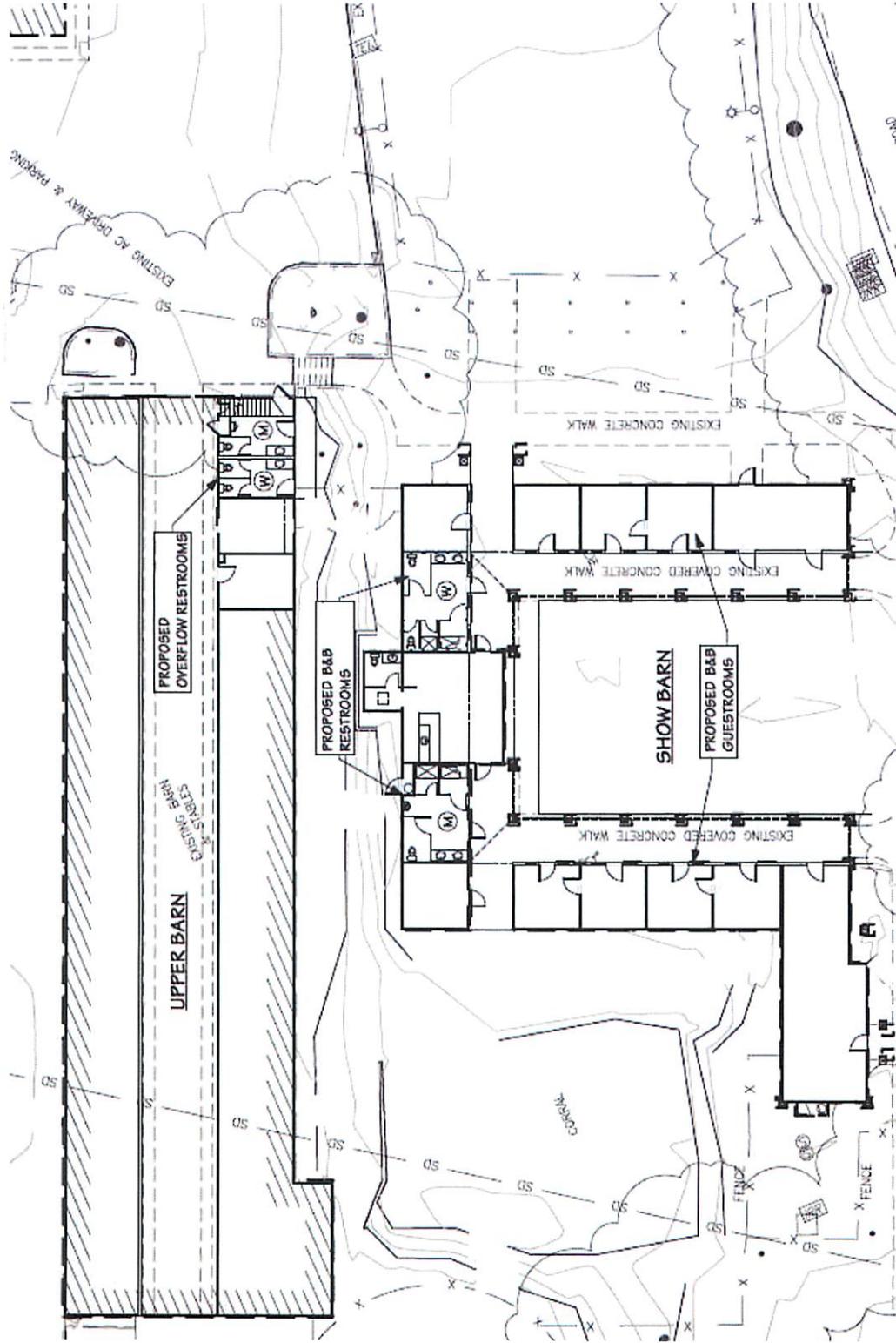
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EXHIBIT

Site Plan



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EXHIBIT

Bed & Breakfast & Overflow Restroom Floor Plan

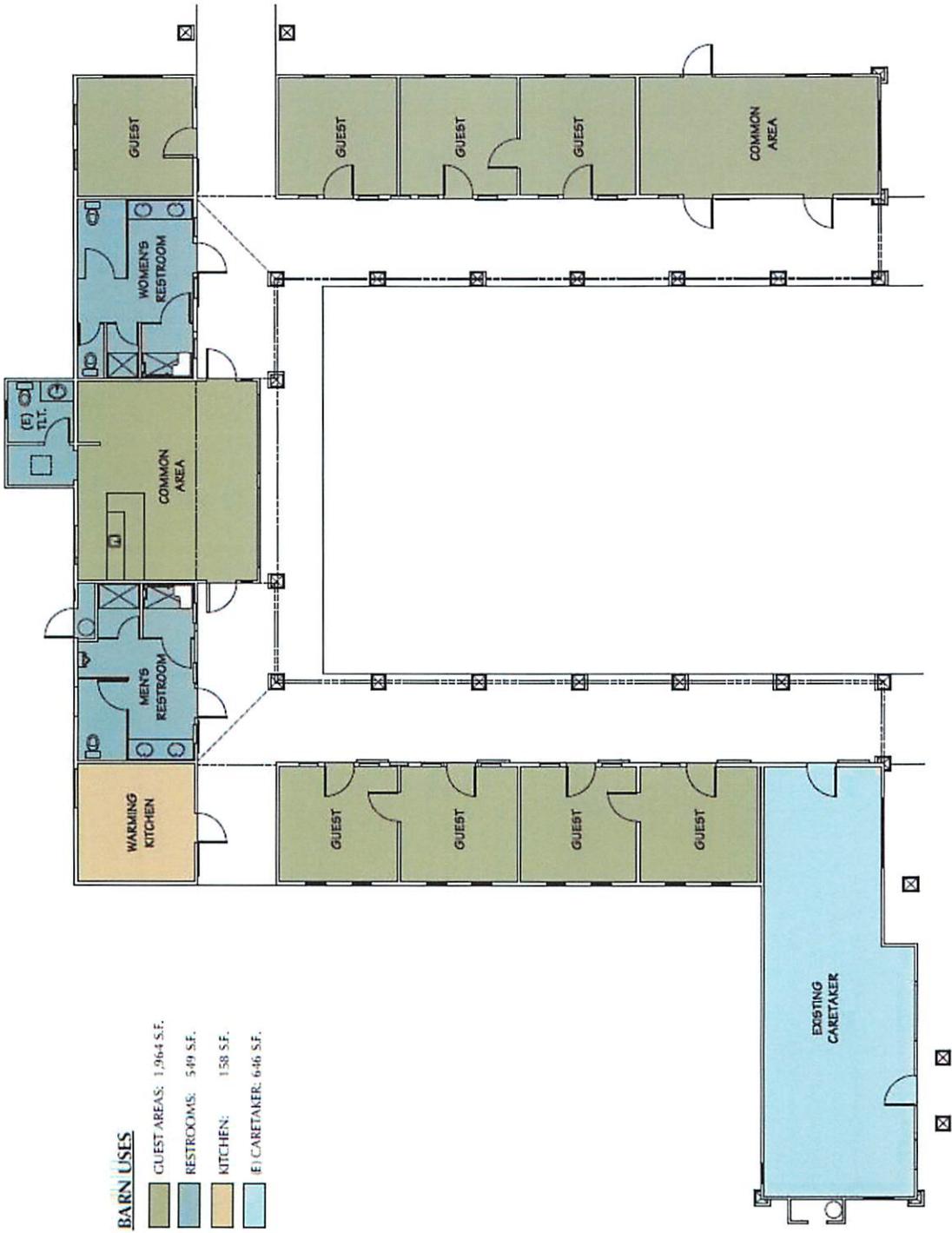


EXHIBIT
Bed & Breakfast Floor Plan



PROJECT
Conditional Use Permit
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