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. ED15-125 **DATE:** July 28, 2016

PROJECT/ENTITLEMENT: Greengate Farms SLO LLC; Green Gate Farms Edna Valley LLC / Minor Use Permit; / DRC2012-00078

APPLICANT NAME: Greengate Farms SLO LLC; Green Gate Farms Edna Valley LLC **Email:** dan@landsiteinc.com
ADDRESS: 1039 Murray St. Suite 200, San Luis Obispo, CA, 93401
CONTACT PERSON: Dan Lloyd **Telephone:** 805-995-1618

PROPOSED USES/INTENT: A request by Greengate Farms SLO LLC and Green Gate Farms Edna Valley, LLC for a Minor Use Permit to allow up to 125 temporary events (ranging from 200 to 500 guests) and activities on a 210 acre site.

LOCATION: The project is located within the Agriculture land use category and is located on the east side of Edna Road (SR 227) at the intersection of Corbett Canyon Road. The project site is about 2.5 miles south of the City of San Luis Obispo in the South County planning area (San Luis Obispo Sub Area South).

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

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

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District, Environmental Health, CALFIRE

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. (2 wks from above DATE)

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

Notice of Determination

State Clearinghouse No. _____

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

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

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

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

Initial Study Summary – Environmental Checklist

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

(ver 5.5) Using Form

Project Title & No. Greengate Farms SLO LLC and Green Gate Farms Edna Valley, LLC
Minor Use Permit / ED15-125 / DRC2012-00078

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Holly Phipps — Holly Phipps — 6/24/2016
Prepared by (Print) — Signature — Date

James Caruso — James Caruso — Ellen Carroll, Environmental Coordinator (for) Environmental — 7-16-16
Reviewed by (Print) — Signature — Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by Greengate Farms SLO LLC and Green Gate Farms Edna Valley, LLC for a Minor Use Permit to allow up to 125 temporary events (ranging from 200 to 500 guests) and activities on a 210 acre site located on the east side of Edna Road (SR 227) at the intersection of Corbett Canyon Road. The project site is about 2.5 miles south of the City of San Luis Obispo in the South County planning area (San Luis Obispo Sub Area South).

Background

Greengate Farms began as a dairy farm in the 1800's and has been an equestrian facility since the 1960's. The project site is also used for the cultivation of row crops, cattle grazing and vineyards; there are no wine processing facilities. The project site also includes a main residence as well as several smaller residences and assorted farm support buildings and barns.

The project site consists of flat to moderately rolling terrain on the floor of the Edna Valley. The northern property line follows East Corral de Piedra Creek, a tributary of Pismo Creek; the project site also supports two ponds and associated riparian vegetation.

There are two existing vehicular access points onto the project site. The main access point is from Edna Road (SR 227) onto Green Gate Road, a County maintained road that passes northeast/southwest through the project site and provides access to two adjoining parcels. There is an additional access road extending north from Corbett Canyon Road along the southern property line; this road is currently used for vineyard/agricultural access (RCD road grading permit GRA2012-00010). Existing agricultural operations are served by a network of unpaved roads which will also provide vehicular access for temporary events.

Permit history associated with the project site includes the following:

- Various repairs and renovations of existing residences;
- Drainage and erosion control improvements;
- Remodel and renovation of equestrian facilities;
- Approval of a vacation rental permit and horse breeding facility.

Project Components

The applicant proposes to conduct temporary events and activities in accordance with LUO Section 22.30.610 as follows:

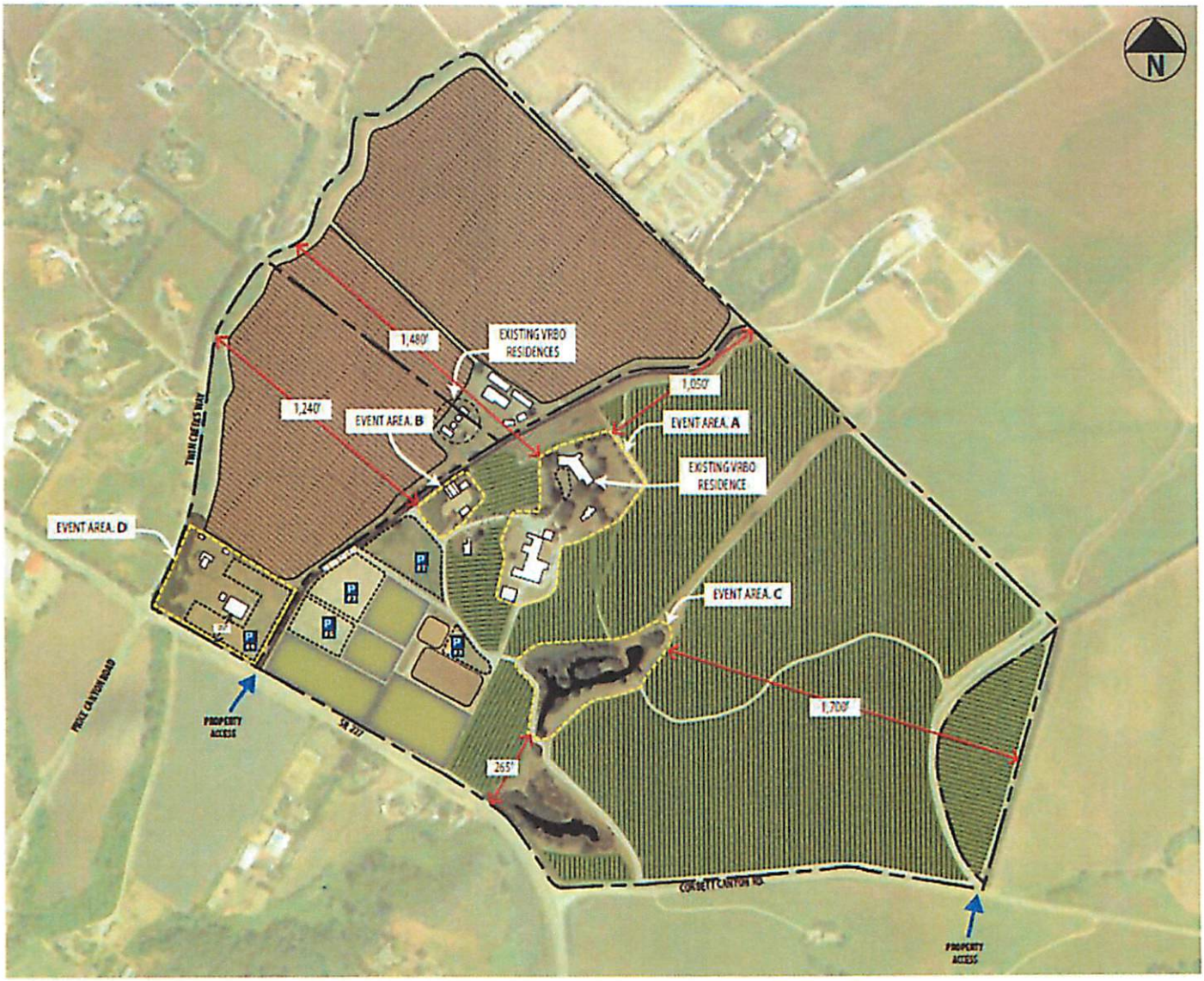
- 25 events with up to 500 people
- 50 events with up to 300 people

- 50 events with up to 200 people

"Temporary events" would consist of larger gatherings such as symposia, weddings and parties. "Temporary activities" refers to smaller gatherings such as cooking seminars, horse riding retreats, ranch tours, educational retreats, community group meetings[1]. In addition, the application proposes to accommodate events sponsored by local non-profit organizations.

Temporary events and activities would be held in four separate areas of the site shown on Figure 1 and described below.

Figure 1 -- Temporary Event/Activities Areas



Event Area A -- Main House and Show Barn Location. The main house's interior and exterior (perimeter identified in yellow on this plan) is intended to be used for small events. This area can be used with or without a tent, with the option for outdoor amplified music. The Show Barn, Smaller Horse Barn, and Arena are also designated sites for equine focused events. Event parking for this area will be located below at the main Parking Area 1 near the Old Barn. Portable restrooms are proposed when the Barns and arena areas are used for temporary

[1] LUO Section22.30.610 does not distinguish between temporary "events" and temporary "activities".

events.

Event Area A -- Existing Equestrian Activity Areas. Equestrian related activities (horse sales, horse shows, training clinics, etc) will continue to occur on the property within Event Area A. The Show Barn and Small Horse Barn will be utilized for event attendees and by horse owners and staff attending to the needs of the horses or cattle. The arena area adjacent to the Show Barn and the existing pastures will also be used for on-site equestrian activities. Portable restrooms will be provided at appropriate locations depending on the location of the activities. Tents may also be used in conjunction with equine and cattle events and certain parking areas will be utilized where they are most convenient for the proposed activity / event.

Event Area B -- Old Barn. This event location within the yellow dashed line includes both indoor and outdoor event areas. The Old Barn can accommodate visitors within the barn, on the lawn area within tents, or outside the Old Barn in the courtyard. An adjacent is proposed to be utilized for both Ag and event storage, and caterer staging, and the permanent restrooms adjacent to the garage on the other side of the courtyard will be utilized for small events. For larger events, portable restrooms will be provided. Outdoor amplified music is proposed in this location, and parking for this venue will be in Parking Areas 1 and 3.

Event Area C – Ponds. The pond site, identified by the yellow dashed line, is an outdoor event area. The intention for this location is to allow smaller gatherings and casual walking around the perimeter of the ponds. Vehicle access will not be permitted near the ponds. No permanent structures (except for possibly a small gazebo in the future) or improvements are proposed in this location. Events such as wedding ceremonies, funerals, or other ceremonial types of activities may occur at this location. There is a parking area adjacent to the corral (Parking Area 2) where visitors can park while utilizing this event location. Outdoor amplified music is proposed in this event site and will be restricted to County requirements for hours of operation.

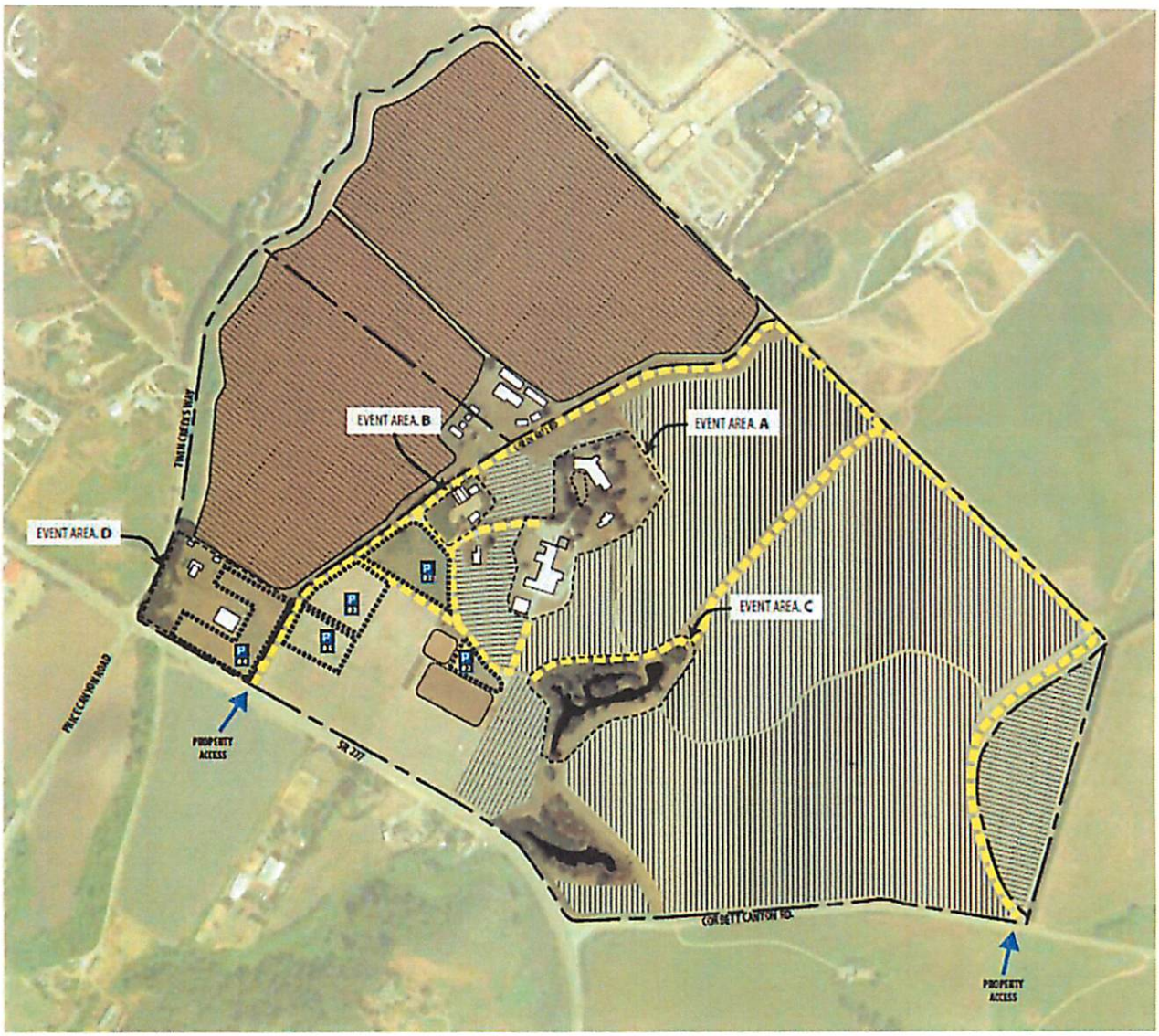
Event Area D -- White Barn. The White Barn event area defined by the yellow dashed line is proposed to be utilized for indoor and outdoor events. The outdoor area behind or on the side the barn will be used for additional event space and tents may be used to accommodate certain types of needs. There is a parking area adjacent to the White Barn. Should overflow parking be necessary, visitors will be directed to park directly across Green Gate Road in Parking Area 5 and walk or be carted over to the White Barn venue. The existing residential structure in this area will be brought up to code and will be utilized as a residential vacation rental use and appropriate temporary events in similar fashion to the other residences in Area A. Outdoor amplified music is proposed in Area D. As noted for the other event areas, portable restrooms will be employed to accommodate visitor needs.

Temporary events and activities would be conducted up to 125 total calendar days per year throughout the year, assuming each event/activity occurs on a separate day. Although multiple events/activities could occur on a single day, the number of temporary events/activities per year would not exceed 125.

Outdoor amplified sound is proposed in conjunction with events and activities conducted in areas A, B, C and D on Figure 1. Outdoor amplified sound would be conducted between the hours of 10:00 AM and 10:00 PM. If related to an agricultural event, outdoor amplified sound would occur between the hours of 8:00 AM and 10:00 PM.

No new buildings, roads or grading are proposed. Options for temporary events parking are provided in five locations (Figure 2). All event parking areas will be covered with non-combustible materials and are less than 10% slope; no grading or clearing of the land will be required. For the larger events (500 attendees) it is estimated that an area of about 80,000 square feet (about 2 acres) would be needed. The plans show that the five parking areas cover about 3.3 acres and would accommodate about 365 vehicles, assuming 400 square feet per vehicle.

Figure 2 -- Parking and Access



The applicant is requesting that the event program run in perpetuity with the land. On October 6, 2009, the Board of Supervisors adopted a resolution interpreting the Temporary Events Ordinance (Section 22.30.610 of the Land Use Ordinance) and concluded that, while a Minor Use Permit can authorize multiple events, the life of the Minor Use Permit shall be defined as part of the approval. This means that temporary events may not be authorized in perpetuity through the granting of a single Minor Use Permit. The Board of Supervisors did not establish criteria for how long the Minor Use Permit should be in effect. Instead, this decision has been made on a case-by-case basis by the Review Authority. Previous projects have received approval for a period of between 5 and 20 years.

ASSESSOR PARCEL NUMBER(S): 044-161-013, 012, 011, & 044-161-009

SUPERVISORIAL DISTRICT: 3

Latitude: 35 degrees 12' 0" N Longitude: -120 degrees 36' 7.2" W

B. EXISTING SETTING

PLAN AREA: South County **SUB**: San Luis Obispo ;

COMB. DESIGNATION: Flood Hazard Airport Review

LAND USE CATEGORY: Agriculture

VEGETATION: Agriculture Vineyards

TOPOGRAPHY: Moderately sloping

PARCEL SIZE: 210.0 acres

EXISTING USES: Agricultural uses

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; agricultural uses, scattered single-family residences	*East:* Agriculture; agricultural uses, scattered single-family residences
South: Agriculture; agricultural uses, scattered single-family residences	*West:* Agriculture; agricultural uses, scattered single-family residences

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The project site is located on the floor of the Edna Valley just south of the community of Edna at the intersection of SR 227 and Price Canyon Road. The gently rolling terrain is crossed by small ephemeral and 'blue line' creeks with sparse to dense riparian vegetation.

The visual qualities of the project site and vicinity are characterized by agriculture on lots ranging in size from 2 -5 acres in the vicinity of the community of Edna, to over 300 acres further south in the Edna Valley and Corbett Canyon. Surrounding land uses include row crops, vineyards and several wineries; a winery (Claiborne and Churchill) is located on the south side of Edna Road (SR 227) directly across from the project site.

The project site consists of 75 acres of vineyards, about 67 acres of row crops and about 40 acres of irrigated pastures. The remaining acreage is devoted to equestrian facilities, farm roads and support structures, and residences. Topography of the project site consists of gently rolling to moderately sloping terrain.

Edna Road (SR 227) and Corbett Canyon Road are not State-designated Scenic Highways and are not included on the list of "Suggested Scenic Corridors" provided in Table VR-2 of the County's Conservation and Open Space Element.

Figure 3 – Project Site From Edna Road Looking South East

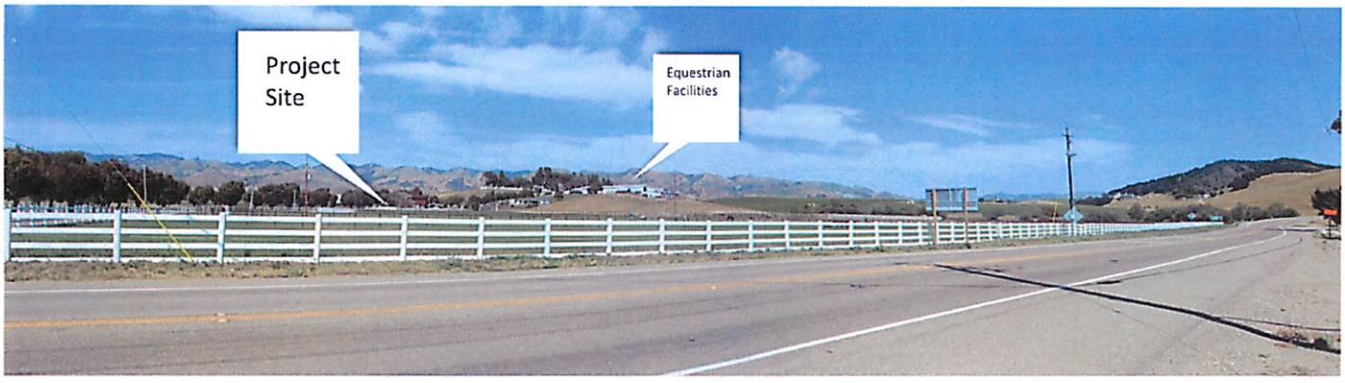


Figure 4 – Project Site Looking North West From Edna Road

Impact. The visual qualities in the vicinity of the project site are representative of the semi-rural character of the area in which smaller ranchettes transition to larger agricultural parcels and vineyards where wineries and associated support structures are becoming more common features of the landscape.

Project plans show the four temporary event areas in relation to surrounding existing features of the project site (Figure 1). Event Area D, consisting of a parking area and existing barn, is located about 123 feet east of the Edna Road right-of-way and will be visible to passing motorists. Area C surrounds one of the two existing ponds on the project site about 265 feet east of Edna Road. Event areas A and B will be located on the interior of the site at an elevation 40 – 80 feet above the roadway. The existing equestrian building will partially screen parking area No. 3.

Edna Road/SR 227 follows a relatively flat and gently curvilinear path as it approaches Price Canyon Road. North of Price Canyon Road, the view along the roadway is characterized by rural residences, row crops, vineyards and farm structures which are all plainly visible along the roadway. The hills forming the Edna Valley provides a natural backdrop when viewed from the road.

Traffic counts taken by Caltrans in 2014 indicate Edna Road/SR 227 experiences a peak hour traffic volume of 2,100 vehicle trips near its intersection with Price Canyon Road. Assuming 2,100 vehicle trips during the peak hour, about 35 vehicles would pass by the project site every minute during the afternoon peak hour. Thus, during the peak hour the vehicles parked in areas 4 and 5 would be visible somewhat frequently by the public during temporary events in which these parking areas are utilized. However, the impact of temporary events on the quality of the viewshed is considered less than significant because:

- No new structures are proposed as part of the temporary events program. Temporary events held in Area D (the area closest to Edna Road) would be within an existing barn;
- The parking area for Area D will be visible only briefly to passing vehicles because of the speed of traffic on the roadway (averaging about 45 MPH), the screening provided by the riparian vegetation along East Corral de Piedra Creek, and the distance the parking area is set back from the highway (125 feet).
- Temporary events and parking areas associated with Areas A and B are located on the interior of the site between 1,000 – 1,200 feet from the roadway and from surrounding residences.

Standard county regulations require exterior lighting to be shielded to minimize glare. The project will be conditioned to provide an exterior lighting plan prior to building permit issuance to ensure the project will not create off-site glare.

Mitigation/Conclusion. Less than significant. No mitigation measures are necessary.

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

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

Land Use Category: Agriculture

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

Historic/Existing Commercial Crops: Grape vines, row crops and grazing

In Agricultural Preserve? Edna Valley Ag. Preserve Area

Under Williamson Act contract? No

The project site is located in an area of high-intensity agricultural operations consisting of row crops, vineyards and grazing. Irrigated agriculture occurs on properties in the area. The following is a description of soils on the project site from the Natural Resource Conservation Service (NRCS):

Cropley clay (0 - 2 % slope). This nearly level clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

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

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

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

Lodo clay loam (15 - 30 % slope). This moderately sloping, shallow fine loamy soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

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

Mocho silty clay loam . This nearly level soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Pismo-Tierra complex (9 - 15 % slope).

Pismo. This moderately sloping soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: shallow depth to bedrock. The soil is considered Class VI without irrigation and Class is not rated when irrigated.

Tierra. This moderately sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class VI 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.

Tierra loam (9 - 15 % slope). This moderately sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Figure 5 – Soils of the Project Site

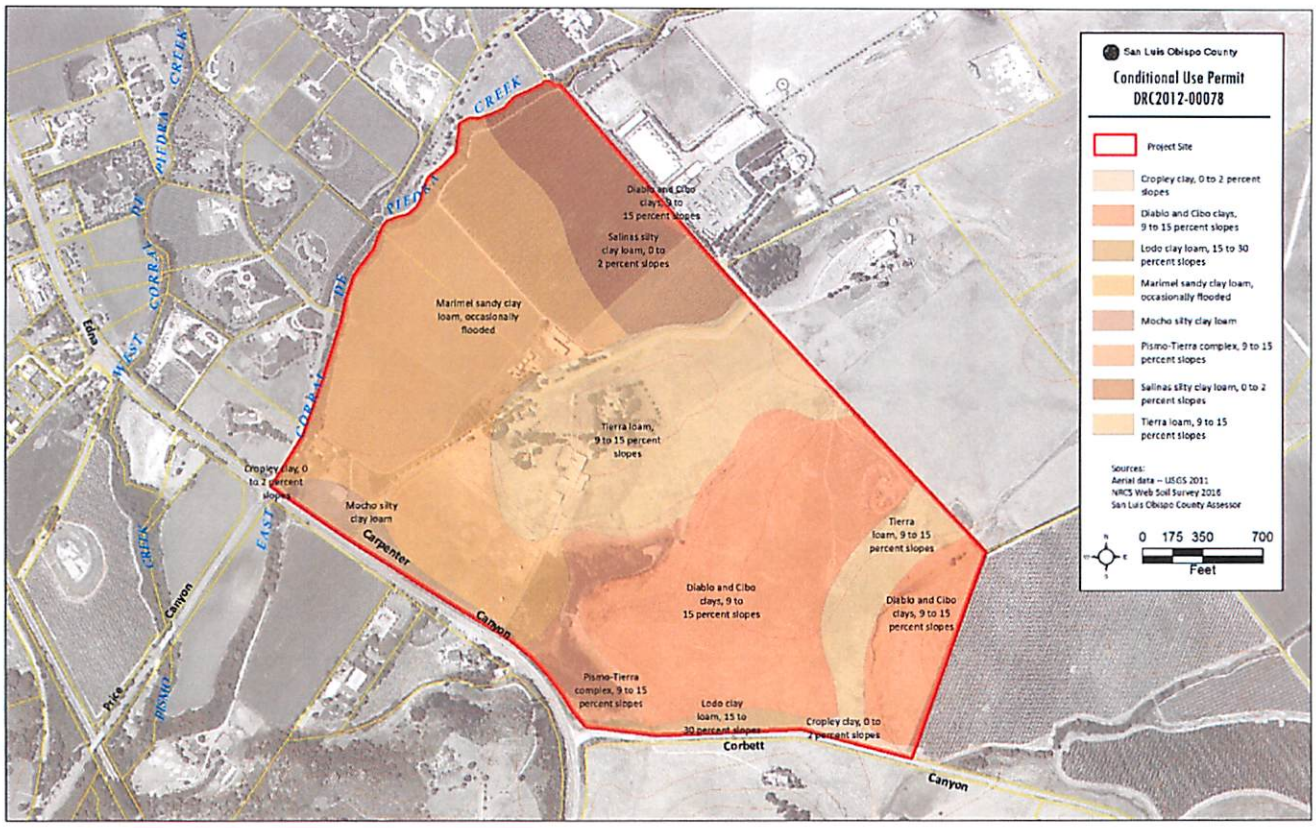
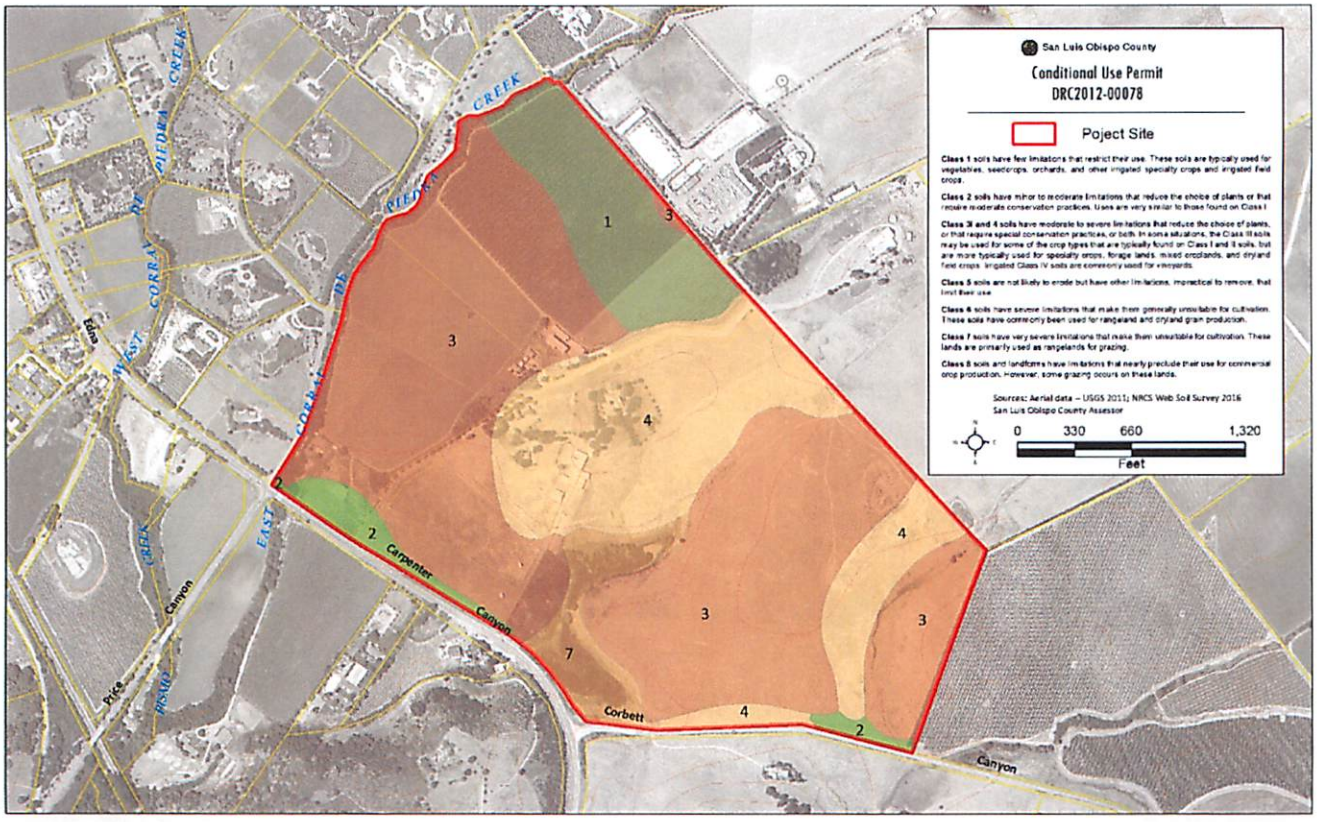


Figure 6 -- NRCS Soils Agricultural Productivity Classifications



Impact.

Conversion of Prime Farm Land. The Agriculture Element defines "prime" agricultural land as having an NRCS Land Capability Class of I or II. No new structures or roads are proposed with the project. Parking for temporary events and activities will be provided as shown in Figure 2. The parking areas for event areas A, B and C are located on Class III soils (if irrigated) which are periodically used for cattle grazing. The use of these areas for event parking will result in the temporary loss of these areas for grazing. However, none of these areas possess "prime" agricultural soils as defined above. The event parking for event area D consists of Class II soils which is considered prime if irrigated. This area has not been used for cultivation, in part because of its small size and shape. Overall, the project will not result in the permanent conversion of prime agricultural land.

Impair the Agricultural Use Of Other Property Or Result in Conversion To Other Uses. As discussed in the project description, the project will not result in the construction of new buildings or roads. The use of the site for temporary events and activities is not expected to have any adverse effects on the viability of surrounding agricultural operations.

Conflict With Existing Zoning or Williamson Act Program. The project site is within the *Agriculture* land use category (zoning). Temporary events are allowed in the Agriculture land use category, subject to the permitting requirements of section 22.30.610 of the County Land Use Ordinance. Although temporary events will be conducted on a portion of the project site, agriculture remains the primary use as summarized in the following table.

Table 1 – Agricultural Uses

Agricultural Use	Acres
Vineyards	77[1]
Seasonal vegetable crops	66
Equestrian facilities	+/-12
Total Agricultural Uses:	+/-155
Other Uses:	55
Total Project Site:	210

Notes:

1. Another 11 acres are being prepared for planting.

Mitigation/Conclusion. The Department of Agriculture reviewed the application (letter dated June 16, 2016). The Agriculture Department's review found that the proposal is consistent with Agriculture Element policies and would not result in significant impacts to agricultural resources with the incorporation of the following recommendations as conditions of approval:

- Incorporate fencing and/or signage discouraging visitors from leaving the centrally located events area, especially to the north and northeast, which will limit the potential for trespassing onto adjoining lands in agricultural production.

- Minimize the potential for soil compaction by limiting parking Areas #1, #3, and #5 to overflow parking and manage irrigation schedules relative to events parking.

Less than significant. No mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☐	☒	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?*	☐	☐	☒	☐
GREENHOUSE GASES				
f) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐
g) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*	☐	☐	☒	☐
h) *Other:* _____	☐	☐	☐	☒

Setting. In March, 2002 the San Luis Obispo County Air Pollution Control District (APCD) adopted a Clean Air Plan (CAP) which sets forth strategies for achieving and maintaining federal and State air pollution standards. State standards for ozone and fine particulate matter (PM_{10}) are currently exceeded within the District, and violation of federal standards may occur in future years without adequate planning and air quality management.

The SLO APCD's 2012 CEQA Air Quality Handbook assists lead agencies, planning consultants, and project proponents in assessing the potential air quality impacts from new development. The Handbook defines the criteria used by the APCD to determine when an air quality analysis is necessary, the type of analysis that should be performed, the significance of the impacts predicted by the analysis, and the mitigation measures needed to reduce the overall air quality impacts.

Once of the main concerns with development that involves surface disturbance is the generation of wind-borne fine particulates (PM10), which in turn is a function of the wind erodability of the underlying soils. The wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion. According to the NRCS Soils Survey, the project site is located on soils that have been given the following wind erodibility ratings. A higher number represents a higher potential for wind erosion.

Table 2 – Wind Erodability of Soils On the Project Site

Soil	Wind Erodability	
	Quantitative Rating	Qualitative Rating[1]
Cropley clay, 0 to 2 percent slopes	86	4
Diablo and Cibo clays, 9 to 15 percent slopes	86	4
Lodo clay loam, 15 to 30 percent slopes	48	6
Marimel sandy clay loam, occasionally flooded	56	5
Mocho silty clay loam	48	6
Pismo-Tierra complex, 9 to 15 percent slopes	134	2
Salinas silty clay loam, 0 to 2 percent slopes	48	6
Tierra loam, 9 to 15 percent slopes	48	6

Source: NRCS Web Soil Survey, 2015

Notes:

1. On a scale of 1 through 8. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.

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

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

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use

projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

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

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

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

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

Impact.

Construction Related Emissions. No new construction or grading is proposed with the project.

Operational Related Emissions. Temporary events and activities will generate emissions associated with motor vehicle trips to and from the project site. In addition, the use of un-paved parking areas for temporary parking will likely generate fugitive dust.

The project application includes an assessment of air pollution emissions (Nexus Planning, March 2, 2015) that have been quantified using the California Emission Estimator Model (CalEEMod). Project-generated trip estimates used in the analysis were based on the *Traffic Impact Analysis* prepared for the project by Pinnacle Traffic Engineering (PTE 2014). The traffic analysis developed trip generation estimates using rates contained in the ninth edition of the Institute of Transportation Engineers (ITE) Trip Generation report and on the local roadway collected for a 7 day period (Nov. 18-24,2013) on the following roadway segments:

- SR 227, between Price Canyon Road and Green Gate Road
- Price Canyon Road, west of SR 227
- Green Gate Road, east of SR 227
- Corbett Canyon Road, east of SR 227.

The air quality impact assessment was modeled using CalEEMod version 13.2.2 assuming full operations in 2016. To account for the increase in mobile emissions associated with temporary events and activities, two scenarios were modeled. One model accounts for emissions associated with motor vehicle trips generated by average sized events and activities. A second model evaluates a worse-case scenario - daily facility emissions plus one 500 person social event and one 300 person family event occurring simultaneously. The worse case scenario, called Plus Project Day, parallels the "plus project" scenario as modeled in the Traffic Impact Analysis (PTE 2013). The two scenarios have the following characteristics.

1. Average Event/Activity Day - The weighted average of trips for events and activities multiplied by the estimated distribution.

2. Plus Project Day - The maximum possible trips for a 500 person social event and a 300 person family event. Total combined trips are768 per day. The Traffic Impact Report evaluation concluded that a southbound left turn lane would be required on SR 227 at Green Gate Road to safely accommodate traffic associated with the proposed uses under the CUP. Therefore, the "Plus Project" scenario has been evaluated assuming the addition of a southbound left turn lane on SR 227 at Green Gate Road.

The following assumptions were used in modeling the air quality impacts:

Land Use. Parking Spaces were selected to represent one vehicle.

Operations:
Motor Vehicle Trip Rate = 2. The Trip Rate value takes into account one "In" and one "Out" as defined in the Traffic Impact Analysis.

Non-Res Commute-Work Trip Length = 13 (Weighted). Following a conversation with SLOAPCD, it was agreed that trip length should be left as the CalEEMod default of 13 miles (rural). Data are not available to adequately support the distance traveled for events and activities from visitors to Greengate Farms. As a result, there is not a trip length variable outside of the default CalEEMod value defensible under CEQA. However, there is justification for use of the CalEEMod default:

- While many of the social and formal events will draw out-of-town visitors, the starting location of travelers is unknown. In addition, many travelers from out of the region may stay locally prior to initiating the trip to Greengate Farms. This may lead to shorter overall trip lengths for Social and Formal Events.
- Educational events could draw students from throughout the County which would increase the distance traveled - yet require far fewer trips as most would be by school bus. The overestimation of trips per activity should balance out the shorter trip length (Mutzinger, per comm 2015).

Operational Emissions
Emissions associated with project-generated daily traffic were estimated based on the trip generation rates provided by Pinnacle Traffic Engineering. CalEEMod default data, including temperature, trip characteristics, variable start information, emission factors, and trip distances, were conservatively used for the model inputs. Project-related traffic was assumed to consist of a mixture of vehicles in accordance with the model outputs for traffic. Emission factors representing the vehicle mix and emissions for the year 2016, when the project could be in its first year of operation, were used to estimate emissions.

Table 3 presents the maximum daily summer and winter emissions associated with operation of the

proposed project. Details of the emission calculations are provided in the Air Quality Assessment (Nexus Planning, March 2, 2015). The table illustrates two possible scenarios for daily emissions: 1) An Average Event/Activity; and 2) Two events in one day (Plus Project scenario). The intent is to illustrate a worse-case scenario for unmitigated operational emissions.

Table 3 -- Unmitigated Maximum Daily Operational Emissions Compared With Thresholds of Significance
(pounds per day)

Summer Emissions	ROG+ NOx	CO	Fugitive PM10	DPM
Event/Activity Day (Avg) Emissions	10.15	28.25	3.84	0.10
CEQA Significance Threshold	25 lbs	550lbs	251bs	1.251bs
Threshold Exceeded?	**No**	**No**	**No**	**No**
Plus Project (Worse Case) Emissions	22.32	62.57	8.70	0.22
CEQA Significance Threshold	25 lbs	550lbs	251bs	1.251bs
Threshold Exceeded?	**No**	**No**	**No**	**No**
Winter Emissions	**ROG+ NOx**	**CO**	**Fugitive PM10**	**DPM**
Event/Activity Day (Avg) Emissions	10.9	30.2	3.8	0.1
CEQA Significance Threshold	25 lbs	550lbs	25 lbs	1.251bs
Threshold Exceeded?	**No**	**No**	**No**	**No**
Plus Project (Worse Case) Emissions	23.8	66.3	8.7	0.22
CEQA Significance Threshold	25 lbs	550lbs	25 lbs	1.251bs
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: Air Quality Assessment for the Greengate Farms Project, Nexus Planning, March 2, 2015, Table 6.

As Table 3 shows, unmitigated operational emissions are estimated to fall below the thresholds of significance in both summer and winter and for both a typical event day and a worse-case event day. Tables 4 and 5 present the annual emissions of ozone precursors (ROG + NOx) and of fugitive particulate matter (PM10) associated with operation of the proposed project. Details of the emission calculations are provided in Air Quality Assessment (Nexus Planning, March 2, 2015).

Table 4 -- Estimated Annual Unmitigated Operational Emission of Ozone Precursors			
ROG + NOx	**ROG + NOx Summer (lbs/day)**	**ROG + NOx Winter (lbs/day)**	**ROG + NOx Annual (Tons)**
Event/Activity Day (Avg) Emissions	7.1	7.6	
Number of Days	50	50	
Total Pounds Per Year	357.2	379.8	
Tons Per Year	0.177	0.19	0.367
Plus Project (Worse Case) Emissions	19.3	20.5	
Number of Days	12	12	
Total Pounds Per Year	238.1	246.5	
Tons Per Year	0.119	0.123	0.242
Total Emissions (lbs)	1138.9	1219.1	
Total Tons Per Year	**0.296**	**0.313**	**0.609**
CEQA Significance Threshold (Tons)			25
Threshold Exceedance?			**No**

Source: Air Quality Assessment for the Greengate Farms Project, Nexus Planning, March 2, 2015, Table 7.

Table 5 -- Estimated Annual Unmitigated Operational Emissions of Fugitive PM10			
ROG + NOx	**Fugitive PM10 Summer (lbs/day)**	**Fugitive PM10 Winter (lbs/day)**	**Fugitive PM10 Annual (Tons)**
Event/Activity Day (Avg) Emissions	2.9	2.9	
Number of Days	50	50	
Total Pounds Per Year	142.6	142.6	
Tons Per Year	0.071	0.071	0.142
Plus Project (Worse Case) Emissions	7.7	7.7	
Number of Days	12	12	
Total Pounds Per Year	92.6	92.6	
Tons Per Year	0.046	0.046	0.092
Total Emissions (lbs)	235.2	235.2	
Total Tons Per Year	**0.117**	**0.117**	**0.235**
CEQA Significance Threshold (Tons)			25
Threshold Exceedance?			**No**

Source: Air Quality Assessment for the Greengate Farms Project, Nexus Planning, March 2, 2015, Table 8.

Tables 3, 4 and 5 suggest that operational emissions will fall below the thresholds of significance for daily and annual emissions of ozone precursors and fugitive dust (PM10).

The APCD reviewed the air quality assessment (e-mail response dated April 15, 2013) and provided the following comments:

- Overall the air quality report provides a credible worse-case for potential emissions associated with the project. It should be noted that the air quality analysis quantifies emissions associated with components of the project that have been deleted by the applicant. Specifically, the project no longer includes the following:

    - An 800 square foot limited food service facility with indoor and outdoor seating areas.
    - Permanent 1,200 square foot farm stand.
    - A 490 square foot museum.

  Accordingly, the analysis slightly over-states the emissions associated with the project.

- Table 2 correctly states that the eastern portion of the County is a non-attainment area for the federal ozone standard. However, the related text on page 4 incorrectly states that the County is in attainment of all federal standards and should be corrected.

- If the event parking is in the field to the south of the unpaved entrance road to the site, the average unpaved driving length would be 240 feet. Using the APCD guidance document to determine unmitigated PM10 emission from unpaved roads and parking areas, it would take only 244 trip ends (122 round trips) to exceed the significance threshold. Based on the trip ends identified in the table at the top of Page 12 of the project's Air Quality Report, the typical social and family events can have enough attracted trips to exceed the significance threshold. Therefore, the APCD recommends operational phase fugitive mitigation measures found on Page 28 of the Air Quality Report as conditions of approval for the project.

- If some of the events will be equestrian related events. then the associated fugitive dust should also be mitigated .

Sensitive Receptors. The nearest sensitive receptors are at least 1,000 from the closest event area. Accordingly, the project is not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

Naturally Occurring Asbestos. According to the APCD web map, the project is not located in a candidate area for the potential presence of naturally occurring asbestos (NOA). No grading or other earth-moving activities are proposed with the project.

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.

Development Burning. On February 5, 2000, the SLO APCD prohibited development burning of vegetative material within San Luis Obispo County. However, in under certain circumstances where no technically feasible alternative is available, limited burning may be allowed subject to regulations

applied by the SLO APCD. Unregulated burning would result in a potentially significant impact. However, based on the project description, no development burning is expected.

Objectionable Odors. Based on the project description, the project will not involve the generation of objectionable odors.

Consistency With the Clean Air Plan/Climate Change. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts.

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

Mitigation/Conclusion. Less than significant. No mitigation measures are necessary. However, the APCD recommends operational phase fugitive mitigation measures found on Page 28 of the Air Quality Report as conditions of approval (not as a migration measure) for the project and recommends with the measures below as a condition of approval (not a mitigation measure) for potential dust emissions associated with equestrian activities:

Equestrian Facility
To minimize nuisance impacts and to reduce fugitive dust emissions from equestrian facilities the following mitigation measures shall be incorporated into the project:

- *Reduce the amount of the disturbed area where possible;*
- *Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust emissions from exceeding 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). Increased watering frequency whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible. Please note that since water use is concern due to drought conditions, the facility 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;*
- *Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities;*
- *All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Air District;*
- *All access roads and parking areas associated with the facility shall be paved to reduce fugitive dust; and,*
- *A person or persons shall be designated to monitor for dust and implement additional control measures as necessary to prevent transport of dust offsite. The monitor's duties shall include holidays and weekend. The name and telephone number of such persons shall be provided to the Air District prior to the initiation of equestrian events.*

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

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

Setting. The Project Site is set within a landscape of gently rolling hills, pastureland, and flat agricultural fields adjacent to East Corral de Piedra Creek. Active agricultural row crop productions comprise the fields along the western portion of the property, abutting the riparian corridor to the west and bordered by agricultural ditches to the east. Equestrian and anthropogenic uses are present to the east of the agricultural fields on the interior of the parcel. Newly planted vineyards on rolling slopes with associated perimeter access roads occupy the northern and eastern portions of the property.

A biological resources assessment (BRA) was prepared for the project by Terra Verde Environmental Consulting, LLC, in May 2014. The following is a summary of the findings and recommendations of that study.

On-site Vegetation and Habitats: In addition to row crops and vineyards, non-native landscaping has been planted around existing buildings. Two natural vegetation communities were identified within the survey area: California bulrush marsh and arroyo willow thicket. Three anthropogenic communities were identified: agricultural, landscaped, and ruderal. Representative photos of vegetation communities and other site features are included (refer to Appendix D of the BRA).

Wetland Riparian

California bulrush marsh
Immediately adjacent to open water and forming dense mats, southern bulrush *(Schaenaplectus califamicus)* is dominant along the interior edge of the upper and lower pond segments. This species is tolerant of brackish water, fluctuating water levels, and soils typically having high organic content that are poorly aerated. This community is widespread

and forms a monotypic stand on the property. This community provides habitat for nesting birds, amphibians, and other wildlife.

This species composition was used in determining the community classification, which most closely corresponds with the *Schaenaplectus californicus* Herbaceous Alliance, California bulrush marsh, in the MCV classification system (Sawyer, Keeler-Wolf, and Evens 2008).

Arroyo willow thicket
Growing as shrubs and small trees, various willow species *(Salix* spp.) are dominant along the perimeter of the pond adjacent to the bulrush marsh community and within the riparian corridor of East Corral de Piedra Creek, which runs along the northwestern edge of the site. Of the willows, arroyo willow *(5. lasiolepis)* is the most abundant and is found both in isolated patches to forming a dense canopy. The herbaceous understory is variable and in areas is composed of southern bulrush along the edges of the pond, or, more often, composed of non-native species, such as greater periwinkle *(Vinca major),* poison hemlock *(Conium maculatum),* rye grass *(Festuca perennis),* water beard grass *(Polypogon viridis),* bristly ox-tongue *(Helminthotheca ecbioides,* and bird's-foot trefoil *(Lotus corniculatus).* One special-status species, southern California black walnut *(Juglans coilfomica.* CRPR 4.2), was identified throughout the riparian corridor of East Corral de Piedra within this community. This community provides habitat for nesting birds, small mammals, and other wildlife.

This species composition was used in determining the community classification, which most closely corresponds with the *Salix lasiolepis* Shrubland Alliance, arroyo willow thickets, in the MCV classification system.

Anthropogenic/Ruderal

Agricultural/Cultivated
The majority of the site has been developed for agricultural purposes. Large plots were bare at the time of the survey; however, much of this community supported vineyards and vegetable crops such as cabbage. Common agricultural weeds, such as cheeseweed *(Malva parviflora)* and poison hemlock, were common especially along the margins of this community.

Developed/Landscaped
Various structures occupy the middle and western parts of the site. Areas around these structures are landscaped with ornamental species including many pepper trees *(Schinus molle)* and grassy lawn. Other developed areas are disturbed, supporting non- native vegetation or are devoid of vegetation with exposed dirt or gravel.

Ruderal
The marginal areas between communities, agricultural ditches, and regularly disturbed pasture lands typically support various non-native annual grasses and forbs, with native species occurring occasionally. An area near the southern property perimeter, adjacent to an irrigated field, remains saturated enough to support a patch of a native wetland obligate species, common spikerush *(Eleocharis macrostachya),* which is surrounded by Bermuda grass *(Cynodon dactylon).* Due to its lack of connection with other waterbodies and the fact that it appears to be supported by overwatering, this area fits the ruderal vegetation type versus a native habitat or wetland.

An escaped cultivar and noxious weed in California, Puna needle grass *(Stipa brachychaeta),* is abundant along the main entrance road and in the overgrown fields co-occurring with bromes *(Bromus* spp.) and wild oats *(Avena* spp.). Additionally, both agricultural ditches and

ephemeral drainages throughout the site are dominated by rye grass, various non-native thistles, poison hemlock, and bird's-foot trefoil with emergent, isolated arroyo willows.

The anthropogenic and ruderal communities on site provide habitat for nesting birds such as barn swallows *(Hirundo rustica),* small mammals such as Botta's pocket gopher *(Thomomys bottae),* and reptiles such as western fence lizard *(Sce/oporus occidentalis)* and gopher snake *(Pituophis catenifer).*

Hydrologic Features:

Creeks
East Corral de Piedra Creek borders the north boundary of the project site. An ephemeral drainage intersects vineyard plots leading to a seasonal wetland. Just downslope of the wetland is a spring fed pond located along the southern property boundary near the intersection of Highway 227 and Corbett Canyon Road. Marshes with emergent vegetation are present along pond margins and the immediate pond vicinity. A second ephemeral drainage is located along the eastern side of the property and terminates just inside the southern boundary, near Corbett Canyon Road.

Agricultural Ditches
Two agricultural ditches are present within the survey area. An agricultural ditch is defined as a man-made feature that conveys water to an ultimate irrigation use or place of use. Both agricultural ditches are directly east of the active row crop fields on the western portion of the property. The northernmost ditch is approximately eight feet wide and has a maximum depth of approximately two feet while the southernmost ditch is approximately three feet wide and one-foot deep. No conductivity was observed between the two agricultural ditches. The function of the ditches is to handle runoff from the irrigated fields. The northernmost ditch also receives flows from the property to the north where an isolated patch of willow trees are present at the base of two gentle slopes leading to a culvert inlet. At this location, a corrugated metal pipe culvert runs between the two properties beneath a perimeter access road and outlets into the northernmost agricultural ditch.

The agricultural ditches do not meet the criteria of a US Army Corps of Engineers wetland as having hydrologic connectivity, hydric soils, or greater than 50 percent coverage of hydrophytic vegetation. Neither of the agricultural ditches have a Significant connection (nexus) to Waters.

Ephemeral Drainages and Wetlands
Two ephemeral drainages and one seasonal wetland are present within the survey area. An ephemeral drainage is a drainage that flows for only a short period of time during and after rainfall. Ephemeral Drainage One runs through the middle of the property and terminates just above the pond while Ephemeral Drainage Two is located on the eastern portion of the property and terminates just north of Corbett Canyon Road.

Pond
One pond is present within the survey area. The pond is located along the southern site perimeter, adjacent and downslope to the seasonal wetland, near the corner of Highway 227 and Corbett Canyon Road. The pond is segmented by a concrete headwall but is connected hydrologically and can be referred to as a single waterbody. Gently sloped banks of the pond are dominated by willow trees while the inner, shallow pond margins support dense stands of California bulrush marsh. Some riparian vegetation thinning and understory clearing was noted during the survey around the northernmost section of the pond. The pond has a maximum length of approximately 300 feet and width of 75 feet. The maximum depth of the pond was not measured and is unknown. During the site visit, the Owner indicated the pond is spring fed but could not offer any details regarding the volume, history, or exact spring location. Water can also be pumped into the pond.

Special-Status Plant Species. Based on the CNDDB query results, it was determined that the project area contains marginally suitable habitat for seven special-status plant species. Due to the highly disturbed nature of the site, none of those species are expected to occur on site, and none were observed during the appropriately-timed survey. One special-status tree species, southern California black walnut *(Juglans californica;* CRPR 4.2 - of limited distribution) was observed within the riparian corridor of East Corral de Piedra Creek, out of event area limits. One special-status species, CRLF, was discovered in the portion of the pond holding water.

Special-status Tree Species

Southern California black walnut *(Jug/ans californical)* California Rare Plant Rank 4.2 Southern California black walnut is a tree that is native and endemic to California. It typically occurs on hillsides or canyons, and in the arid west region, is considered a facultative species. This species may be threatened by urbanization and grazing, non- native plants, and possibly lack of natural reproduction and hybridizations with horticultural varieties. This species was documented throughout the segment of East Corral de Piedra Creek that runs along the northwestern perimeter of the site. The CNDDB does not require submittal of occurrences of Rank 4 species, thus, one is not included with this report.

Special-status Wildlife Species. The proposed project may affect, and/or contains suitable habitat for, five sensitive birds, one sensitive reptile, one sensitive amphibian, five sensitive mammals, and one sensitive fish species. These species have potential to occur within the survey area. A description of these species, their habitats, conservation status, and their likelihood for occurrence within the survey area is provided below.

Sensitive Birds

Tricolored blackbird *(Age/aius tricolor)* State Status - Species of Special Concern - Nesting Tricolored blackbirds are permanent residents of California but make extensive migrations during the breeding season and during wintering. Breeding extends from mid-March through August. The highly colonial species is most numerous in the California Central Valley. Historically, tricolored blackbirds colonize in freshwater marshes dominated by cattails or tules *(Scirpus* spp.) but have also been found in nettles *(Urtica* spp.), willows, and grain fields. Other less common substrates utilized are poison oak thickets *(Toxicodendrum diversilobum)* and elderberry shrubs *(Sambucus* spp.). Preferred forage for this species includes irrigated pastures, cut grain fields, and riparian scrub habitat (CDFG 2008). Threats to this species include water management, reduction of marsh habitat by humans, and predation from common ravens *(Corvus corax)* and coyotes *(Canis latrans).*

During a query of the CNDDB (2013), no occurrences of this species were documented within 5 miles of the survey area and only one occurrence was noted in the surrounding quadrangles, over 10 miles from the Greengate property. The 1997 occurrence was in Chorro Reservoir. This species was not observed during the survey effort.

The California bulrush marsh around the pond is suitable nesting habitat for tricolored blackbird. These areas were densely populated with a colony of red-winged blackbirds including several nest locations which may present habitat competition for tricolored black bird. Suitable forage opportunity exists within irrigated pastures and nearby grain fields. This species was not found nesting on the property. However, due to suitable habitat and the abovementioned factors, there is a low potential for tricolored blackbird to nest within the property. Agricultural operations and vegetation maintenance may further reduce the possibility of this species occurring at the property.

Grasshopper sparrow *(Ammodramus savannarum)* State Status - Species of Special Concern - Nesting
Grasshopper sparrow occurs in dry, dense grasslands with a variety of shrubs and forbs for perching usually on hillsides up to 1,500 meters or mesas in coastal areas. The thick cover of grasses is essential for concealment from predation, especially during the breeding season (April to July) as nests are built of grasses over slight ground depressions. Grasshopper sparrows have been found to winter in California while other individuals may migrate during the off breeding season. Forage is primarily insects and grass and forb seeds. This species has not been found within five miles of the property and was not observed during survey efforts. One documented occurrence of grasshopper sparrow exists within occurrence notes for loggerhead shrike *(Lanius ludovicianus)* in 2005 approximately 5 miles northwest of the Greengate property (CNDDB 2013).

The ephemeral drainages contain marginal to poor grassland habitat for nesting grasshopper sparrow. The grass swales are isolated by peripheral, unpaved roads which appear to be regularly maintained by mechanized equipment. Due to the limited area of these features and fragmentation from other contiguous grassland, risk of predation and nest disturbance are high. It was observed during the survey that recent land conversions from grassland and rangeland to vine production has further limited nesting habitat for this species. There is potential that grasshopper sparrow forage within the survey area and adjacent grain fields. However, there is low potential this species would nest on the property. Thus, no mitigation is offered for this species.

Western yellow-billed cuckoo *(Coccyzus americanus occidenta/isl)* State Status- Endangered - Nesting Habitat requirements for the western yellow-billed cuckoo include dense riparian woodland with well-developed understories for breeding. Roosting and nesting occurs in willows and other deciduous trees and shrubs. During the breeding months, this species is confined to humid microclimates such as river bottoms or along slow-moving creeks and streams (CDFG 2000). Nest sites are located in dense foliage of deciduous trees or shrubs, between 2 and 2.5 feet off the ground. This species is a rare summer resident in scattered locations in California. Formerly, western yellow-billed cuckoo was much more common and widespread in lowland valleys of California but habitat loss has caused declines in populations. Current population estimates predict that there are only 50 breeding pairs left in California. Prey items for this species include grasshoppers, cicadas, caterpillars, and other large insects, as well as frogs, lizards, and fruits upon occasion (Bent 1940, Preble 1957). No records of western yellow-billed cuckoo have been recorded in the CNDDB within a 5-mile radius of the survey area (CNDDB 2013) and the species has not been observed in San Luis Obispo County since 1921. This species was not observed during the field survey.

Marginally suitable nesting and foraging habitat exists within the riparian corridor of East Corral de Piedra Creek. This species prefers more densely vegetated riparian understories than that of the section of East Corral de Piedra Creek bordering the property. Additionally, ongoing agricultural operations directly adjacent to the riparian corridor may discourage nest establishment. There is very low potential for this species to nest in the survey area due to its extreme rarity, lack of any recent documented occurrences in San Luis Obispo County, offset from event areas, and marginal habitat quality. Thus, no mitigation is offered for this species.

White-tailed kite *(E/anus /eucurusl* State Status - Fully Protected - Nesting White-tailed kites require coastal and valley lowlands along with herbaceous open space habitats. Kites will nest in various types of trees including dense oaks, willows, or other tree stands. Nests are placed atop trees at least 6 to 20 meters above the ground and are made from sticks, twigs, or other ground litter. This species forages for small mammals during long-distance flights over a wide variety of terrain including grasslands, meadows, and farmlands. Kites hover above the ground

at 30 meters then descend onto prey with wings held high. Kites spend the majority of time perched in roosting and nesting sites that are adjacent or close to foraging habitats. This species' current range in California consists of what is often referred to as cismontane California. This range includes lands west of the Cascade-Sierra Nevada-Peninsular crest ranges. Kite nesting season is typically from February to October with a peak from May to August. This species has not previously been documented within a five-mile radius of the project site and was not observed during the site survey. The nearest occurrence of white-tailed kite was nearly 10 miles northwest of the property in grassland habitat (CNDDB 2013).

The isolated grasses within the ephemeral drainage and creek, agricultural fields, and adjacent property grain fields may provide foraging habitat for this species. However, very few small mammal burrows or small mammal activity were noted on the property. Limited trees of adequate nesting height were observed within the riparian corridor. There is low potential this species would nest in the riparian corridor of East Corral de Piedra Creek due to ongoing agricultural disturbance and lack of suitable nesting trees. Thus, no mitigation is offered for this species.

Purple martin *(Progne subis)* State Status - Species of Special Concern - Nesting
Purple martins use low-elevation wooded habitats such as valley foothill, montane hardwood-conifer and riparian forests. Nesting usually occurs in cavities of tall, old trees, isolated tree snags or woodland between April and August. Less common nest locations include culverts and under bridges. During migration, purple martins can be found in grassland, wet meadow, and fresh emergent wetland. Forage is comprised of gliding insects, ants, and other ground insects. Declines in this species have been attributed to loss of riparian habitat, removal of snags, and nest cavity competition from European starlings *(Sturnus vulgaris)* and house sparrows *(Passer domesticus).* This species has not been documented within 5 miles of the survey area and was not detected during survey efforts. The nearest occurrence of purple martin is 11.2 miles north of the property in rural agricultural land adjacent to riparian corridor (CNDDB 2013).

Suitable foraging habitat is present for purple martin within the banks surrounding the pond area, surrounding marshes and wetland, and riparian corridor of East Corral de Piedra Creek. Several estern sycamore trees within the upper stretches of the creek channel may offer adequate cavities for nesting. As such, there is moderate potential purple martin may nest within the survey area.

Sensitive Reptiles

Western pond turtle *(Actinemys marmorata)* State Status - Species of Special Concern Pacific pond turtles, formally known as Southern Pacific pond turtles, occupy a wide range of habitats including wetlands, rivers, streams, lakes, and stock ponds for feeding and basking sites. Turtles require upland areas for estivation, wintering, and nesting sites. Nesting occurs along the edges of lakes or ponds but may also be placed as far as 500 meters from the water. This species starts nesting in April with a peak in May through July and typically concludes in August. Females leave aquatic habitats, dig out a nest on land, lay clutches with between 2-11 eggs, with one or two clutches possible a year. Turtles have been documented as traveling up to 60 meters into upland areas for estivation sites. This species occurs from western Washington to Northern Baja

California. Coastal populations exist in San Luis Obispo and Los Angeles Counties. It is known to occur at elevations that range from approximately 0 to 2,084 msl. This species has been documented within the survey area but was not observed during the site survey.

The pond area provides suitable habitat for western pond turtle. Western pond turtle was documented within the pond feature according to CNDDB records, however, the occurrence dates back to 1987. Although undetected during the survey efforts, western pond turtle may be present within the property due to suitable habitat and historical records.

Sensitive Amphibians

California red-legged frog *(Rona dravtoniil* Federal Status - Threatened, State Status - Species of Special Concern.
California red-legged frogs require permanent or semi-permanent bodies of water such as lakes, streams, and ponds with plant cover for foraging and breeding habitat. These frogs use lowland and grassland areas to hunt and forage for food. Frogs have been documented in uplands more than a mile away from waterbodies. Reproduction occurs in aquatic habitats and occurs from late November to early April. Egg masses are laid in the water, often on emergent vegetation. Adult frogs consume invertebrates, mice, fish, frogs, and larvae of other amphibians. Prey is located by vision and then sucked back into the mouth. Tadpoles are thought to consume algae off the water surface or off rocks and plants. This species is known to occur from Mendocino County to Northern Baja California and eastward through the Northern Sacramento Valley and Sierra Nevada foothills. It is known to occur from 0 to 1,525 msl. This species has been documented within 5 miles of the project site. Three CRLF were observed in the upper, flooded portion of the pond during the nighttime eyeshine survey.

California bulrush marsh surrounding the pond offers suitable breeding and foraging habitat for CRLF. Within the CNDDB 5 mile search, two occurrences were documented. The closest occurrence was along an unnamed tributary to Pismo Creek approximately 3.21 miles downstream of the property. Pismo Creek contains suitable aquatic and upland habitat as well as hydrologic connectivity to the property. Measures are proposed to avoid or minimize potential impacts to CRLF.

Sensitive Mammal Description

Pallid bat *(Antrozous pallidus)* State Status - Species of Special Concern
Bats in California occur at elevations ranging from below sea level to almost 11,000 feet. Pallid bats occur in woodlands, grasslands, riparian/wetlands areas, and vineyards if appropriate roosting sites are available. Roosting sites include rocky outcrops, arid areas, rock crevices, caves, tree hollows, mines, old buildings, and bridges. Females roost in large colonies in night roost as daytime roosts tend to be in a different location. Water plays a large part in their diet as most pallid bats drink right after emergence from day roosts and insects tend to converge around water. Like most bats, pallid bats consume insects as their major food source. Pallid bats leave behind a distinct trail of "leftovers", such as legs, heads, or other remains of insects are often left scattered around the vicinity of night roosts. This species has not been documented within 5 miles of the project site nor were any individuals observed during survey efforts although detection of bat species can be difficult.

Suitable roosting habitat is present within the existing, abandoned house structure and white barn located near the southwestern property corner in Event Area D. The building was unoccupied at the time of survey and had numerous openings to a secluded attic area. Ample insect load is present within the nearby riparian creek corridor, pond area, and adjacent wetland for forage. There is moderate potential that pallid bat may roost within the survey area.

Townsend's big-eared bat *(Corvnorhinus townsendii)* State Status - Species of Special Concern
Townsend's big-eared bat is distributed from southern British Columbia along the Pacific Coast to central Mexico, extending eastward to the Great Plains. This species can be found at sea level up to 3,300 meters. Riparian areas, native prairies, coniferous forests, active agricultural fields, and coastal habitat types can be occupied by this species. This bat can often be observed in open caves, abandoned mines, or cave like structures but has also been less frequently known to roost in buildings, bridges, or rock crevices.

Maternity colonies generally form between March and June depending on climatic conditions with females rearing a single pup annually. Riparian, stream, or wooded edge habitat is preferred for foraging with the primary food source being moth species. This species is very sensitive to human disturbance and has been found to abandon maternity roosts following human interaction. Population declines have been attributed to pesticide use, timber harvesting, and mine reclamation. This species has not been documented within 5 miles of the property and was not observed during the survey effort.

As with pallid bat, suitable forage is present within the survey area along the riparian creek corridor, pond area, and adjacent wetland. Roosting habitat is present within the existing, unoccupied structures although is unlikely to be used as this species is very sensitive to human disturbance. Due to active agricultural operations and the close proximity of the structure to Highway 227 this species has low potential to roost within the survey area. Thus, no mitigation is offered for this species.

Western red bat *(Lasiurus blossevilii)* State Status - Species of Special Concern
Western red bat is migratory and broadly distributed from South America through the western United States and northward into British Columbia. This species of bat is solitary and primarily will roost in tree or shrub foliage especially along intact riparian margins containing willows, sycamores, and cottonwoods *(Populus* spp.). Often the roost will be located on the southern or southwestern aspect of trees. Day roosts may also be found in or near urbanized areas as this species can tolerate some human disturbance. Roost sites are generally covered from above and the sides to avoid predation with openings below to facilitate passage. Often roosts are adjacent to vegetation necessary for protection from winds. Occasionally, western red bat may roost in caves. Although solitary, this bat migrates in groups and may also forage alongside other bats of this species. Forage includes homopterans, coleopterans, hymenopterans, dipterans, and lepidopterans. Red bats mate in late summer to early fall then bear up to five pups in spring following 80-90 days of pregnancy. Threats to this bat include loss of riparian zones due to agricultural conversion, intensive pesticide use, and predation from birds, opossums, and domestic cats. This species of bat has not been documented within 5 miles of the property and was not observed during survey efforts.

The property is within the broad range of this species and has suitable habitat. Potential foraging and roosting habitat are present within the riparian corridor of East Corral de Piedra Creek and willow thickets around pond banks. Red bats are also able to tolerate human activity as the species can be found foraging on insects around street or flood lights. Due to potentially suitable roost and forage habitat, western red bat has moderate potential to occur within the survey area.

Yuma myotis *(Myotis yumaensis)* State Status - Special animal
This bat's distribution includes most of western North America from southern Mexico north to British Columbia and eastward into Montana in the north and Oklahoma in the south. Yuma myotis occur in a variety of habitats including riparian, arid scrublands, and deserts with an association to permanent water features. Roosting sites are common in man-made structures including bridges and buildings but also can be found in cliff crevices, caves, mines, and trees. Diet consists primarily of insects including flies, midges, small moths, and small beetles. Mating occurs in fall with females bearing a single pup from mid-spring to mid-summer within maternity colonies. Pest management and maternity roost disturbance in buildings are common threats to this bat as well as forest and riparian management activities. This species has not been documented within 5 miles of the subject property (CNDDB 2013) and was not observed during site surveys.

The Greengate property is within the known range of Yuma myotis and presents several suitable habitat factors. Roosting habitat may be found within on site structures and trees within the riparian corridor. Ample insect forage is available within East Corral de Piedra Creek and riparian vegetation, including around the pond. This species can tolerate human disturbance and has moderate potential to be present both roosting and foraging within the survey area.

American badger *(Taxidea taxus)* State Status - Species of Special Concern
American badger is a non-migratory species that occurs throughout most of California. It occurs in more open and arid habitats including grasslands, meadows, savannahs, open-canopy desert scrub, and open chaparrals. It requires friable soils in areas with low to moderate slopes. American badger is known to occur in nearly every region of California except for the North Coast region which includes Del Norte, Humboldt, Mendocino, Sonoma, and Marin counties. This species occurs at elevations that range from approximately zero to 3,600 m above msl. American badger typically breeds from May through September, but it may not breed every year. This species has been previously documented 5 miles of the project site. American badger dens or forage excavations were not observed during survey efforts.

Sparse, isolated areas of the property offer limited forage or denning opportunity for American badger including the fields surrounding the existing, abandoned house structure and the ephemeral drainages. The majority of the property, however, has active agricultural or vineyard productions which introduce frequent ground disturbance and reduce prey (California ground squirrel and other rodents). As mentioned, very few small mammal burrows were observed on site. Due to limited denning and foraging habitat and no observations of suitable dens, there is low potential American badger will occur within the survey area.

Sensitive Fish

Steelhead - South/Central California Coast DPS *(Oncorhynchus mykiss irideus)* Federal Status - Threatened, State Status - Species of Special Concern
South/Central California Coast DPS (distinctive population segment) contain steelhead runs from the Pajaro River south to, but not including, the Santa Maria River. These fish live in the ocean as adults but migrate to freshwater steams or creeks that have cool, flowing water, access to the ocean, and available food sources, in order to spawn. Adults in San Luis Obispo County leave the ocean and enter freshwater systems from December to March in order to spawn, but may vary depending on specific stream conditions. Adults have been documented migrating hundreds of miles to reach their spawning grounds. Specific habitat requirements for South Central California steelhead depend on the life stage in which the fish are in. Life stages

include migrating adults, juveniles or embryos. However, in general, the crucial requirements of steelhead habitat are adequate substrate, water quality, water quantity, water temperature, water velocity, cover, food and riparian vegetation. This distinct population of steel head tends to utilize perennial streams dominated by woody debris, relatively stable water flows and riffles and pools. This species has not been documented within the survey area but was documented just downstream in Pismo Creek and within West Corral de Piedra Creek, just west of the survey area.

East Corral de Piedra Creek presents marginally suitable habitat for steelhead. Substrate of the creek bed adjacent to agricultural operations is comprised of fine silts with minimal cobble or gravel while upper and lower reaches of the bed, just north and south of the property have less silts and larger cobble with scattered gravel beds. No significant depressions or scour pool areas were noted within the property. The creek was dry at the time of surveying and is highly ephemeral in nature. Pools of water were observed downstream of the survey area.

In years of high annual precipitation adult steelhead passage may be feasible from Pismo Creek into East Corral de Piedra Creek. However, the upper stretches of East Corral de Piedra Creek, within the subject property, are unlikely for spawning and rearing due to the limited duration of flowing water. As noted above, steelhead require stable water flows with riffles and pools for spawning and rearing. The high content of fine silts may also discourage steelhead survival in this portion of the creek as fine silts tend to reduce dissolved oxygen levels necessary for adult and juvenile fish. The ephemeral nature of the creek also leads to variable water temperatures as the creek becomes shallow. Habitat is marginal to poor for steelhead to utilize East Corral de Piedra Creek. Steel head may use this stretch of creek to travel to spawning sites further up the watershed, but only during significantly high flows. A large "leap" exists downstream of the property. This vertical jump of 8 feet would require high flows for steelhead to be able to access the upper reaches of East Corral de Piedra. As such, there is low potential for this species to occur within the survey area. No mitigation is proposed for steelhead because no impacts are proposed to the creek or adjacent riparian habitat. Measures that protect water quality will ensure no indirect impacts occur to adjacent or downstream habitat for steelhead.

Impacts.

Special Status Plant and Animal Species. Potential impacts to special status wildlife species are discussed below.

Tricolor blackbird

Tricolor blackbird nest in emergent vegetation such as *Juncus* and *Scirpus* and forage in areas of cut grain fields and riparian scrub. If tricolor blackbird are nesting within the pond's marsh vegetation, impacts may occur during vegetation management and recreational uses (e.g., nighttime lighting, amplified music). Direct impacts could include nest destruction or abandonment, mortality of nestlings, and discouraged breeding behavior resulting from increased noise, vibrations, and nighttime lighting. Indirect impacts may occur from reduction of suitable nesting habitat.

Purple martin

Purple martin nest in cavities of wooded habitat including riparian trees such as western sycamore and southern California walnut, which are found on site near Event Area D. Event Area D is proposed for temporary events within the existing white barn, and outdoor activities behind the barn, and parking within the available areas around the barn. An 80-foot setback is specified between the creek bed and the western extent of Event Area D and associated parking. Ongoing agricultural operations in close proximity to the riparian corridor may be considered a baseline activity in this vicinity. The

proposed 80- foot setback from potential nesting habitat along East Corral de Piedra Creek is likely to reduce disturbance in this area below that of baseline activities. As such, impacts to purple martin are not anticipated if the setback is maintained as proposed.

Other nesting birds

Potential impacts exist for nesting birds, including those protected by the Migratory Bird Treaty Act and California Department of Fish and Game code, as a result of vegetation management and event activities if occurring during the typical nesting period (February 1 to September 15). Nesting birds were discovered during the 2013 survey in the California bulrush marsh surrounding the pond (Event Area C) and on the white barn in Event Area D. Direct impacts may include mortality of nestlings or nest abandonment. Indirect impacts to nesting birds include noise, Vibration, and nighttime lighting which may discourage breeding behavior, insect forage reduction, and suitable nesting habitat reduction.

Western pond turtle

Western pond turtle occupy ponds and utilize bank vegetation for basking. Upland areas surrounding Event Area C may be used for estivation, wintering, and nesting. Events in the vicinity of the pond are likely to introduce direct impacts to pond turtle, if present, by risk of mortality or nest destruction during parking, access, and grazing. Indirect impacts could include increased anthropogenic disturbance, noise, vibration, nighttime lighting, and nesting habitat reduction. If a gazebo is built within this area, indirect and direct impacts from construction are similar to those listed above.

California red-legged frog

This species of frog utilizes ponds, creeks, streams, and marshes for foraging and breeding. Upland and dispersal habitat can be up to 1.7 miles, especially in the vicinity of other suitable breeding waterbodies. Event Area C is suitable and occupied habitat for CRLF, particularly the pond. The surrounding streams also provide habitat for this species. Direct impact to CRLF may occur by risk of mortality of the species during parking, access to any of the event areas, as well as vegetation management and grazing near Event Area C. The primary period when these types of impacts would be expected would be nighttime and during high moisture periods (dense fog, rain). Indirect impacts include increased human disturbance, noise, vibration, increased risk of predation due to nighttime lighting at events, and habitat degradation.

Pallid bat

Pallid bat can utilize old buildings and structures for roosting. Upon emergence from roosting, water is essential for this species for drinking. Project plans do not specify disturbance to the abandoned house structure, however, direct impact in the form of roost abandonment may occur from increased human disturbance, increased vehicle noise, and subsequent vibrations in close proximity to a roost site. Indirect impacts may occur during events in the pond vicinity, if occurring after nightfall, by discouraging foraging and drinking in Event Area C.

Western red bat

Western red bat can roost within urbanized areas and tolerate some human disturbance. Additionally, some roost sites include intact margins of riparian habitat with western sycamore or willow trees. Suitable day roosts for this bat may occur within the abandoned house or barn in Event Area D. The riparian trees bordering East Corral de Piedra Creek also have potential for roosting. Events could impose similar impacts to that of pallid bat including roost abandonment and discouragement of foraging.

Yuma myotis

This bat species commonly roosts in man-made structures and could roost within the abandoned house structure or barn within Event Area D. This species is tolerant of some human disturbance although it is possible increased noise, vibration, and vegetation management around roosts may

directly impact this species by causing roost abandonment. Indirect impacts are similar to those stated above, including discouragement of foraging.

Wetland and Riparian Resources. Vegetation around proposed activities are planned to be managed by grazing prior to events. The 80-foot setback from East Corral de Piedra Creek for Event Area D avoids creek banks and riparian vegetation, where the only special-status tree species (southern California black walnut) was identified. Grazing within Event Area C may impose temporary impacts to riparian vegetation along pond banks and wetland fringes through grazing, trampling, and/or soil compaction. Other impacts associated with grazing include increased nitrate loads from animal feces and an elevated risk for silt and sedimentation to Waters. Similarly, the access route through Ephemeral Drainage One and possibly the northern extent of the seasonal wetland is likely to impact these features by exposing bare soils through vehicle use, thus, increasing risks of silt and sedimentation to Waters. Increased risk of pollutant introduction to this hydrologic system may also occur due to fuels, lubricants, or other liquids associated with vehicle use.

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

BIO-1 Prior to project initiation, all applicable agency permits with jurisdiction over the project area (e.g., County, CDFW, Corps, USFWS, and RWQCB) shall be obtained (as necessary based on actual project design). These agencies will likely impose additional mitigation measures to ensure avoidance or mitigation of potential impacts.

BIO-2: To ensure no sedimentation or erosion reaches East Corral de Piedra Creek, the pond, the wetland, or downstream watercourses, impacts creating bare ground shall be avoided, as feasible. If impacts to bare ground are necessary for project activities, erosion and sediment controls will be installed and maintained until the areas are stabilized (e.g., revegetated).

BIO-3: Refueling and equipment/vehicle maintenance shall occur at least 100 feet from all hydrologic features or over containment structures if 100 feet is not feasible. A spill kit shall be available during refueling. The Applicant will ensure that contamination of aquatic habitat does not occur during project operations.

BIO-4: During project implementation, all special-status wildlife shall be avoided. No pursuit, capture, handling, or other forms of take shall occur to any special-status wildlife species unless otherwise authorized by regulatory agencies (i.e., USFWS, CDFW).

BIO-5: To protect special-status bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Game Code, vegetation management, amplified music, and nighttime lighting in Event Area C and D shall be avoided during the typical nesting season (February 1 to September 15). If avoidance is not feasible during this season, a qualified biologist shall survey the event area one week prior to activity beginning. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species and a 80-foot buffer zone for raptors. All activity will remain outside of buffers until the qualified biologist has determined that the young have fledged. If special-status bird species are located, no work will begin until an appropriate buffer is determined in consultation with the County, the local CDFW biologist, and/or the USFWS.

BIO-6: Project activities shall avoid disturbance to existing upland vegetation within 250 feet of the ponds edge in order to maintain potential nesting sites for pond turtles, if feasible.

BIO-7: Impacts to vegetation in the vicinity of the pond, wetland, ephemeral drainages, and East Corral de Piedra Creek should be avoided or minimized to the extent needed for planned activities.

BIO-8: Vegetation management, amplified music, and nighttime lighting within 250 feet of the pond shall not occur during the CRLF breeding season (November 1 to April 30).

BIO-9: A qualified biologist shall monitor any vegetation removal within the pond or on the immediate margin to ensure CRLF are not impacted. The biologist shall halt work if CRLF are discovered and the animal allowed to leave on its own. However, if the appropriate permits are authorizations are received from the USFWS, CRLF may be moved out of harm's way in accordance with requirements from the USFWS.

BIO-10: Prior to any activities for Event Area C, the Applicant will consult with the UUSFWS regarding potential impacts to CRLF. If the proposed access road crossing through Ephemeral Drainage One is used, then the Applicant will consult with the Corps for the appropriate permit. The Corps will then be the responsible agency for consultation with the USFWS.

BIO-11: Renovation of structures in Event Area D for project activities will be avoided during potential bat breeding/rearing periods (April to August).

BIO-12: A qualified biologist shall conduct bat surveys within the area of proposed renovation area within 30 days of proposed work to determine if bats are using the structures for a breeding roost. An additional survey immediately before work will occur to ensure no maternity colonies have moved into the structures. If no bats are detected then no further mitigation shall be implemented. If bats are observed roosting within the specified event areas, the Applicant shall consult with the County and the CDFW regarding avoidance measures to ensure no impacts to bats occur.

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

Setting. The project is located in an area historically occupied by the Salinan/Chumash. No paleontological resources are known to exist in the area.

Archaeological Resources. One previous cultural survey was found for the subject property. A search of ¼ mile around the subject property identified the following previous survey work: 9 reports where no resources were encountered; 1 report where resources were identified.

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.

The project is within 300 feet of a perennial water body. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

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

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 August 19, 2015. No responses were received.

Historical Resources. Greengate Farms was established by Arabian horse breeders Jay and Dorothy Stream in 1965. Jay Stream is internationally recognized for his contributions to the development and continued leadership of the World Arabian Horse Organization (WAHO). Prior to the development of Greengate Farms, the subject property was associated with ranching from 1772 to 1873, followed by use for farming and dairy production from 1873 to 1965. The study area contains a total of 20 buildings and one structure that is currently used for farming, cattle grazing, and horse training (Figure 7). Based on the Assessor's Report, the three buildings near the East Branch of Corral de Piedra Creek and Edna Road (Highway 227) were present on the parcel prior to the purchase by Jay Stream in 1965: Dutch Barn (Building 1), dwelling (Building 2), and storage building (Building 3). An equipment shed (Building 4), constructed on the parcel after 1956, is also located near the dwelling. These buildings also appear to have been used during the operation of Greengate Farms.

Building 1 -- Dutch Barn. The barn, constructed in 1935, measures 68 by 80 feet and rests on a concrete wall foundation. This style of barn, a Dutch barn, is characterized by a steep gable roof projecting down to the first floor with little or no overhang, large wagon doors, and smaller doors near the corners (Noble and Cleek 2004:107–108). The building is sheathed with wide vertical wood boards. The gable roof and hay hood are covered with corrugated metal sheets.

Building 2 – Dwelling. The Assessor's Report dates the dwelling (Building 2) to 1865 with a 1900 addition effective in 1925. (This indicates that an addition was completed in 1925 but the addition itself dates to circa 1900.) The single-story National Folk style dwelling appears to be a combination of two dwellings. Inconsistent roof heights, pitches, decoration in the gable peaks, and irregular wall junctions suggest the merger. The dwelling rests on a concrete wall foundation with a wood frame subfoundation. Wood skirting surrounds the building. Simple drop wood boards clad the building with patterned wood shingles in the gable peaks. The parallel and cross-gable roof is covered with composition shingles and the eaves are enclosed. Although the ceilings appear to vary in height, the floor appears to be level.

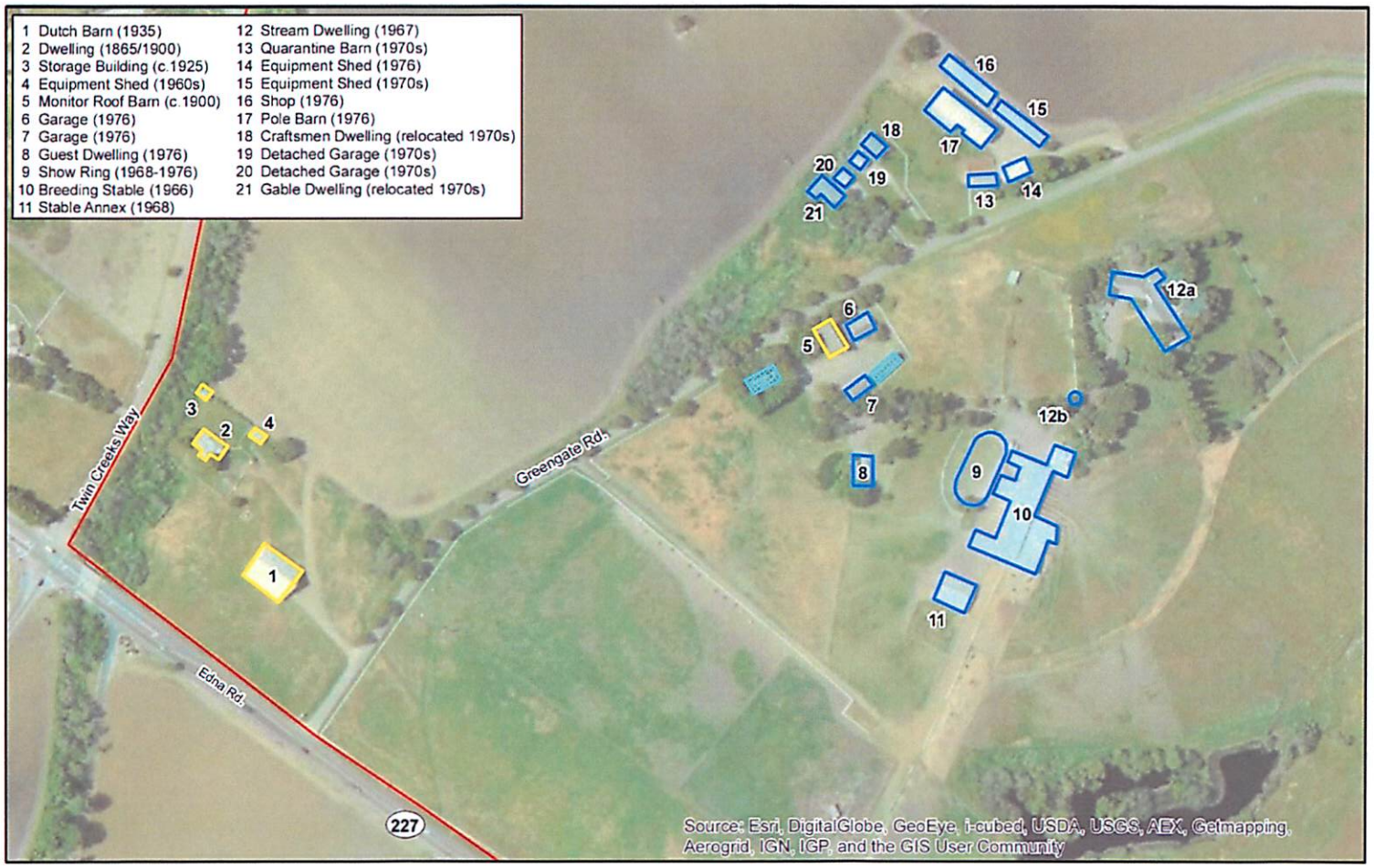
Building 3 – Storage Shed. According to the Assessor's Report, the storage building (Building 3) dates to circa 1925. If this is when the residential dwelling was merged, it is reasonable to conclude that the storage building may have been constructed at that time. The wood-framed 10 by 12 foot storage building with 10 by 10 foot addition rests on a concrete foundation with a rectangular footprint. The walls are clad with drop wood boards and plywood on the addition.

The side-gable roof is covered with rolled sheeting and the eaves are exposed. Knee braces are present in each gable peak.

Building 5 – Monitor Roof Barn. A monitor roof barn (Building 5) is located farther north on the property on Greengate Road. The barn dates to circa 1900 and has been remodeled recently. The 50 by 56 foot monitor roof barn rests on a concrete wall foundation. The exterior walls are clad with mixed-finish vertical wood boards. The wood boards below the monitor roof more closely match the older wood material. The roof and hay hood are covered with corrugated metal and the eaves are exposed. Three pairs of hanging doors slide open on the east façade.

The two dwellings near the maintenance area are not identified in the Assessor's Report and are not visible in a 1956 aerial photograph of the Edna Valley. The dwellings appear to be housing for workers. Based on architectural style and construction materials, it appears that the dwellings were constructed in the early twentieth century and moved to this location after 1956. The Craftsmen style dwelling appears unaltered and the National Folk style gable-front dwelling has been remodeled. The two detached garage units appear to have been constructed in the early 1970s.

All other buildings and structures appear to have been constructed since 1966, refer to Figure 7 on the following page.



Legend

- Project Area
- Demolished Building

Building Association

- Dairy/Farming
- Horse Breeding

0 50 100 200 Meters

0 150 300 600 Feet

1:3,500

Figure 7 -- Built Environment

Impact.

Archaeological Resources
No evidence of cultural materials was noted on the property and no new construction that involves earth moving or disturbance is proposed. Therefore, no impacts to archaeological or paleontological resources are expected. 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 August 19, 2015. No responses were received.

Historical Resources
Improvements are needed to adapt the existing buildings and structures for the proposed new uses as Greengate Ranch. As part of the Conditional Use Permit application process, the County of San Luis Obispo Planning Department requires a historical assessment of the property which was prepared by Applied EarthWorks, Inc (AE). February, 2014. The following discussion is a summary of the findings and recommendations of that report.

Standards of Significance
Section 15064.5(a)(3) of the California Environmental Quality Act (CEQA) Guidelines (as amended) states that a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register (Public Resources Code Section 5024.1; Title 14 California Code of Regulations, Section 4852), including the following:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
(2) Is associated with the lives of persons important in our past;
(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the significance criteria, the resource must retain enough of its historic character to convey the reason for its significance. This is assessed by examining seven aspects of integrity, which are defined as follows:

> *Location is the place where the historic property was constructed or the place where the historic event occurred. . . .*
> *Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . .*
> *Setting is the physical environment of a historic property. . . .*
> *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . .*
> *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . .*
> *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . .*
> *Association is the direct link between an important historic event or person and a historic property. . .* [National Park Service 1997:44–45].

"*Integrity is based on significance: why, where, and when a property is important*" (National Park Service 1997:45). Only after significance is fully established is the issue of integrity addressed. Ultimately, the question of integrity is answered by whether or not the property is able to communicate those aspects for which it is significant.

After significance has been identified and integrity assessed, a property that might normally be excluded from consideration, such as a resource less than 50 years old, may still qualify for eligibility if the property meets special requirements. The National Register of Historic Places (National Register) will consider properties less than 50 years old if, in addition to significance and integrity, the property also meets Criteria Consideration G:

> *Properties that have achieved significance within the last fifty years must be shown to be of exceptional importance* [National Park Service 1997:42].

National Register Bulletin 15 further defines,

> *The phrase "exceptional importance" may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. . . . The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national* [National Park Service 1997:42].

Criteria Consideration G may also be applied to properties considered for California Register eligibility.

The consultant evaluated Greengate Farms by applying these criteria with reference to the historic context. Whereas the criteria provide the general standards of significance, the context delineates the specific key themes (i.e., aspects of history) to which a resource may be related. Significance is based on how well the subject resource represents one or more of these themes based on its specific history and the people associated with the resource, as well as its inherent qualities (i.e., architecture and potential to yield information about the past).

To be considered a good representative of a particular theme, a resource also must retain sufficient integrity to communicate its significance. The seven aspects of integrity are location, setting, feeling, association, workmanship, materials, and design (National Park Service 1997:44).

Mitigation/Conclusion. Greengate Farms appears to be significant for the property's association with Jay Stream and his contributions to the Arabian horse industry under California Register Criterion 2. However, the buildings associated with the period of significance for the property are less than 50 years old and are subject to the requirements of Criterion Consideration G.

The significant contributions of Jay Stream through his leadership of the International Arabian Horse Association (IAHA) and the WAHO meet the *exceptional importance* requirement for Criterion Consideration G described above. Consequently, the property appears to be eligible for listing on the California Register under Criterion 2 due to its association with Jay Stream and is considered a historical resource for the purposes of CEQA. Resources on the Greengate Farm property that convey the significance of Jay Stream under Criterion 2 and are considered contributing include the breeding stable, stable annex, show-ring, monitor roof barn, four dwellings, four detached garages, quarantine barn, two equipment sheds, shop, and pole barn (Buildings 5–21 on Figure 7). Buildings 5 through 21 are, therefore, considered historical resources and potential alterations to them must be assessed for potential impacts to their significance.

The dwelling (Building 2) and Dutch barn (Building 1) that were already present on the west portion of the property when it was purchased by the Streams and the associated sheds (Buildings 3 and 4) are considered noncontributing. They were peripheral to the equestrian activities on the property during the period of significance and do not help to convey the property's significance for its association with

Jay Stream. Consequently, alterations to or demolition of Buildings 1–4 will not cause an impact to a historical resource.

The project proposes alterations to only two structures on the property: the Dutch barn (Building 1), and the monitor roof barn (Building 5). Since the Dutch barn (Building 1) was found through this evaluation to not contribute to the significance of the property, there will be no impact to a historical resource that would result from executing the proposed alterations to this building.

The project also indicates proposed alterations to the interior of the monitor roof barn (Building 5), which is considered a historical resource for purposes of CEQA. However, the proposed interior alterations will not cause the loss of any character-defining features through which the building conveys its significance as a contributing resource under Criterion 2. The building recently received renovations, including new wood sheathing, roofing material, and refurbishment of the interior as discussed earlier in this report. The replacement of those materials resulted in a diminishment of the building's material integrity, but sufficient integrity remains in the other key aspects of integrity, including design, feeling, association, setting, and location, to convey its significance as a contributing resource under Criterion 2. Key character-defining features of Building 5 include the building's form: footprint; door and window opening mechanisms, size, and locations; and roof shape and distinctive monitor roof configuration. Any future alterations to those key character-defining features may result in a loss of integrity and an impact to the resource's ability to convey its significance.

Therefore, no significant impacts to cultural or historical resources are expected to occur and no additional mitigation measures are necessary.

6. GEOLOGY AND SOILS *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☐	☒
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☒	☐
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐

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

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

Setting. 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?: No Distance? N/A

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

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

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

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 or CZLUO Sec. 23.05.042) 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.

When conditions on a project site are conducive to erosion, the Land Use Ordinance (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) requires the preparation of a sedimentation and erosion control plan 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.

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

Table 6 – Erodability of Soils On the Project Site			
Soil	**Susceptibility to Erosion**	**Drainage**	**Acres**
Cropley clay, 0 to 2 percent slopes	Low	Moderately well drained	1.28
Diablo and Cibo clays, 9 to 15 percent slopes	Moderate	Well drained	58.13
Lodo clay loam, 15 to 30 percent slopes	Low	Somewhat excessively drained	2.46
Marimel sandy clay loam, occasionally flooded	Low	Somewhat poorly drained	65.72
Mocho silty clay loam	Moderate	Well drained	4.28
Pismo-Tierra complex, 9 to 15 percent slopes	Low	Somewhat excessively drained	9.81
Salinas silty clay loam, 0 to 2 percent slopes	Moderate	Well drained	20.87
Tierra loam, 9 to 15 percent slopes	Moderate	Moderately well drained	48.33

Source: NRCS Web Soil Survey, 2015

Impacts. The project site is not located within a Geologic Study Area. There will be no new construction, grading or other site disturbance. Therefore, no impacts associated with unstable earth conditions, earthquakes or ground failure are expected to occur. There are no temporary event areas located within a flood zone or extractive zone, and no mineral resources are known to be present within the project site. The two existing access roads will provide access for temporary events.

Mitigation/Conclusion. Project plans have been reviewed by the Public Works Department and their comments will be incorporated as conditions of approval. The project is within a drainage review area. A drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. There is no evidence that additional measures beyond compliance with code requirements and the conclusions of the soil investigation will be needed.

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

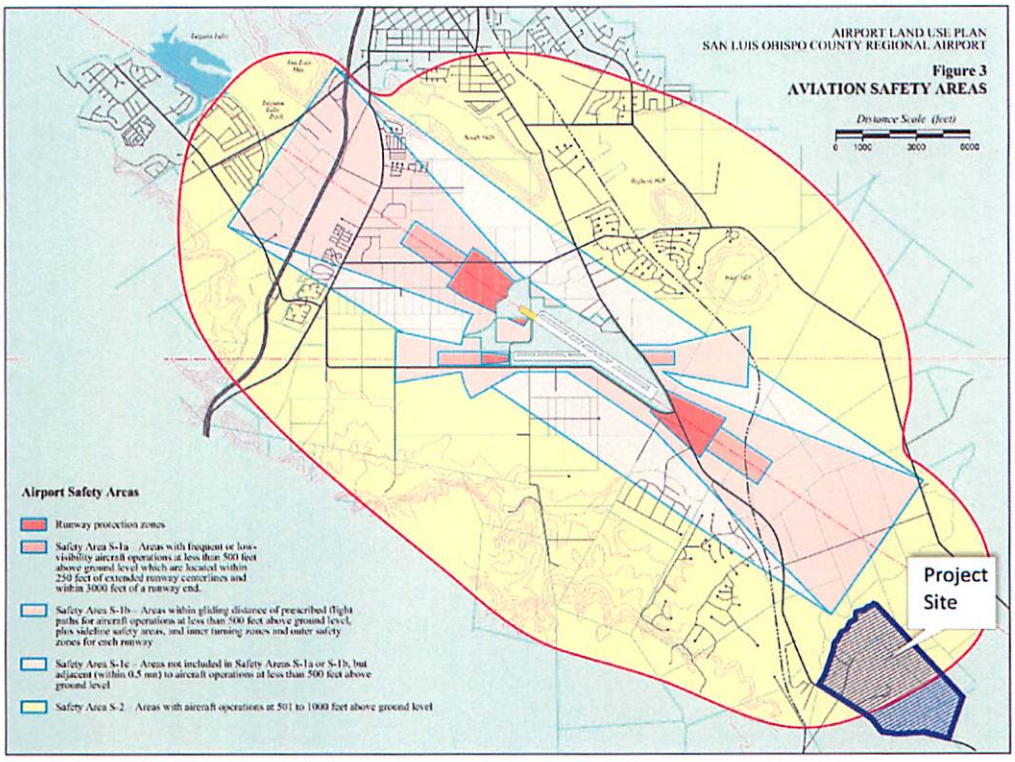
7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials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

Setting.

Hazardous Materials. 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 May, 2016 revealed no active sites in the vicinity, including the project site.

Airport Review. 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 partially in *Safety Area S-2, Areas with aircraft operations at 501 to 1,000 feet above ground level* (Figure 8). Aviation safety hazards to be considered in this area include mechanical failures, fuel exhaustion, loss of control during turns from downwind to base legs or from base to final legs of the traffic pattern, stall/spin incidents during engine-out maneuvers in twin engine aircraft, and midair collisions. Operational factors of concern include circle-to land instrument approaches south of Runway 11-29, extensive "pattern work" by student pilots in fixed-wing aircraft (predominantly, but not exclusively to the south and west of the airport), and extensive practice flight by students in rotary-wing aircraft to the north of the airport. Nonetheless, because aircraft in Area S-2 are at greater altitude and are less densely concentrated than in other portions of the Airport Planning Area, the overall level of aviation safety risk is considered to be lower than that in Area S-1 or the Runway Protection Zones. According to Table 7 of the ALUP, Safety Area 2 allows a maximum of 150 persons per acre in a non-residential use. A special function land use, such as an event, may be allowed but is subject to an Airport Compatible Open Space Plan (ACOS) and a Detailed Area Plan subject to Airport Land Use Commission approval. The project was referred to the County Airport Manager. In a response from Richard Hewett dated March 29, 2013, the airport manager indicates the project will have no impact on airport operations.

Figure 8 -- Project Location In Relation to Airport Land Use Plan Safety Areas



The project site is located in a local response area for fire protection. Therefore, the CalFire map of fire hazard severity zones for San Luis Obispo County does not assign a fire hazard severity class. Based on the County's fire response time map, it will take approximately 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.

Impact. Temporary events 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).

The project has been reviewed by CAL FIRE for code requirements relating to fire protection. CalFire will require fire sprinklers and documented fire flow to reduce potentially significant impacts to a less than significant level. The project includes a 20-foot driveway with as required by CAL FIRE. The project site provides existing water storage for fire protection consistent with CAL FIRE regulations.

Project plans shows two points of vehicular access to the site: One from Edna Road (State Route 227) via Greengate Road, a paved roadway, and another from Corbett Canyon Road which is an unpaved agriculture road (Figure 2). Both roadways satisfy CalFIRE access requirements for temporary events.

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

Mitigation/Conclusion. With the following mitigation measures, potential impacts associated with hazards and hazardous materials will be less than significant.

HZ-1 All buildings used for public assembly shall be provided with fire sprinklers in accordance with relevant provisions of the California Building Code.

HZ-2 Prior to conducting proposed events, a final Fire Protection Master Plan shall be submitted for review and approval of CalFIRE which documents the required fire flow to provide fire sprinklers for all buildings to be used for public assembly.

Compliance with existing regulations and code requirements and the recommended mitigation measures will ensure potential impacts associated with hazards and hazardous materials impacts will be less than significant.

8. NOISE

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

Setting. The project is located in a rural area where agriculture is the prevailing land use. Consequently, noise levels on the project site and in the vicinity are low and there are no sources of loud noises beyond those associated with agricultural operations. The nearest sensitive receptors in the vicinity of the project site are single family residences which are at least 1,000 feet away from the nearest event area.

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. The project site is on Edna Road (State Route 227) which is a source of transportation-related noise.

"Temporary Events" are governed by Section 22.10.210 of the County's Land Use Ordinance. The section does not include standards limiting the noise that can be produced during events. This means that noise from events is governed by the County's general standards for noise production. The County's general standards for noise that can be produced by projects are expressed in both an hourly energy average (Leq) and a not-to-be-exceeded peak level (Lmax)". The daytime and nighttime standards for exterior noise are shown in Table 7. The first numeric value is the standard and the second, to the right of the slash mark, is the level permitted for sounds consisting primarily of speech or music. Sound levels are to be measured at the property line of noise impacted neighbors.

For the Greengate project this means that sound from a daytime event, measured at the property line of a neighbor, cannot measure more than a maximum level of 65 decibels (Lmax) or have a hourly energy average exceeding 45 dB (Leq). For nighttime events, going later than 10PM, these limits are lowered by five decibels.

Table 7 -- Exterior Noise Standards		
Standard	**Daytime (7 a.m. to 10 p.m.)**	**Nighttime (10 p.m. to 7 a.m.)**
Maximum level, dB	70/65	65/60
Hourly Leq, dB	50/45	45/40

Source: San Luis Obispo County General Plan Noise Element

The applicant proposes to conduct temporary events and activities as follows:

- 25 events with up to 500 people
- 50 events with up to 300 people
- 50 activities with up to 200 people

Amplified music would occur at Event Areas A, B, C and D (see Figure 1).

Impact.

Construction Impacts. There will be no construction activities associated with the project.

Operational Impacts. As shown on Figure 1, the nearest noise sensitive land uses are at least 1,000 feet from the nearest event area. To address the potential noise impact associated with amplified music, the application includes a noise study (David Dubbink Associates, 2013) which is summarized below.

Event Areas A and B
Event areas "A" and "B" share a common trait in that both are located toward the center of the 210 acre parcel. Sound attenuates with distance and both sites are far enough from neighboring uses so that there is little likelihood of exceeding noise limits.

Event area "A" is the hilltop site of the property's main residence. The house has a terrace overlooking the Edna Valley and this is the most likely event location. The distance from the house to the closest property line to the northeast is 1,420 feet. Event setting "B" is at the base of the hill and involves both indoor events and events held in an outside courtyard. From the bam the distance to the nearest property line on the far side of Twin Creeks Way is 1,150 feet.

Sound from a single source attenuates at approximately six decibels with each doubling of distance. This is true under laboratory conditions but sounds heard out of doors can be amplified by atmospheric conditions or diminished by vegetation or soft surfaces (such as grass or sand). In making noise forecasts, analysts often specify "hard site" or "soft site" conditions corresponding to locations that are mostly reflective paved surfaces or to locations that are grasslands or other sound absorbent surfaces.

Table 8 shows the sound levels that might be expected from an 85 dB source, measured at the closest property line for Areas A and B.

Table 8 -- Sound Levels Expected At Nearest Property Lines			
Event Area	**Distance (feet)**	**Hard Site**	**Soft Site**
A	1,420	59 dB	44 dB
B	1,150	60dB	47dB

Source: Acoustical Analysis for the Parrish Family Vineyard, David Dubbink Associates, April 21, 2013

The cultivated fields separating both sites from the property boundary would qualify as being "soft". However, the hilltop location of site A involves less topographic sound absorption and the sound attenuation would be less. In either case, the sound levels at the nearest property line are below the County's 65 dB maximum daytime standard (for music)".

The county's standard for "average sound" (Leq) is 45 dB. For sources such as music and voice, it is difficult to estimate the average sound levels based on maximums since the averaging includes silences and all the other sound events that are less than the maximum. The data that was recorded from actual events indicated that the difference between Lmax and the lesser Leq, varied from one to eight decibels, with a typical difference of five dB. If the L max estimates shown in Table 8 are lowered by five decibels to reflect likely Leq levels for speech or music, the resulting values are within County limits for soft site conditions.

These computations apply to daytime events; however nighttime events, held indoors, would not be a problem. The structure would lower exterior sound levels by around 20 decibels. In the County's standards, there is a five decibel difference between day and night standards for both maximum sound levels and hourly sound energy levels (Lmax and Leq). The sound level reduction associated with holding an event indoors, more than offsets the County's more restrictive nighttime standards.

While no mitigations are required to meet County standards there are several things that can be done to lessen impacts on neighbors. Sound sources, such as loudspeakers are directional and aiming them inward, away from the property boundary, would drop levels by as much as ten decibels. Both event areas include substantial structures and these would provide additional directional shielding.

Event Area C

Event Area C is proposed for outdoor "ceremonial" events such as weddings. The setting is a pond surrounded by willows. There will be no permanent structure on the site (except possibly a small gazebo or overlook).

This site is 740 feet from the closest neighboring property on the far side of Highway 227. The topographic qualities are a combination of "hard site" (the pond surface) and "soft" (a horse paddock). The estimated maximum level at the neighboring property line is 58 dB (the average of hard and soft site estimates). This is less than the County Lmax standard of 65 dB.

The measurements shown in Table 8 indicate that the Leq for events is five decibels less than the maximum. If this relationship holds for Event Area C the Leq level would be 53, eight decibels above the county standard of 45 dB.

As noted in the mitigation recommendations for Areas A and B, management of loudspeaker directionality can lessen noise exposure by ten decibels or more. A condition should be included in the Use Permit conditions saying that any loudspeakers used in Area C should be directed inward from the property line. This should resolve the problem.

It might also be noted that the property is on the east side of Highway 227 from the Claiborne & Churchill Winery. The winery has an events permit and the web page for the winery shows that multiple musical events are scheduled. While there is a potential for competing sound from simultaneous events this would not be a significant problem. If events at the C&C winery produced 85 dB of sound heard in the audience area, sounds at a maximum level of 58 dB coming from Greengate Farm events would be audible but well below the level of the event at C&C Winery.

While the County Code makes no distinction concerning the actual use of a neighboring site it might be noted that the nearest residence is about a thousand feet distant and the projected sound levels are four decibels less.

Event Area D
Event Area D, at the western comer of the Greengate Farm property is the closest to the property line and to residential development. The proposal is to use the site for indoor events, but, on occasion, the area behind the bam would be used for events.

Using the previously described assumptions and computation strategies, an event at Area D would produce a maximum sound level on the order of 59 dB. This represents the level experienced at the closest residential property across Twin Creek Way for events taking place outside the bam. This is under the County's permitted level of 65 dB. A structure (with no openings directed at the receiver) would reduce noise levels by around 20 dB. The resulting Lmax would be 39 dB which is less than the County's daytime or nighttime standards and less than present ambient sound.

The situation for the Leq averaging is a bit different. For events, the Leq level is assumed to be five decibels less than the forecast Lmax level, or 54 dB. The County Leq standard for music and voice is 45 so the forecast level for exterior events is 9 dB above the limit. Events held in the interior of a structure reduce exterior noise levels by 20 dB so there is no problem meeting the County's standard for events held within the bam. Exterior events require noise mitigation.

Mitigation/Conclusion. With incorporation of the following mitigation measures, noise impacts are expected to be less than significant.

N-1 Sound levels experienced within event areas 50 feet from the source shall not exceed 85 decibels. Loudspeakers shall be positioned so that they are directed away from neighboring properties. Where practical, the activity areas at the event sites shall make use of existing structures as acoustic shielding to provide further protection for neighbors.

N-2 Events with outdoor amplified music shall not to be permitted past the hour of 10 PM.

N-3 The project shall comply with the noise limits in the County Noise Element. From 7 a.m. to 10 p.m. (daytime), noise levels at the project property line shall not exceed an hourly average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65 dB. From 10 p.m. to 7 a.m. (nighttime), noise levels at the property line shall not exceed an hourly average of 45 dB, with a maximum level of 65 dB, and an impulsive noise level of 60 dB.

N-4 The applicant shall provide notification to owners of property within a minimum of 1,000 feet of the exterior boundaries of the proposed site, through an email or letter. If a letter is used, it shall

be delivered within 30 days prior to but not less than 3 days before each event occurrence. The following information shall be provided:

a. A complete listing of all scheduled events including dates, times and number of attendees;

b. 24-hour contact information for the on-site operator (cell phone), including e-mail and phone number, to be used to notify the operator of issues with the operation;

c. Contact information for County Code Enforcement to be used if members of the public have complaints about the operation;

d. Any identified problems shall be responded to and addressed as soon as possible.

As an alternative to providing the annual listing of the events in a letter, a website may be used. If a web-site is used, notification shall first be provided by mail and contain the website address, the 24 hour local contact information and the approved number of events and attendee numbers. The website shall be maintained and kept current at all times.

N-5 **For the life of the project,** the applicant shall designate an employee to serve as a noise monitor. For events that include outdoor amplified music, the noise monitor shall monitor noise levels, on an hourly basis, with a sound level meter at the property lines to ensure that the noise levels do not exceed those prescribed in the County Land Use Ordinance. The noise monitor shall be available by telephone to respond to any noise complaints and take corrective measures to ensure compliance with the County Land Use Ordinance. The applicant and successors in interest shall provide a telephone number to reach the designated noise monitor to the County and any neighbor who requests it. The telephone number provided shall allow the County and/or neighbor to reach the noise monitor during all events.

N-6 **Prior to occupancy or final inspection and prior to initiation of public events,** the applicant shall submit to the county a copy of a formal rental agreement for groups making use of the event site. The rental agreement shall include the disclaimer that outdoor amplified music will not exceed prescribe noise standards at the property line. The rental agreement shall identify an on-site manager to be present during all events who will have a basic sound level meter to verify conformance with standards and to correct problem situations.

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

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

Impact. The project will not result in the construction of habitable structures or in a need for a significant amount of new housing, nor will it displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. No mitigation measures are necessary.

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

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

Police: County Sheriff Location: Oceano (Approximately7 miles to the Southeast)

Fire: Cal Fire (formerly CDF) Hazard Severity: Not Applicable Response Time: 5-10 minutes

Location: Approximately 3 miles to the north

School District: San Luis Coastal Unified School District.

Water and wastewater services will be provided by on-site wells and septic systems. Police protection is provided by the County Sheriff which has a sub-station in Oceano. The nearest County fire station is located at the County Airport which is about three miles to the north. Emergency response times to the project site are 5 – 10 minutes. The project is located within the San Luis Coastal Unified School District.

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

expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees. As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to area roadways is discussed in Section 12, Transportation/Circulation.

Mitigation/Conclusion. Regarding cumulative effects, the public facility (County) fee program has been adopted to address this impact.

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

Setting. Regional county parks serving the project site include Biddle Park and Lopez Lake Park.

The County has adopted a Trails Plan for the purpose of establishing a trail system serving the unincorporated areas of the County. The Trails Plan does not show any trails affecting the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. As discussed in Section 9, Population and Housing, no additional population will be attracted to the county as a result of the project. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

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

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

Setting. The project is located on the north side of Edna Road (State Route 227) at the intersection of Price Canyon Road and Corbett Canyon Road about 3 miles south of the City of San Luis Obispo. Edna Road is a two-lane arterial that connects wineries and ranchettes along the west side of the Edna Valley. Traffic counts taken by Caltrans in 2014 for Edna Road near the intersection with Price Canyon Road indicate SR 227 experiences an afternoon peak hour traffic volume of 2,100 vehicle trips.

The existing peak hour traffic volumes at the SR 227 / Green Gate Road and SR 227 / Corbett Canyon Road intersections are well below the minimum signal warrant criteria in the California Manual on Uniform Traffic Control Devices (MUTCD). Average vehicle speeds on SR 227 adjacent to Green Gate Road and Corbett Canyon Road are approximately 50-55 mph. The CHP data was reviewed for the 1.5 mile segment of SR 227 within the study area. There were 11 reported accidents on SR 227 (2-2008, 1-2009, 3-2010, 5-2011 and 0-2012); 3 accidents on Price Canyon Road and 1 accident on Corbett Canyon Road during the 5 year period for which data was provided. Nine (9) of the accidents (60%) were single vehicle (SV) accidents, with 5 occurring under dark conditions. There was only 1 accident on SR 227 that occurred between Price Canyon Road and Corbett Canyon Road, with no reported accidents at Green Gate Road.

Impacts

Construction Impacts. No construction is proposed. Therefore, there will be no construction related traffic.

Operational Impacts.
Transportation Demand Management (TDM) strategies will be used in the scheduling of events and activities, identification of staffing requirements and organization of on-site activities. Events and activities will be scheduled to avoid generating any guest and/or participant traffic during the typical weekday afternoon commuter peak period (4:00-6:00 PM) and the Saturday mid-day peak period (1:00-3:00 PM). Operations associated with events and activities will include pre-event/activity setup, staff during the event/activity and post-event/activity cleanup. Support staff (ie: host, photographer, florist, disc jockey, band, etc.) will usually arrive 1.0-1.5 hours prior to the event/activity. The majority of event guests/participants will arrive within 30-45 minutes prior to the event/activity. It is anticipated that 90 to 95% of all guests-participants will be on-site within 15-30 minutes prior to the event/activity. The majority of event guests-participants will leave Greengate Ranch within 15-30 minutes after the event/activity has ended.

A traffic impact analysis (TIA) was prepared as part of the application materials (Pinnacle Traffic Engineering, August 11, 2014). The following discussion is a summary of the findings and recommendations of that study.

The TIA presents an evaluation of the potential impacts on local roadway and peak hour operations at the following intersections:

1. Carpenter Canyon Road (SR 227) and Price Canyon Road
2. Carpenter Canyon Road (SR 227) and Green Gate Road
3. Carpenter Canyon Road (SR 227) and Corbett Canyon Road
4. Hinds Avenue (Price Canyon Road) and Price Street

The evaluation of existing conditions was conducted using new traffic count and vehicle speed data, and accident records obtained from the California Highway Patrol (CHP). Daily traffic count data was collected for a 7-day period on the roadway study segments. As requested by the County, peak period turning movement traffic count data was collected at the study intersections during an average weekday afternoon peak period (4:00-6:00 PM), a Friday afternoon peak period (4:00-6:00 PM) and a Saturday mid-day (MD) peak period (1:00-3:00 PM). The roadway segment analysis concluded that existing daily volumes are within acceptable limits, "level of service" (LOS) C or better as defined by the County, Caltrans and City of Pismo Beach.

Trip Generation
The trip generation estimates associated with the various types of events and activities were based on a number of assumptions (ie: vehicle occupancy rates, arrival and departure rates, etc). Larger events/activities will tend to have a higher guest/participant occupancy rate than smaller events or activities. The total trip generation associated with the difference size of events and activities were also determined.

Existing and Projected Traffic Volumes
The project traffic volumes on the local roadway network were determined for the proposed annual events and activities, and delicatessen and farm stand components. It should be noted that the food service and farm stand components of the project are no longer proposed. Therefore, the traffic study overstates the likely traffic impacts.

The trips associated with the proposed events/activities will be more regional in nature, with the driveways on Green Gate Road used for primary access. It is anticipated that the private road connection to Corbett Canyon Road may be used on occasion (primarily by exiting traffic), especially for events or activities near the pond. There are numerous combinations of project event/activity scenarios that could occur on a typical weekday and/or weekend day. To present a worst case scenario for the weekday PM peak hour, it was assumed that a 300 participant educational activity could occur during the morning (or early afternoon) and followed by a 300 guest family function in the evening (after 6:30 PM). The support staff associated with the educational activity could be leaving during the PM peak hour, while the support staff for the family function could be arriving. An evaluation of the weekend day MD peak hour was conducted assuming that a 300 guest social event could occur during the morning and followed by a 500 guest family function during the late afternoon/evening (after 4:00 PM). Again, the support staff associated with the social event could be leaving during the MD peak hour, while the support staff for the family function would be arriving.

Turning Movements, Traffic Safety

An evaluation of left turn lane warrants was conducted on SR 227 at Green Gate Road and Corbett Canyon Road at the Greengate Ranch private road. A sensitivity analysis was conducted for multiple project scenarios to determine how much left turn traffic could be generated prior to exceeding the minimum warrant criteria. The evaluation concluded that a southbound left turn lane would be required on SR 227 at Green Gate Road to safely accommodate traffic associated with the proposed uses under the CUP. Therefore, the TIA assumes the addition of a southbound left turn lane on SR 227 at Green Gate Road.

The evaluation of access included a review of sight distance on SR 227 and Corbett Canyon Road. The review of sight distance was conducted using the County standard and criteria published in the Caltrans Highway Design Manual. The review concluded that there is adequate stopping sight distance on SR 227 for vehicles approaching Green Gate Road and adequate corner sight distance for vehicles exiting Green Gate Road. In addition, stopping sight distance for vehicles on SR 227 approaching Corbett Canyon Road is adequate for the observed speeds and posted speed limit. Corner sight distance looking south from Corbett Canyon Road at northbound traffic on SR 227 exceeds the Caltrans minimum. However, the corner sight distance looking north at southbound traffic on SR 227 was slightly below the minimum. The controlling line-of-sight factor for southbound vehicles approaching Corbett Canyon Road is the embankment west of the southbound shoulder. The clearing of existing vegetation on the embankment would increase the line-of-sight of southbound traffic approaching Corbett Canyon Road. Stopping sight distance for vehicles on Corbett Canyon Road approaching the Greengate Ranch private road connection is also adequate for the observed speeds and posted speed limit. Corner sight distance for vehicles exiting the Greengate Ranch private road on Corbett Canyon Road complies with the County standard. The evaluation of access also concluded that stopping sight distance for vehicles on Green Gate Road approaching the main Greengate Ranch driveway is adequate.

On-Site Circulation

A review of on-site circulation was conducted to evaluate the ability of large trucks, school buses, emergency vehicles, and limousines to maneuver to and from Green Gate Road and on-site. Green Gate Road and the main Greengate Ranch driveway have a width of approximately 20'. The main driveway has 35-40' radii at the Green Gate Road intersection, which currently accommodates large trucks with trailers and is sufficient to accommodate school buses and fire trucks. The largest area available on-site for large school buses and fire trucks to turn around is adjacent to the riding arena and stables. However, if vehicles are parked adjacent to the arena (or stables) during an event/activity a large school bus or fire truck would not be able to turn around without make a multiple point turn. It is noted that the on-site circulation system includes a loop roadway which goes around the east side of the stable building and then south toward the pond area and then back west to the main driveway.

The review of on-site circulation concluded that large school buses and fire trucks will be able to maneuver in and out of the main driveway and throughout the Greengate Ranch roadway system.

Impacts to Roadway and Intersection Levels of Service

Project-specific impacts include all direct or indirect environmental effects of a proposed project, measured as the increment of change from existing or future background conditions. Potentially adverse impacts were evaluated using "level of significance" criteria defined by San Luis Obispo County, Caltrans, and the California Environmental Quality Act (CEQA). The roadway segment analysis performed for the existing plus project scenario indicated that daily traffic volumes will remain within acceptable limits (LOS C or better). Under the existing plus project conditions, average delays at the study intersections will remain within acceptable limits. The existing plus project peak hour volumes at the SR 227 / Green Gate Road and SR 227 / Corbett Canyon Road intersections will remain below the minimum MUTCD signal warrant criteria. Based on the "level of significance" criteria, it has been concluded that traffic associated with the proposed CUP project will not significantly impact existing daily or peak hour traffic operations.

Cumulative Conditions

The scope defined for the TIA included an evaluation of cumulative conditions. The cumulative base-line (no project) traffic volumes were derived using data provided by County staff and contained in other traffic impact analyses. The cumulative plus project traffic volumes were then estimated to evaluate the potential CUP project impacts on cumulative conditions. The roadway segment analysis concluded that cumulative base-line (no project) and cumulative plus project daily traffic volumes will remain within acceptable limits (LOS C or better). Average delays at the study intersections will also remain within acceptable limits. The cumulative plus project peak hour volumes at the SR 227 / Green Gate Road and SR 227 / Corbett Canyon Road intersections will be below the minimum MUTCD signal warrant criteria. Again, it is noted that the analysis of "plus project" conditions presents a worst case scenario, which includes traffic associated with an event/activity (only 2-3 times per week) and the delicatessen restaurant and farm stand uses. It is anticipated that up to half of the events-activities may occur on a weekend day or holiday. Events and activities will not occur on a regular daily basis (Monday-Friday). Based on the defined "level of significance" criteria, it is concluded that traffic associated with the proposed Greengate Farms CUP project will not significantly impact daily or peak hour traffic operations.

Parking

Parking is provided in compliance with LUO Section 22.30.610. All driveways and gates will be constructed in accordance with County Public Improvement Standards and per Resolution 2008-152. Table 9 provides a summary of parking options provided.

Table 9 – Summary of Parking Options for Temporary Events			
Parking Area[1]	Total Area (Approx.)	Number of Vehicles[2] (Approx.)	Closest Event Area
1	35,000 sq.ft.	88	Event Area B – Old Barn
2	25,000 sq.ft.	63	Event Area B – Old Barn
3	15,000 sq.ft.	38	Event Area C – The Pond Area
4	35,000 sq.ft.	88	Event Area D – White Barn
5	35,000 sq.ft.	88	Event Area D – White Barn
Total:	**145,000 sq.ft. (3.32 acres)**	**365**	--

1. See Figure 2.
2. Based on 400 square feet per vehicle.

Based on an average of 20 vehicles per 100 guests, the proposed parking areas can accommodate an event (or combination of events) with as many as 913 guests. The number of vehicles accommodated on-site, in conjunction with implementation of the Transportation Demand Management plan, will ensure sufficient parking is provided.

Mitigation/Conclusion. The project and TIA were reviewed by the Public Works Department (letter dated June 6, 2016), Caltrans (letter dated August 31, 2015) and the City of San Luis Obispo (letter dated November 18, 2015). Their comments will be incorporated as conditions of approval. The project will be required to widen State Route 227 at its intersection with Greengate Road and to provide standard left-turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, within necessary dedicated right-of-way. Greengate Road will be required to be widened and to provide dedicated south bound left and right turn lanes at its intersection with State Route 227. With the following recommended mitigation measures potential traffic impacts are considered less than significant.

TR-1 At the time of application for construction permits, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install road and/or streets improvements to County Public Improvement Standards, unless design exceptions are approved by the respective agency:

a. Widen State Route 227 at its intersection with Greengate Road to provide standard left-turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, within necessary dedicated right-of-way. A Caltrans encroachment permit will be required.

b. Widen Greengate Road from State Route 227 to the northerly-most event access driveway (Event Area B) to an A-1b rural road section, and within necessary dedicated right-of-way easements. Improvements to also include:

   i. Minimum 20-foot wide paved road
   ii. Typical 4-foot wide aggregate base shoulders both sides. Shoulder width may be reduced to save existing trees where allowed by an approved Design Exception (Section 1.2 Public Improvement Standards).

iii. Sawcut approximately 2-feet to remove and replace existing easterly edge of pavement to competent road section and to provide a minimum 20-foot wide paved road section.

iv. Trim existing California pepper trees as necessary to provide improved visibility and sight distance

c. Widen Greengate Road along its southerly approach to State Route 227 to provide a paved shoulder taper in substantial conformance with B-1e standards.

d. All existing and proposed driveway approaches on Greengate Road used for event access shall be improved in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.

e. Construct a new paved driveway approach on Corbett Canyon Road in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.

f. Drainage ditches, culverts, and other structures (if drainage calculations require).

g. Removal of all existing non-permitted obstructions from within the public rights-of-way along the project frontages (signs, fences, etc).

h. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

i. Utility plan showing all existing utilities and installation of all new utilities to serve the project.

j. Traffic control plan.

k. Sedimentation and erosion control plan.

TR-2 **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

TR-3 **At the time of application for construction permits,** the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

TR-4 **Prior to occupancy or final inspection,** a Registered Civil Engineer must certify to the Department of Public Works that all public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy or final inspection.

TR-5 **On-going condition of approval (valid for the life of the project)**, the property owner/s shall adhere to and enforce the intent of the *Transportation Management Plan* prepared by Pinnacle Traffic Engineering, dated July 30, 2015. Amendments to the *Transportation Management Plan* 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.

TR-6 **On-going condition of approval (valid for the life of the project)**, the new Corbett Canyon Road driveway approach is access restricted to existing agricultural operations and site emergency access, but may be used for egress (no ingress) during events greater than 300 guests. The onsite roadway approach must be maintained by the property owner/s as necessary to prevent tracking soil and other materials onto the public roadway.

TR-7 **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the county maintained public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

TR-8 **On-going condition of approval (valid for the life of the project)**, the property owner/s shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

TR-9 **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for Greengate Road widening purposes a sufficient width as necessary to contain all elements of the roadway prism. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

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

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code.

These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or "filter" effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on percolation rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances); and
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

Impacts. Existing dwellings and event facilities on the project site are currently served by septic leach fields. Temporary events will be served by temporary restrooms. The project was reviewed by the Environmental Health Department (letter dated April 29, 2013). The Health Department will require the project to document on-site wastewater system adequacy which may require a soil evaluation. Discharge amounts should be estimated in order to determine if a discharge permit is required from the Regional Water Quality Control Board.

Mitigation Measures/Conclusions. Based on compliance with County standards, potential impacts to water quality are **considered** less than significant.

14. WATER & HYDROLOGY

Will the project:

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

Setting.

WATER SUPPLY-- The project site is located within the San Luis Obispo Valley groundwater basin. Water is derived from four on-site wells. Well monitoring data provided with the application indicate a combined pumping capacity of about 700 gallons per minute, or about 376 acre-feet per year assuming 8 hours of pumping each day.

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

The topography of the project site is gently rolling to steeply sloping.

Two unnamed creeks pass through the property.

Within the 100-year Flood Hazard designation? No

Closest creek? Two Unnamed Creeks Distance? On site

Soil drainage characteristics: Not well drained to well drained

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.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in Table 6 of Section 6, Geology and Soils. As described in the NRCS soil survey, soils on the project have a low to high potential for erodibility (Table 6 of Section 6, Geology and Soils).

Soil erodibility: Low to high

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

No grading or other construction activities are proposed.

Impact – Drainage

The project will not involve the construction of impervious surfaces. The project will be subject to standard County requirements for drainage, sedimentation and erosion control for the temporary parking areas.

Impact -- Water Quantity

An estimate of future water demand associated with existing plus temporary uses was provided by the applicant (JL Wallace, May 13, 2016). The projected water demand is summarized on the following table.

Table 10 -- Existing Plus Future Water Demand	
Source of Demand	Water Demand (Acre-feet Per Year)
Additional Demand From Project	
25 Events with 500 Persons	0.115
50 Events with 300 Persons	0.138
50 Activities with up to 200 Persons	0.092
Other Events	0,018
Main Residence under construction	0.168
Catered food service	0.012
Show Barns	0.153
Sub-Total:	**1.778**
Existing Water Demand	
Irrigated pasture	31.9
Vineyards	16.5
Sub-Total:	**48.4**
Total Future Demand With Project:	**50.17**
Total Water supply:	**376.3**

Source: Well completion reports, Filipponi and Thompson Drilling, Inc., 2011 and 2012

Table 10 suggests that existing well production is sufficient to provide for existing demand plus new demand associated with the project.

Mitigation/Conclusion. With the following mitigation measures, potential impacts to surface water quality and drainage will be less than significant.

HYD-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.

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

HYD-3 **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

HYD-4 **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

15. LAND USE

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

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

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

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

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

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

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

☒ Project File for the Subject Application

County documents

☐ Coastal Plan Policies
☒ Framework for Planning (Coastal/Inland)
☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  ☒ Agriculture Element
  ☒ Conservation & Open Space Element
  ☐ Economic Element
  ☒ Housing Element
  ☒ Noise Element
  ☐ Parks & Recreation Element/Project List
  ☒ Safety Element
☒ Land Use Ordinance (Inland/Coastal)
☐ Building and Construction Ordinance
☒ Public Facilities Fee Ordinance
☐ Real Property Division Ordinance
  Affordable Housing Fund
☒ Airport Land Use Plan
☐ Energy Wise Plan
☒ South County Area Plan/SLO(south) Sub Area
☐ Design Plan
☐ Specific Plan
☒ Annual Resource Summary Report
☐ Circulation Study

Other documents

☒ Clean Air Plan/APCD Handbook
☒ Regional Transportation Plan
☒ Uniform Fire Code
☒ Water Quality Control Plan (Central Coast Basin – Region 3)
☒ Archaeological Resources Map
☒ Area of Critical Concerns Map
☒ Special Biological Importance Map
☒ CA Natural Species Diversity Database
☒ Fire Hazard Severity Map
☒ Flood Hazard Maps
☒ Natural Resources Conservation Service Soil Survey for SLO County
☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
☐ Other

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

Acoustical Analysis for the Parrish Family Vineyard, David Dubbink Associates, April 21, 2013

Air Quality Assessment for the Greengate Farms CUP Project, Nexus Planning, March 2, 2015

Air Quality Assessment for the Greengate Farms CUP Project, Nexus Planning, March 2, 2015, CalEEMOD data tables

E-mail correspondence from the Air Pollution Control District dated April 15, 2013

Well completion reports, Filipponi and Thompson Drilling, Inc., 2011 and 2012

Historical Resource Evaluation of Greengate Farms in the Edna Valley, Applied EarthWorks, Inc., February 2014

Biological Resource Assessment Report, Terra Verde Environmental Consulting, LLC, May 16, 2014

Traffic Impact Analysis for Greengate Farms CUP, Pinnacle Traffic Engineering, August 11, 2014

Natural Resource Conservation Service Web Soil Survey

San Luis Obispo Air Pollution Control District 2012 CEQA Air Quality Handbook

Wallace Group Greengate Farms Events, Additional Water Usage, May 13, 2016

Exhibit B - Mitigation Summary Table

Biological Resources

BIO-1 Prior to project initiation, all applicable agency permits with jurisdiction over the project area (e.g., County, CDFW, Corps, USFWS, and RWQCB) shall be obtained (as necessary based on actual project design). These agencies will likely impose additional mitigation measures to ensure avoidance or mitigation of potential impacts.

BIO-2: To ensure no sedimentation or erosion reaches East Corral de Piedra Creek, the pond, the wetland, or downstream watercourses, impacts creating bare ground shall be avoided, as feasible. If impacts to bare ground are necessary for project activities, erosion and sediment controls will be installed and maintained until the areas are stabilized (e.g., revegetated).

BIO-3: Refueling and equipment/vehicle maintenance shall occur at least 100 feet from all hydrologic features or over containment structures if 100 feet is not feasible. A spill kit shall be available during refueling. The Applicant will ensure that contamination of aquatic habitat does not occur during project operations.

BIO-4: During project implementation, all special-status wildlife shall be avoided. No pursuit, capture, handling, or other forms of take shall occur to any special-status wildlife species unless otherwise authorized by regulatory agencies (i.e., USFWS, CDFW).

BIO-5: To protect special-status bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Game Code, vegetation management, amplified music, and nighttime lighting in Event Area C and D shall be avoided during the typical nesting season (February 1 to September 15). If avoidance is not feasible during this season, a qualified biologist shall survey the event area one week prior to activity beginning. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species and a 80-foot buffer zone for raptors. All activity will remain outside of buffers until the qualified biologist has determined that the young have fledged. If special-status bird species are located, no work will begin until an appropriate buffer is determined in consultation with the County, the local CDFW biologist, and/or the USFWS.

BIO-6: Project activities shall avoid disturbance to existing upland vegetation within 250 feet of the ponds edge in order to maintain potential nesting sites for pond turtles, if feasible.

BIO-7: Impacts to vegetation in the vicinity of the pond, wetland, ephemeral drainages, and East Corral de Piedra Creek should be avoided or minimized to the extent needed for planned activities.

BIO-8: Vegetation management, amplified music, and nighttime lighting within 250 feet of the pond shall not occur during the CRLF breeding season (November 1 to April 30).

BIO-9: A qualified biologist shall monitor any vegetation removal within the pond or on the immediate margin to ensure CRLF are not impacted. The biologist shall halt work if CRLF are discovered and the animal allowed to leave on its own. However, if the appropriate permits are authorizations are received from the USFWS, CRLF may be moved out of harm's way in accordance with requirements from the USFWS.

BIO-10: If proposed activities are planned for Event Area C, the Applicant will consult with the UUSFWS regarding potential impacts to CRLF. If the proposed access road crossing through Ephemeral Drainage One is conducted, then the Applicant will consult with the Corps for the appropriate permit. The Corps will then be the responsible agency for consultation with the USFWS.

BIO-11: Renovation of structures in Event Area D for project activities will be avoided during potential bat breeding/rearing periods (April to August).

BIO-12: A qualified biologist shall conduct bat surveys within the area of proposed renovation area within 30 days of proposed work to determine if bats are using the structures for a breeding roost. An additional survey immediately before work will occur to ensure no maternity colonies have moved into the structures. If no bats are detected then no further mitigation shall be implemented. If bats are observed roosting within the specified event areas, the Applicant shall consult with the County and the CDFW regarding avoidance measures to ensure no impacts to bats occur.

Hazards

HZ-1 All buildings used for public assembly shall be provided with fire sprinklers in accordance with relevant provisions of the California Building Code.

HZ-2 Prior to conducting proposed events, a final Fire Protection Master Plan shall be submitted for review and approval of CalFIRE which documents the required fire flow to provide fire sprinklers for all buildings to be used for public assembly.

Noise

N-1 Sound levels experienced within event areas 50 feet from the source shall not exceed 85 decibels. Loudspeakers shall be positioned so that they are directed away from neighboring properties. Where practical, the activity areas at the event sites shall make use of existing structures as acoustic shielding to provide further protection for neighbors.

N-2 Events with outdoor amplified music shall not to be permitted past the hour of 10 PM.

Traffic and CirculationTR-1 At the time of application for construction permits, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install road and/or streets improvements to County Public Improvement Standards, unless design exceptions are approved by the respective agency:

a. Widen State Route 227 at its intersection with Greengate Road to provide standard left-turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, within necessary dedicated right-of-way. A Caltrans encroachment permit will be required.

b. Widen Greengate Road from State Route 227 to the northerly-most event access driveway (Event Area B) to an A-1b rural road section, and within necessary dedicated right-of-way easements. Improvements to also include:

   i. Minimum 20-foot wide paved road
   ii. Typical 4-foot wide aggregate base shoulders both sides. Shoulder width may be reduced to save existing trees where allowed by an approved Design Exception (Section 1.2 Public Improvement Standards).
   iii. Sawcut approximately 2-feet to remove and replace existing easterly edge of pavement to competent road section and to provide a minimum 20-foot wide paved road section.

   iv. Trim existing California pepper trees as necessary to provide improved visibility and sight distance

c. Widen Greengate Road along its southerly approach to State Route 227 to provide a paved shoulder taper in substantial conformance with B-1e standards.

d. All existing and proposed driveway approaches on Greengate Road used for event access shall be improved in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.

e. Construct a new paved driveway approach on Corbett Canyon Road in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.

f. Drainage ditches, culverts, and other structures (if drainage calculations require).

g. Removal of all existing non-permitted obstructions from within the public rights-of-way along the project frontages (signs, fences, etc).

h. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

i. Utility plan showing all existing utilities and installation of all new utilities to serve the project.

j. Traffic control plan.

k. Sedimentation and erosion control plan.

Transportation

TR-2 **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

TR-3 **At the time of application for construction permits,** the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

TR-4 **Prior to occupancy or final inspection,** a Registered Civil Engineer must certify to the Department of Public Works that all public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy or final inspection.

TR-5 **On-going condition of approval (valid for the life of the project)**, the property owner/s shall adhere to and enforce the intent of the *Transportation Management Plan* prepared by Pinnacle Traffic Engineering, dated July 30, 2015. Amendments to the *Transportation Management Plan* 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.

TR-6 **On-going condition of approval (valid for the life of the project)**, the new Corbett Canyon Road driveway approach is access restricted to existing agricultural operations and site emergency access, but may be used for egress (no ingress) during events greater than 300 guests. The onsite roadway approach must be maintained by the property owner/s as necessary to prevent tracking soil and other materials onto the public roadway.

TR-7 **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the county maintained public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

TR-8 **On-going condition of approval (valid for the life of the project)**, the property owner/s shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

TR-9 **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for Greengate Road widening purposes a sufficient width as necessary to contain all elements of the roadway prism. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

Water and Hydrology

HYD-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.

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

HYD-3 **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

HYD-4 **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

DATE: JULY 7, 2016

DEVELOPER'S STATEMENT FOR GREENGATE FARMS ED15-125 / DRC2012-00078

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

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

Biological Resources

BIO-1 Prior to project initiation, all applicable agency permits with jurisdiction over the project area (e.g., County, CDFW, Corps, USFWS, and RWQCB) shall be obtained (as necessary based on actual project design). These agencies will likely impose additional mitigation measures to ensure avoidance or mitigation of potential impacts.

Monitoring: (BIO-1 thru BIO 12) Required prior to issuance of construction and or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Environmental Coordinator.

BIO-2: To ensure no sedimentation or erosion reaches East Corral de Piedra Creek, the pond, the wetland, or downstream watercourses, impacts creating bare ground shall be avoided, as feasible. If impacts to bare ground are necessary for project activities, erosion and sediment controls will be installed and maintained until the areas are stabilized (e.g., revegetated).

BIO-3: Refueling and equipment/vehicle maintenance shall occur at least 100 feet from all hydrologic features or over containment structures if 100 feet is not feasible. A spill kit shall be available during refueling. The Applicant will ensure that contamination of aquatic habitat does not occur during project operations.

BIO-4: During project implementation, all special-status wildlife shall be avoided. No pursuit, capture, handling, or other forms of take shall occur to any special-status wildlife species unless otherwise authorized by regulatory agencies (i.e., USFWS, CDFW).

BIO-5: To protect special-status bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Game Code, vegetation management, amplified music, and nighttime lighting in Event Area C and D shall be avoided during the typical nesting season (February 1 to September 15). If avoidance is not feasible during this season, a qualified biologist shall survey the event area one week prior to activity beginning. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species and a 80-foot buffer zone for raptors. All activity will remain outside of buffers until the qualified biologist has determined that the young have fledged. If special-status bird species are located, no work will begin until an appropriate buffer is determined in consultation with the County, the local CDFW biologist, and/or the USFWS.

BIO-6: Project activities shall avoid disturbance to existing upland vegetation within 250 feet of the ponds edge in order to maintain potential nesting sites for pond turtles, if feasible.

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BIO-9: A qualified biologist shall monitor any vegetation removal within the pond or on the immediate margin to ensure CRLF are not impacted. The biologist shall halt work if CRLF are discovered and the animal allowed to leave on its own. However, if the appropriate permits or authorizations are received from the USFWS, CRLF may be moved out of harm's way in accordance with requirements from the USFWS.

BIO-10: If proposed activities are planned for Event Area C, the Applicant will consult with the USFWS regarding potential impacts to CRLF. If the proposed access road crossing through Ephemeral Drainage One is conducted, then the Applicant will consult with the Corps for the appropriate permit. The Corps will then be the responsible agency for consultation with the USFWS.

BIO-11: Renovation of structures in Event Area D for project activities will be avoided during potential bat breeding/rearing periods (April to August).

BIO-12: A qualified biologist shall conduct bat surveys within the area of proposed renovation area within 30 days of proposed work to determine if bats are using the structures for a breeding roost. An additional survey immediately before work will occur to ensure no maternity colonies have moved into the structures. If no bats are detected then no further mitigation shall be implemented. If bats are observed roosting within the specified event areas, the Applicant shall consult with the County and the CDFW regarding avoidance measures to ensure no impacts to bats occur.

Hazards

HZ-1 All buildings used for public assembly shall be provided with fire sprinklers in accordance with relevant provisions of the California Building Code.

> **Monitoring:** Compliance will be verified by the County Department of Planning and Building in consultation with CalFire.

HZ-2 Prior to conducting proposed events, a final Fire Protection Master Plan shall be submitted for review and approval of CalFIRE which documents the required fire flow to provide fire sprinklers for all buildings to be used for public assembly.

> **Monitoring:** Compliance will be verified by the County Department of Planning and Building in consultation with CalFIRE.

Noise

N-1 Sound levels experienced within event areas 50 feet from the source shall not exceed 85 decibels. Loudspeakers shall be positioned so that they are directed away from neighboring properties. Where practical, the activity areas at the event sites shall make use of existing structures as acoustic shielding to provide further protection for neighbors.

> **Monitoring:** Compliance for the life of the project will be verified by the County Department of Planning and Building in consultation with Code Enforcement.

N-2 Events with outdoor amplified music shall not to be permitted past the hour of 10 PM.

> **Monitoring:** For the life of the project compliance will be verified by the County Department of Planning and Building in consultation with Code Enforcement.

Traffic and Circulation

TR-1 **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an **Encroachment** Permit and post a cash damage bond to install road and/or streets improvements to County Public Improvement Standards, unless design exceptions are approved by the respective agency:

a. Widen State Route 227 at its intersection with Greengate Road to provide standard left-turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, within necessary dedicated right-of-way. A Caltrans encroachment permit will be required.

b. Widen Greengate Road from State Route 227 to the northerly-most event access driveway (Event Area B) to an A-1b rural road section, and within necessary dedicated right-of-way easements. Improvements to also include:

   i. Minimum 20-foot wide paved road
   ii. Typical 4-foot wide aggregate base shoulders both sides. Shoulder width may be reduced to save existing trees where allowed by an approved Design Exception (Section 1.2 Public Improvement Standards).
   iii. Sawcut approximately 2-feet to remove and replace existing easterly edge of pavement to competent road section and to provide a minimum 20-foot wide paved road section.

   iv. Trim existing California pepper trees as necessary to provide improved visibility and sight distance

c. Widen Greengate Road along its southerly approach to State Route 227 to provide a paved shoulder taper in substantial conformance with B-1e standards.

d. All existing and proposed driveway approaches on Greengate Road used for event access shall be improved in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.

e. Construct a new paved driveway approach on Corbett Canyon Road in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.

f. Drainage ditches, culverts, and other structures (if drainage calculations require).

g. Removal of all existing non-permitted obstructions from within the public rights-of-way along the project frontages (signs, fences, etc).

h. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

i. Utility plan showing all existing utilities and installation of all new utilities to serve the project.

j. Traffic control plan.

k. Sedimentation and erosion control plan.

Transportation

TR-2 **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

Monitoring: (TR-2 thru TR-3) Required prior to issuance of construction and or grading permit. Compliance will be verified by the County Department of Planning and Building in consultation with Public Works.

TR-3 **At the time of application for construction permits,** the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

TR-4 **Prior to occupancy or final inspection,** a Registered Civil Engineer must certify to the Department of Public Works that all public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy or final inspection.

Monitoring: Prior to final inspection compliance will be verified by the County Department of Planning and Building in consultation with Public Works.

TR-5 **On-going condition of approval (valid for the life of the project)**, the property owner/s shall adhere to and enforce the intent of the *Transportation Management Plan* prepared by Pinnacle Traffic Engineering, dated July 30, 2015. Amendments to the *Transportation Management Plan* 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.

Monitoring: (TR-5 thru TR-8) Compliance will be verified by the County Department of Planning and Building in consultation with Public Works.

TR-6 **On-going condition of approval (valid for the life of the project)**, the new Corbett Canyon Road driveway approach is access restricted to existing agricultural operations and site emergency access, but may be used for egress (no ingress) during events greater than 300 guests. The onsite roadway approach must be maintained by the property owner/s as necessary to prevent tracking soil and other materials onto the public roadway.

TR-7 **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the county maintained public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

TR-8 **On-going condition of approval (valid for the life of the project)**, the property owner/s shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

TR-9 **Prior to issuance of construction permits**, the applicant shall offer for dedication to the public right-of-way easements by separate document for Greengate Road widening purposes a sufficient width as necessary to contain all elements of the roadway prism. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

Monitoring: Required prior to issuance of construction and or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Public Works.

Water and Hydrology

HYD-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.

> **Monitoring:** Required prior to issuance of construction and or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Public Works.

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

> **Monitoring:** Required prior to issuance of construction and or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Public Works.

HYD-3 **On-going condition of approval (valid for the life of the project),** the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

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

HYD-4 **Prior to issuance of construction permits**, the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

> **Monitoring:** Required prior to issuance of construction and or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Public Works.

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

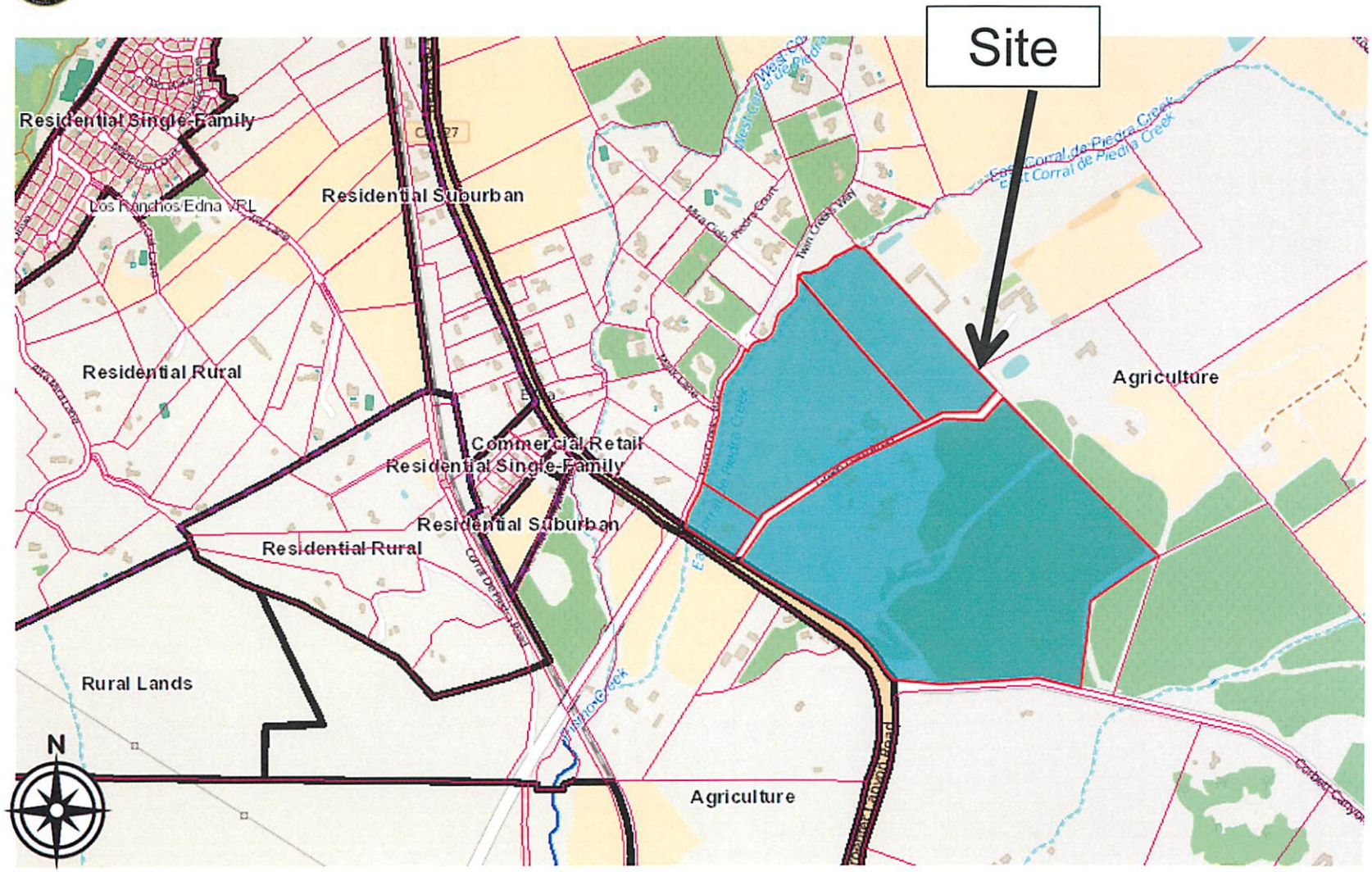
Signature of Owner(s)	Name (Print)	Date
	EARL J DARWAY	07/01/16
	JOLITH M WILSON	07/01/16

SLO CNTY
PLANNING/BUILDING
DEPT

2016 JUL -6 PM 2:02

Minor Use Permit
Greengate / DRC2012-00078

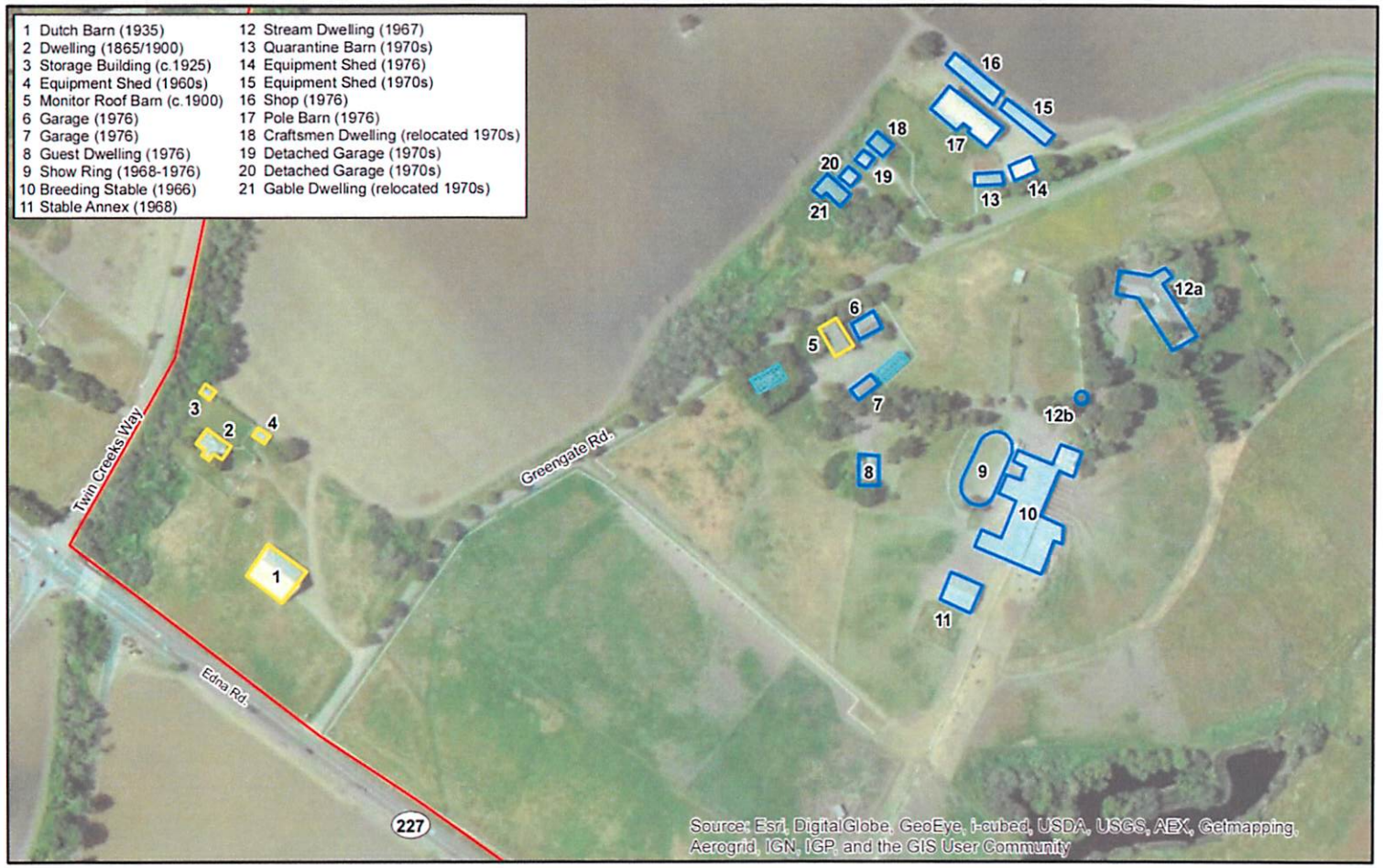
Vicinity Map



Minor Use Permit
Greengate / DRC2012-00078

Land Use Category Map

COUNTY OF SAN LUIS OBISPO PLANNING & BUILDING DEPARTMENT



Legend

- Project Area
- Demolished Building

Building Association

- Dairy/Farming
- Horse Breeding

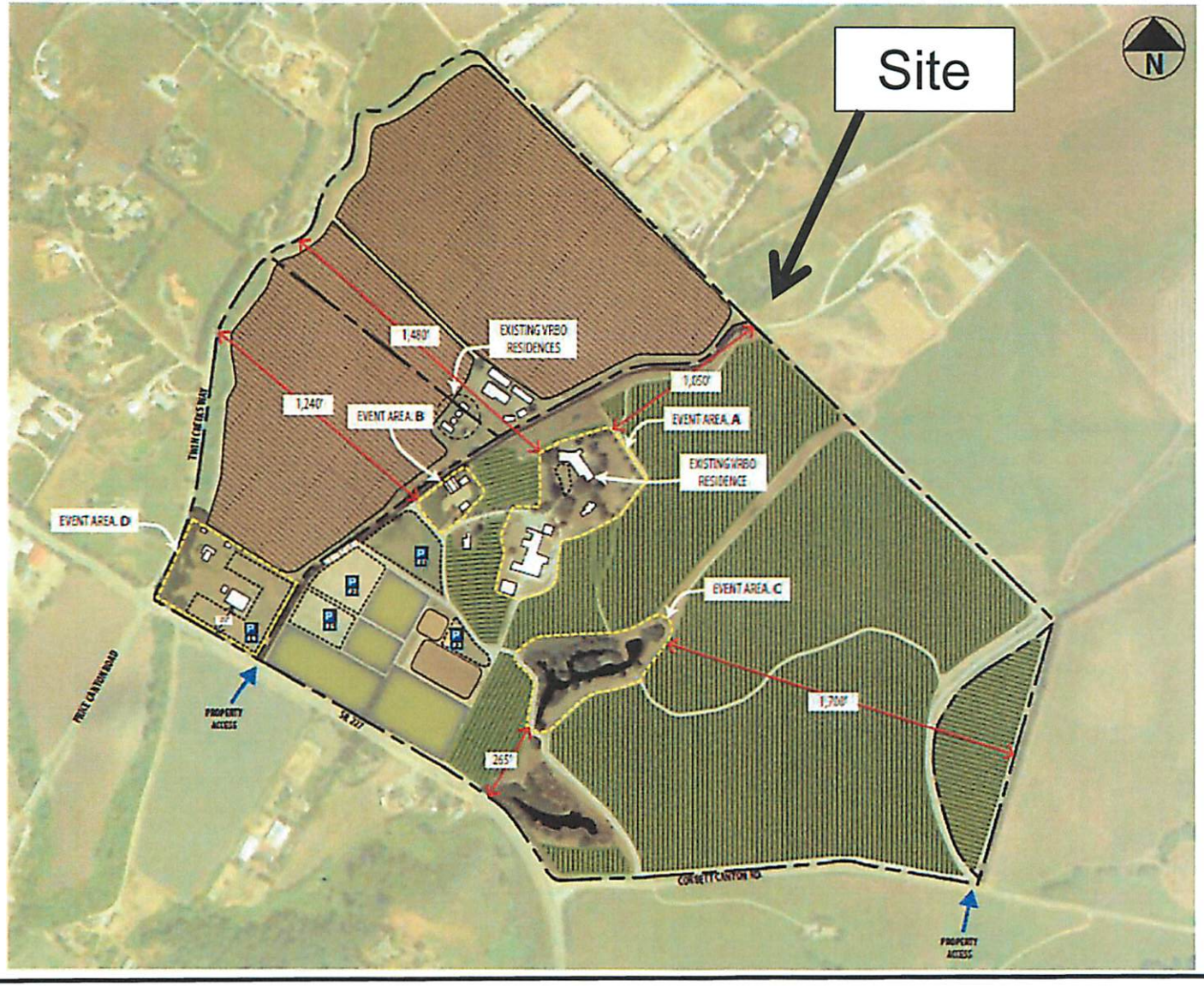
0 50 100 200 Meters

0 150 300 600 Feet

1:3,500

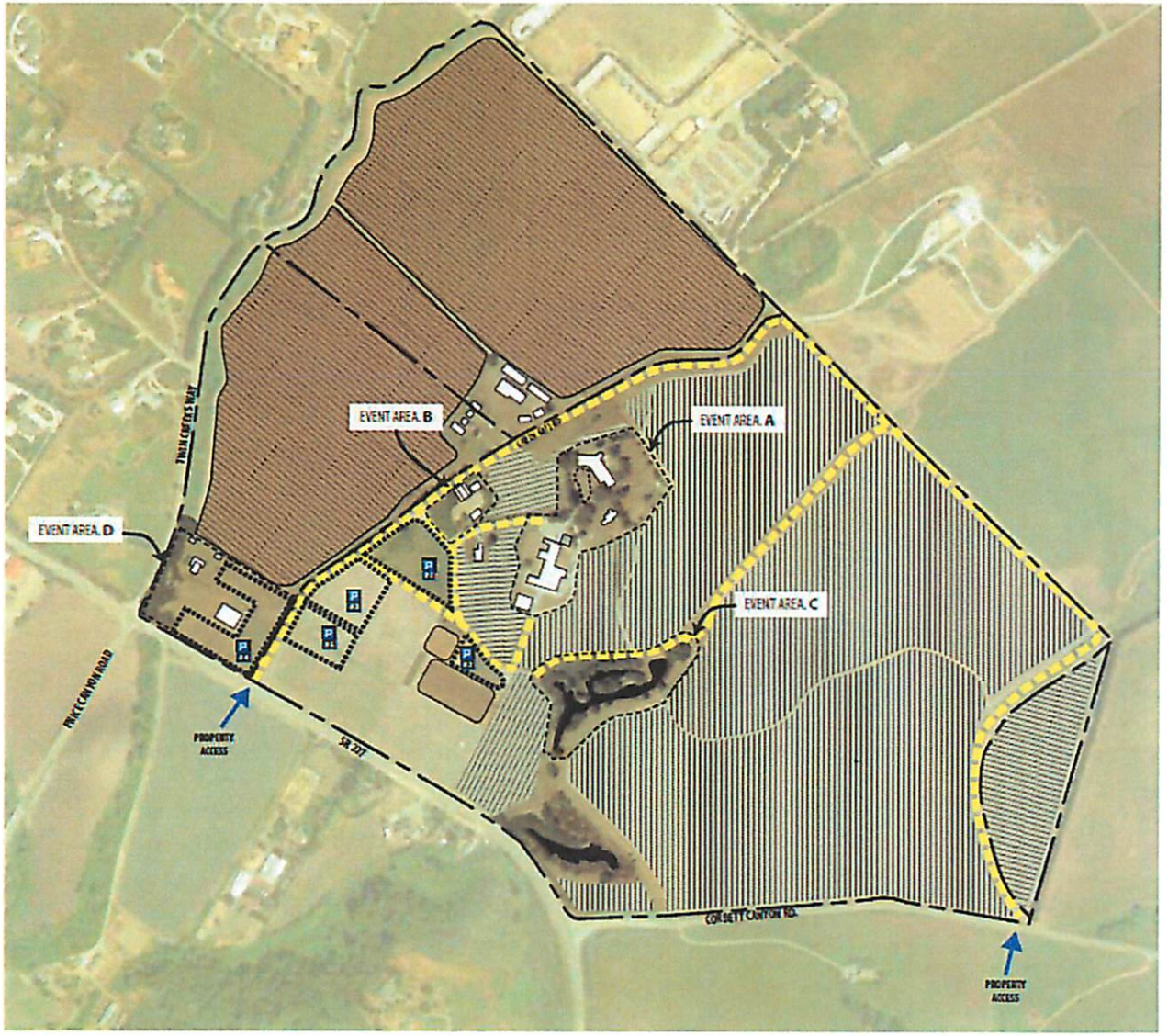
Minor Use Permit
Greengate / DRC2012-00078

Built Environment



Minor Use Permit
Greengate / DRC2012-00078

Temporary Event Areas



Minor Use Permit
Greengate / DRC2012-00078

Parking and Access

Minor Use Permit
Greengate / DRC2012-00078

Viewed from Edna Rd.

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, Director

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

Date: June 6, 2016

To: Holly Phipps, Project Planner

From: Glenn Marshall, Development Services

Subject: Public Works Comments on DRC2012-00078, Greengate Farms CUP, Greengate Rd, Edna

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

Public Works Comments:

A. We have reviewed:
   a. The traffic report prepared by Pinnacle Traffic Engineering, dated Aug 11, 2014 and incorporated their recommendations.
   b. The Transportation Demand Management Plan prepared by Pinnacle Traffic Engineering, dated July 30, 2015 and incorporated their recommendations.
   c. Caltrans comments, letter dated August 31, 2015.

B. The number of event attendees proposed triggers Greengate Road frontage road improvements per Resolution 2008-152. Note the road widening may require significant tree trimming or removal that must be addressed for mitigation, if necessary, in the project environmental document.

C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install road and/or streets improvements to County Public Improvement Standards, unless design exceptions are approved by the respective agency:

    a. Widen State Route 227 at its intersection with Greengate Road to provide standard left-turn channelization in accordance with Caltrans California Highway Design Manual, Chapter 400, within necessary dedicated right-of-way. A Caltrans encroachment permit will be required.

    b. Widen Greengate Road from State Route 227 to the northerly-most event access driveway (Event Area B) to an A-1b rural road section, and within necessary dedicated right-of-way easements. Improvements to also include:

        i. Minimum 20-foot wide paved road
        ii. Typical 4-foot wide aggregate base shoulders both sides. Shoulder width may be reduced to save existing trees where allowed by an approved Design Exception (Section 1.2 Public Improvement Standards).
        iii. Sawcut approximately 2-feet to remove and replace existing easterly edge of pavement to competent road section and to provide a minimum 20-foot wide paved road section.

        iv. Trim existing California pepper trees as necessary to provide improved visibility and sight distance

    c. Widen Greengate Road along its southerly approach to State Route 227 to provide a paved shoulder taper in substantial conformance with B-1e standards.

    d. All existing and proposed driveway approaches on Greengate Road used for event access shall be improved in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.

    e. Construct a new paved driveway approach on Corbett Canyon Road in accordance with County Public Improvement Standard B-1 & A-5 Series drawings.

    f. Drainage ditches, culverts, and other structures (if drainage calculations require).

    g. Removal of all existing non-permitted obstructions from within the public rights-of-way along the project frontages (signs, fences, etc).

    h. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

    i. Utility plan showing all existing utilities and installation of all new utilities to serve the project.

j. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.

k. Traffic control plan.

l. Sedimentation and erosion control plan.

2. **At the time of application for construction permits,** the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

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

4. **Prior to occupancy or final inspection,** a Registered Civil Engineer must certify to the Department of Public Works that all public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy or final inspection.

5. **On-going condition of approval (valid for the life of the project),** the property owner/s shall adhere to and enforce the intent of the *Transportation Management Plan* prepared by Pinnacle Traffic Engineering, dated July 30, 2015. Amendments to the *Transportation Management Plan* 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.

6. **On-going condition of approval (valid for the life of the project),** the new Corbett Canyon Road driveway approach is access restricted to existing agricultural operations and site emergency access, but may be used for egress (no ingress) during events greater than 300 guests. The onsite roadway approach must be maintained by the property owner/s as necessary to prevent tracking soil and other materials onto the public roadway.

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

8. **On-going condition of approval (valid for the life of the project),** the property owner/s shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

9. **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.

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

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

Recycling

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

Offers

13. **Prior to issuance of construction permits,** the applicant shall offer for dedication to the public right-of-way easements by separate document for **Greengate Road** widening purposes a sufficient width as necessary to contain all elements of the roadway prism. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

14. **Prior to issuance of construction permits,** the applicant may be required to offer for dedication to the public drainage easement(s) as necessary to contain both existing and proposed drainage features where those features accept public road storm flows. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

G:\Development_DEVSERV Referrals\Land Use Permits\Conditional Use Permits\DRC2012-00078 Greengate Farms SLO\DRC2012-00078 Greengate Farms v1.doc
UPDATED: June 6, 2016

DEPARTMENT OF TRANSPORTATION
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3111
TTY 711
http://www.dot.ca.gov/dist05/

Serious drought.
Help save water!

August 31, 2015

Ms. Holly Phipps
County of San Luis Obispo
Department of Planning and Building
976 Osos Street, Room 300
San Luis Obispo CA 93408-2040

SLO 227 PM 7.07

Dear Ms. Phipps:

COMMENTS ON THE TRAFFIC IMPACT ANALYSIS FOR THE PROPOSED GREENGATE FARMS PROJECT

The California Department of Transportation (Caltrans) appreciates your coordination on the Greengate Farms project and offers the following comments on the Traffic Impact Analysis dated August 11, 2014 by Pinnacle Traffic Engineering.

1) Given the trip generation and events associated with this project, Caltrans requests that the County require as a condition of approval the construction of a Left Turn Only Lane on State Route (SR) 227 as mitigation. The facility should be constructed through an encroachment permit from Caltrans and completed prior to the project's commencement.

2) The project proposes 25 events per year with up to 500 guests, 50 events with up to 300 guests, and 50 activities with up to 200 participants. Given the high number of events, Caltrans requests an analysis of event traffic on the intersection of SR 227 and Price Canyon Road.

If you have any questions or concerns, please feel free to contact me at (805) 549-3131 or adam.fukushima@dot.ca.gov.

Sincerely,

Adam Fukushima, PTP
Caltrans District 5
Development Review

From: Fukushima, Adam J@DOT
To: Marshall, Glenn@CO.SLO
Cc: hphipps@co.slo.ca.us
Subject: FW: Green Gate Event CUP DRC 2012-00078
Date: 09/18/2015 02:39 PM

Glenn,

We've reviewed the additional analysis provided to us on September 3rd regarding the event traffic impact on the SR 227 and Price Canyon Road Intersection. We've concluded our review and do not have any comments at this time. Should any proposals change which may have any impact on traffic, please let us know. Thank you.

Adam Fukushima, PTP
Caltrans - District 5
50 Higuera Street
San Luis Obispo CA
(805) 549-3131

-----Original Message-----
From: Jamie Kirk [mailto:jamie@kirk-consulting.net]
Sent: Friday, September 11, 2015 8:20 AM
To: Marshall, Glenn@CO.SLO; Fukushima, Adam J@DOT
Cc: hphipps@co.slo.ca.us; Dan Lloyd; John Wilson; 'Chris Darway' (darwaysfarm@aol.com)
Subject: RE: Green Gate Event CUP DRC 2012-00078

Good Morning Adam,
I wanted to check in to see if you have had an opportunity to review the information Glenn Marshall sent you on the Greengate Event CUP last week. We are on hold waiting for your comments. If you have any questions please feel free to contact me directly.

Thank You

Jamie Kirk
President
KIRK CONSULTING|8830 MORRO RD | Atascadero, CA 93422 | 805.461.5765

-----Original Message-----
From: gdmarshall@co.slo.ca.us [mailto:gdmarshall@co.slo.ca.us]
Sent: Thursday, September 03, 2015 11:11 AM
To: adam.fukushima@dot.ca.gov
Cc: hphipps@co.slo.ca.us; Jamie Kirk
Subject: Fw: Green Gate Event CUP DRC 2012-00078

Adam
Please review and comment on the attached Price Canyon RTL analysis. I have also included their proposed TDM plan for your information.
Thanks,
-Glenn

Glenn D. Marshall, RCE
County of San Luis Obispo Department of Public Works County Government Center, Room 207 San Luis Obispo, CA 93408
805/781-1596 gdmarshall@co.slo.ca.us
----- Forwarded by Glenn D Marshall/PubWorks/COSLO on 09/03/2015 11:08 AM -----

From: Jamie Kirk <jamie@kirk-consulting.net>
To: "gdmarshall@co.slo.ca.us" <gdmarshall@co.slo.ca.us>, "hphipps@co.slo.ca.us" <hphipps@co.slo.ca.us>
Cc: "pte@sbcglobal.net" <pte@sbcglobal.net>, John Wilson <john@jmwdc.com>, Marjan Kelsey <mj@ggslo.com>, "edarway@totaltelco.net" <edarway@totaltelco.net>, "'Chris Darway' (darwaysfarm@aol.com)" <darwaysfarm@aol.com>
Date: 09/03/2015 10:58 AM
Subject: RE: Green Gate Event CUP DRC 2012-00078

Glenn,
Attached is a revised TDM and a RHTL Warrants analysis- Based on the supplemental analysis a right hand turn lane is not required on Price Cyn Road. Please update the conditions for the Greengate Ranch Events Conditional Use Permit accordingly.

Holly- please confirm that you have everything you need to proceed with the CEQA Review and getting us to a hearing.

Thank You

Jamie Kirk
President
KIRK CONSULTING|8830 MORRO RD | Atascadero, CA 93422 | 805.461.5765

(See attached file: Greengate Farms TDM - R01RR Cover and Text and Exhibit.pdf)(See attached file: Greengate Farms L04 and Attachments.pdf)

RE: Requesting a Referral Response from CAL FIRE for Greengate Farms / now it will be Minor Use Permit / DRC2012-00078 / APN: 044-161-010; 044-161-009; 044-401-042; 044-233-010

Byrnes, Dennis@CALFIRE <Dennis.Byrnes@fire.ca.gov>
Sun 6/19/2016 1:51 PM
To: Holly Phipps
Cc: Laurie Donnelly; Salas, Mike@CALFIRE <Mike.Salas@fire.ca.gov>

Reply all

Inbox

You forwarded this message on 6/20/2016 12:32 PM

Holly,
I have reviewed Greengates application and there are two Issues;
1. The master fire protection plan needs to be updated to reflect the use of the other building becoming assembly and additional fire flow maybe needed .
2. The use of un- sprinklered builds as assembly, the report states that all buildings will get fire sprinklers, however Greengate has been using non-sprinklered building for the last 2 years. This practice needs to stop.
Thats it.
Thank You
Dennis Byrnes
Fire Captain / Fire Prevention
CAL FIRE San Luis Obispo
635 N. Santa Rosa
San Luis Obispo, CA. 93405
805-543-4244 Office
805-543-4248 Fax

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/28/2013

TO: _____

FROM: Karen Nall, Development Review

PROJECT DESCRIPTION: DRC2012-00078 GREENGATE FARMS SLO LLC- Conditional Use Permit for temporary events, permanent farmstand, limited food facility and artifact display. APNS:44-161-008, 044-401-042, and 044-233-010.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Given no construction is involved, impact to Airport is min. need for FAA review is not necessary.

3-29-13	Richard Hewett, AAE	781-5205
Date	Name	Phone

Hi Holly,

I recall being buried when you sent the Greengate AQ report. I'm getting caught up, have completed my review and below are our comments. Please let me know if you have any questions and let us know if our comments can be worked into the Conditions of Approval if the project hasn't already moved through that process.

Sincerely,

Andy Mutziger
Air Quality Specialist
San Luis Obispo County Air Pollution Control District
(805) 781-5956
fax: (805) 781-1002
www.slocleanair.org

---

1. Our review of the Air Quality Report for Greengate Farms showed it to be fairly sound.

2. Non-attainment Status
Table 2 on Page 18 correctly states that the Eastern portion of the county is non-attainment for the federal ozone standard. However, the related **text on Page 4 incorrectly states that we are in federal attainment for all standards and this should be corrected**.

3. Reasonable Worst Case Emissions
The emissions from the New proposed Facilities are discussed on Page 11 of the report and the emissions are reported in Table 6 on Page 26. We found a discrepancy with the way the New Facilities were modeled with CalEEMod relative to what the Traffic Study (Page 17) stated would be worst case. The traffic study states that worst case would be to assume that all trips associated with the New Facilities are primary trips. This assumption is closer to what the traffic study said Caltrans suggests for this area than what the CalEEMod default trip types for the New Facility land uses which were what the AQ report used in the simulation for the New Facilities. What this means is that the AQ report technically underestimates the New Facilities' worst case portion of the project's emissions. The APCD does recognize that this worst case scenario is an overestimation because for the actual operation, the New Facilities will not exclusively draw their own traffic. These facilities will certainly see patronage from some of the visitors from the proposed events.

The AQ report also uses a conservative assumption that the average ridership will be 2.5 people per vehicle. This is conservative because the site is intended to have a significant number of school events and the students will be transported to the site by bus.

Therefore, practically speaking, **the APCD recommends that Table 6 stand as a reasonable worst case daily emissions accounting for this project. The ACPD also recognizes that fleet cleanup in California and in our county is rapidly moving forward as anticipated by the State's emissions forecasting model called EMFAC. This fact gives more assurance that Table 6 represents a reasonable worst case for the project**.

4. PM10 Mitigation for Unpaved Driveway & Parking Area

Page 28 of the air quality report states that the CalEEMod "model does not show an exceedance of the 25 lb/day of PM10 significance" threshold. Nonetheless, on the same page, the report recommends that the project implement special event fugitive dust mitigation that was taken from Section 3.6.3 of the 2012 CEQA Air Quality Handbook.

If the special event parking is in the field to the south of the unpaved entrance road to the site, then the average unpaved driving length could be 240 feet (See attached image). Using the APCD guidance document to determine unmitigated PM10 emission from unpaved roads and parking areas, it would take only 244 trip ends (122 round trips) to exceed the significance threshold (see: http://slocleanair.org/images/cms/upload/files/business/pdf/2011/ceqatools/UnpavedDistance-OneWayTripRelationshipWeb.pdf).

Based on the trip ends identified in the table at the top of Page 12 of the project's Air Quality Report, the typical social and family events can have enough attracted trips to exceed the significance threshold. **Therefore, the APCD agrees with the recommended operational phase fugitive mitigation measures found on Page 28 of the Air Quality Report, but further recommends that these mitigation measures be listed as conditions of approval for the project**.

3759-1AvgUnpavedRoadDistanceB.jpg

5. PM10 Mitigation for Equestrian Related Special Events

If some of the special events will be equestrian related events, then the associated fugitive dust should also be mitigated with the measures below, consistent with APCD Standard Language (http://slocleanair.org/images/cms/upload/files/APCD%20Standard%20Language%20for%20CEQA.doc).

Equestrian Facility

Another potential source of fugitive dust can come from equestrian facilities, which may be a nuisance to local residents. To minimize nuisance impacts and to reduce fugitive dust emissions from equestrian facilities the following mitigation measures should be incorporated into the project:

§ Reduce the amount of the disturbed area where possible;

§ Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust emissions from exceeding 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). Increased watering frequency whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible. **Please note that since water use is a concern due to drought conditions, the facility 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;

§ Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities;

§ All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Air District;

§ All access roads and parking areas associated with the facility shall be paved to reduce fugitive dust; and,

§ A person or persons shall be designated to monitor for dust and implement additional control measures as necessary to prevent transport of dust offsite. The monitor's duties shall include holidays and weekend. The name and telephone number of such persons shall be provided to the Air District prior to the initiation of equestrian events.

COUNTY OF SAN LUIS OBISPO
Department of Agriculture/Weights and Measures
2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401 - 4556
MARTIN SETTEVENDEMIE (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX: (805) 781-1035
www.slocounty.ca.gov/agcomm AgCommSLO@co.slo.ca.us

DATE: **June 16, 2016**

TO: **Holly Phipps, Project Manager**

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

SUBJECT: **Greengate Farms Minor Use Permit, DRC2012-00078 (1685)**

Summary of Findings

The applicant is requesting a minor use permit that would allow for 125 temporary events a 210 acre project site. All proposed temporary events will be located within and around existing barn structures. The Agriculture Department's review finds that the proposal is consistent with Agriculture Element policies and would not result in significant impacts to agricultural resources with the incorporation of the following recommendations:

- Incorporate fencing and/or signage discouraging visitors from leaving the centrally located events area, especially to the north and northeast, which will limit the potential for trespassing onto adjoining lands in agricultural production.
- Minimize the potential for soil compaction by limiting parking Areas #1, #3, and #5 to overflow parking and manage irrigation schedules relative to events parking.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, the Conservation and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Project Site and Description

The Greengate Farms project site is located south of the City of San Luis Obispo along Broad Street/Highway 227 and Corbett Canyon Road. The project site consists of four parcels (APNS: 044-161-009, 044-161-011, 012, 013). All four parcels are within the Agriculture land use category, and total approximately 210 acres.

The site is bordered by agricultural parcels to the west, south, east and northeast, with active agriculture on these adjacent parcels ranging from vineyards to row crops to rangeland. Along the northwest edge of the project site there are a series of smaller parcels (5-7 acres) adjacent to Twin Creeks Way that are also within the Agriculture land use category, but utilized as ranchettes with large residences that may or may not contain active agriculture on the parcel. These smaller parcels are separated from the Greengate Farms project site by both East Corral de Piedra Creek and Twin Creeks Way. There is currently no access into the Greengate Farms project site from Twin Creeks Way, and none are currently proposed.

The parcel has several existing residences as well as a number of agricultural structures, including an equestrian show barn, stables, and two horse arenas.

Of the approximately 210 acres included in the four-parcel project site, the majority is currently being used for agriculture, including 77 acres of vineyards, 66 acres of row crops, and 13 acres of permanent pasture associated with the equestrian facility. The remainder of the property includes the riparian areas along the western property border and several large ponds on the southern edge.

The majority of the existing residences and structures, including the equestrian facilities, sit near the middle of the property providing large buffers from the neighboring properties. The exception is the White Barn parcel (labeled as Event Area D) on the western edge of the project site that borders Highway 227 and East Corral de Piedra Creek. This event area is directly adjacent to a newly created parcel that supports irrigated row crops.

The applicant has requested approval of a minor use permit that would allow for temporary events. All proposed temporary events will be located within and around existing barn structures. The requested temporary events are to be held a maximum of 125 days as follows:

- 25 events with up to 500 people.
- 50 events with up to 300 people.
- 50 activities with up to 200 people.

Agriculture Element Policy Consistency and Impacts to Agricultural Resources

The proposed temporary events were reviewed for policy consistency based on criteria developed by the Agriculture Department to determine if a proposal that is not associated with an agricultural processing use is secondary and incidental to the primary agricultural use of the site consistent with policy AGP 6 of the Agriculture Element. The Department generally considers an *adequate agricultural use* to consist of a minimum of 40 acres of irrigated pasture, vineyards, or row crops. The proposal meets this criterion with the project site supporting 156

acres of irrigated crops. The *incidental visitor use determination*, which requires that the visitor use area and associated parking, not to exceed five percent of the area devoted to the agricultural use, has also been met. For the above reasons, the Agriculture Department considers the proposal to be consistent AGP 6.

One of the primary goals of the Agriculture Element is to ensure the long-term sustainability and protection of on and off site agricultural resources and operations. Temporary events result in the introduction of large numbers of people into agricultural areas and therefore the potential for incompatibility between nonagricultural uses and adjacent agricultural operations is increased. See recommendation to ensure policy consistency below.

Impacts to Agricultural Resources

As the Agriculture Department, one of our primary concerns when evaluating projects is the potential for the direct or indirect conversion of agricultural lands and the subsequent permanent loss of agricultural resources. All of the structures involved in the Greengate Farms proposal currently exist, and no new structures are proposed. There are five areas proposed for event parking. The proposed parking areas raise concerns because if used too frequently the areas may become too heavily compacted to support agriculture and create a *de facto* conversion. Parking Areas #1, #3, and #4 are currently being used as permanent pasture (totaling 1.6 acres), and the Department encourages that their use as parking areas be limited to the large, occasional events requiring overflow parking and management of irrigation in order to avoid unnecessary compaction and potential conversion. If used only occasionally as overflow parking and irrigation is managed to minimize compaction, these areas should be able to continue being used for agricultural production and minimize impacts.

The proposed temporary events have the potential to create incompatibilities with adjoining agricultural uses. With the exception of Area D and parking Area 4, the layout of the site necessitates that the events will occur near the center of the property alleviating potential impacts. The level of incompatibility should be further minimized because agricultural lands to the south and southwest are separated by a wide state Highway, and the smaller agricultural parcels to the west are separated by a riparian creek corridor and a county road. Area D and parking Area #4 are located directly adjacent to irrigated row crops on the parcel to the northeast that is part of the project site and therefore does not require buffering.

Recommendations

The Department recommends the following to ensure policy consistency and protection of agricultural resources:

- Incorporate fencing and/or signage discouraging visitors from leaving the centrally located events area, especially to the north and northeast, which will limit the potential for trespassing onto adjoining lands in agricultural production.
- Minimize the potential for soil compaction by limiting parking Areas #1, #3, and #4 to overflow parking and manage irrigation schedules relative to events parking.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/28/2013

TO: Env. Health

FROM: Karen Nall, Development Review

PROJECT DESCRIPTION: DRC2012-00078 GREENGATE FARMS SLO LLC- Conditional Use Permit for temporary events, permanent farmstand, limited food facility and artifact display. APNS:44-161-008, 044-401-042, and 044-233-010.

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

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

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

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

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Please see attached Thank you

4/29/13 (Date) | [signature] (Name) | x5551 (Phone)

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

Public Health Department

Jeff Hamm
Health Agency Director

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

Public Health
Prevent. Promote. Protect.

April 29, 2013

To: Karen Nall
Department of Planning and Building

From: Environmental Health
Leslie Terry

Project Description: DRC2012-00078, GREENGATE FARMS SLO LLC
CUP; APNs 044-161-008, 044-401-042, 044-233-010

See attached guidance document for information on Food Facilities with Private Water Wells. Facility may need to establish a public water supply or may have the water regulated as part of their food facility permit.

Applicant to return attached Hazardous Materials Declaration Flowchart to this office. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, fertilizers, pool chemicals and compressed gases. Contact Patricia Atkins (805) 781-1105 in this office with any questions regarding this form.

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

Applicant to submit plans to this office for all food facilities. See attached chart for clarification of the definition of "Farm Stand" from Health and Safety Code. Note: "Farm Stands" can only sell produce grown by the producer and sales must be conducted at or near the point of production. The "Farm Stand" may operate with a Health Permit for either a "Produce Stand" (if no pre-packaged food will be sold), or as a "Retail Market" in the event produce or whole shell eggs are to be sold which are produced at other facilities. Be advised that Health and Safety Code has the following definition: *113742. "Certified farmers' market" means a location that is certified by the State of California through the enforcement officers of the county agricultural commissioners and operated pursuant to Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and regulations adopted pursuant to that chapter.*

A water basin ("pond") has been noted on the drawings. Please refer to the attached guideline document for the design and management of such basins to prevent and reduce number of mosquitoes breeding in these structures.

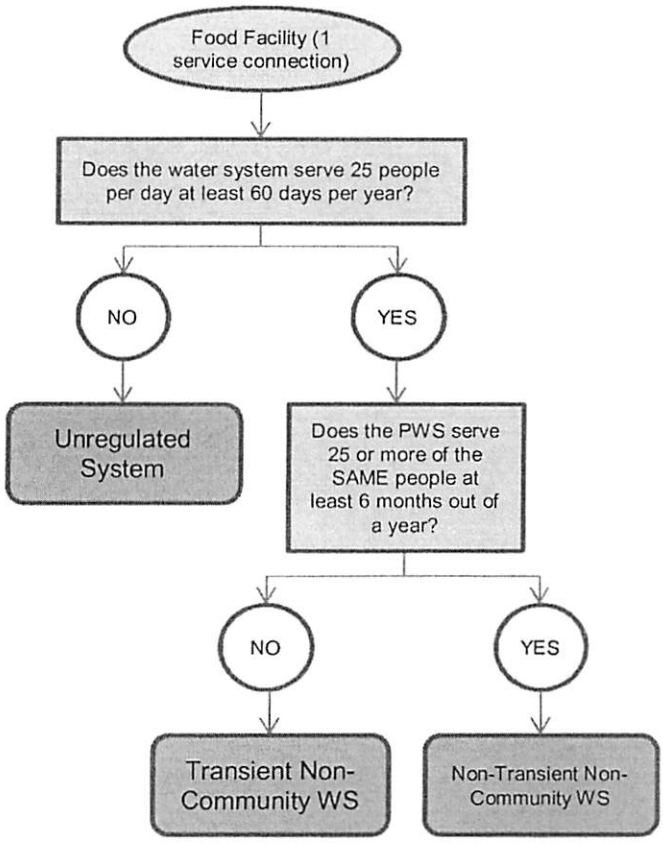
Verify on-site wastewater system adequacy as needed for proposed use. Soil evaluations should occur for domestic and production wastewater disposal. Discharge amounts should be estimated in order to determine if a discharge permit is required from the Regional Water Quality Control Board. A full size exhibit should be provided to show all existing facilities on site and that the well and septic locations will meet the minimum set back requirements.

SAN LUIS OBISPO COUNTY
PUBLIC HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES

Food Facilities with Private Water Wells

Food facilities not served by a public water system have a responsibility to assure a safe water supply. California Retail Food Code (CalCode), Section 114192, states that "an adequate, protected, pressurized, potable supply of hot water and cold water shall be provided," while Section 113869 defines "Potable water" as " water that complies with the standards for transient noncommunity water systems pursuant to the California Safe Drinking Water Act, Chapter 4 (commencing with Section 116270) of Part 12, to the extent permitted by federal law."

The California Safe Drinking Water Act provides the following definitions:
"116275. As used in this chapter:
(h) "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.
A public water system includes the following:
(o) "Transient noncommunity water system" means a noncommunity water system that does not regularly serve at least 25 of the same persons over six months per year."



To achieve compliance with the regulations above, San Luis Obispo County will have facilities with private water wells which either utilize an un-regulated water supply (with obligations to comply with "standards") or are served by a regulated transient non-community water system. This chart should provide a decision tree for the proper classification of a Food Facility's water supply. All Public Water Systems (PWS) with less than 200 connections will be regulated by the San Luis Obispo County LPA (local primacy agency). Unregulated Systems serving a regulated food facility will be regulated as part of their Food Facility Permit.

Unregulated water systems serving a food facility are required to comply with the following testing requirements:

Constituent	Frequency
Bacteriological	Monthly
Nitrate (NO3)	Annually
Nitrite (NO2)	Triennially (every 3 years)
Inorganic Chemicals (& Arsenic)	Once
Secondary Standards	Once

In addition to testing requirements, food facilities (including cottage food operations) are required to maintain their water system to ensure safety of their water supply. This includes but is not limited to ensuring that the source, distribution system and storage facilities are maintained to protect against contamination or pollution. Failure to comply with either testing or system structural requirements will result in a violation No. 21. *Water* on the facility's inspection report.

HAZARDOUS MATERIALS BUSINESS PLAN IMPLEMENTATION FLOWCHART

Under penalty of law, I declare that I have followed the flowchart and checked the boxes that are appropriate for this business's operations. I also understand that the SLO County CUPA must be notified if our operations or procedures change and make the above statement inaccurate

Name (print)

Signature

Business Name

Address

Date

START HERE
Do you generate hazardous waste in ANY quantity?

YES

NO

Do you store, use, or handle hazardous material at any one time during a calendar year in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure?

NO

Sign and submit this document – you need not submit a business plan or pay a fee ☐

YES

Are you a physician, veterinarian, pharmacist, dentist, or podiatrist who stores ONLY oxygen, nitrogen or nitrous oxide and the total quantity of each gas on-site is 1,000 cubic feet or less?

YES

NO

Is your facility either a :

Agricultural Business ☐

Other Business ☐

Do you store **ONLY** motor vehicle fuel in above or underground tanks at 1,100 gallons or less capacity and the TOTAL volume of fuel is less than 20,000 gallons?

YES

Submit Form S, Form I, and Form M one time only and pay a one time fee ☐

NO

Do you store **ONLY** motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

YES

Sign this document – you need not submit a business plan or pay a fee ☐

YES

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

NO

Do you store **ONLY** N-P-K fertilizers (excluding ammonium nitrates) less than 10,000 pounds total?

YES

NO

Do you apply liquid fertilizer no more than four times a year, apply and store it over period of less than seven days, and is the quantity less than 1,190 gallons and you do not store any other hazardous materials in reportable quantities?

YES

NO

Is your facility:
A): a remote site (a remote site is defined as an unstaffed facility located in an isolated, sparsely populated area. The facility is secured and not accessible to the general public) and
B): is the inventory less than: 500 cubic feet compressed inert gas, 500 gallons combustible liquid fuel, 200 gallons electrolytes in closed containers, 500 gallons lubricating and hydraulic fluids, and 1,200 gallons of flammable gas used as fuel (propane)?

YES

NO

Submit a one time business plan, complete exemption form R and pay a one time fee ☐

Submit a business plan and pay an annual fee to:

San Luis Obispo County CUPA, PO Box 1489
2156 Sierra Way
San Luis Obispo, CA 93406
Ph: (805) 781-5544 ☐

Within San Luis Obispo city limits
SLO City Fire Dept, 2160 Santa Barbara Ave
San Luis Obispo, CA 93401-5240
Ph: (805) 781-7380 ☐

COMMON HAZARDOUS MATERIALS

- Lubricants
- Solvents
- Compressed Gases
- Fuel
- Pesticides
- Paint

COMMON HAZARDOUS WASTES

- Crank Case Oil
- Used Anti-Freeze
- Paint
- Used automotive batteries
- Spent solvents

Not sure?

Please contact The County of San Luis Obispo
Public Health Department
Division of Environmental Health
at
(805) 781-5544

PRODUCE FACILITY REQUIREMENTS (except MFFs)

Effective 9/27/08 113778.2

	GROWER/SELLER	FARM STAND	FARM STAND WITH SAMPLING	PRODUCE STAND (Pre Cal Code)	PRODUCE STAND (Cal Code)
Limitations of Food Offered for Sale	• Whole produce or shell eggs grown only by the producer.	• Whole produce or shell eggs grown only by the producer. • Prepackaged, non-PHF from an approved source grown or produced in close proximity to the farm stand. • Prepackaged, non-PHF from an approved source that has not been grown or produced in close proximity to the farm stand, including bottled water and soft drinks.	• Whole produce or shell eggs grown only by the producer. • Prepackaged, non-PHF from an approved source grown or produced in close proximity to the farm stand. • Prepackaged, non-PHF from an approved source that has not been grown or produced in close proximity to the farm stand, including bottled water and soft drinks.	• Whole edible portion of a plant in it's raw or natural state • Shell eggs	• Whole edible portion of a plant in it's raw or natural state • Shell eggs.
Other Limitations	• Sales conducted on premises controlled by the producer.	• Sales conducted at or near the point of production. • Prepackaged food products, not grown or produced in close proximity to the farm stand are limited to 50 ft of storage and sales area.	• Prepackaged food products, not grown or produced in close proximity to the farm stand are limited to 50 ft of storage and sales area. • Food preparation prohibited, except for food samples. • PHF samples must be disposed of within 2 hours after cutting.	• Food preparation prohibited • Sampling prohibited. • Limited to 10% prepackaged, non-PHF (CCR Title 17).	• Food preparation prohibited. • Sampling prohibited. • No Prepackaged food.
Permit Requirement	Exempt	Permit required	Permit Required	Permit Required	Permit Required
REQUIREMENTS:					
Enclosure	Exempt	Exempt	Exempt	No more than one side to be open during business hours.	Full enclosure required
Food Storage	Exempt	Vermin proof area or container required for storage of prepackaged food during hours of in-operation, if the structure is not vermin proof.	Vermin proof area or container required for storage of processed prepackaged food during hours of in-operation, if structure is not vermin proof.	Produce must be stored 18 inches up off the floor.	Stored at least 6 inches up off the floor.
Sampling	None	None	Allowed if conducted in accordance with HSC 114371(b) 1-8.	None	None
Toilet & Hand washing	Exempt	Exempt	Approved toilet & hand wash facilities provided at convenient locations: • within a 5 minute walk of place of work • or, if not possible due to road layout, terrain or other physical conditions, located at the point of vehicular access. • Clean water & soap or other cleanser required for hand washing.	Approved toilet & hand wash facilities required at the facility.	Approved toilet & hand wash facilities required within the food facility.
Potable Water	Exempt	Exempt	Potable water required for cleaning of produce prior to sampling, hand washing and utensil sanitizing.	Potable water required for hand washing.	Potable water required at all fixtures.
Wastewater Disposal	Exempt	Exempt	Disposed of in a facility connected to a public sewer system or in a manner approved by the enforcement agency.	Disposed of in a facility connected to a public sewer system or in a manner approved by the enforcement agency.	Disposed of in a facility connected to a public sewer system or in a manner approved by the enforcement agency.

SAN LUIS OBISPO COUNTY HEALTH AGENCY

Public Health Department
2191 Johnson Avenue
San Luis Obispo, California 93401
805-781-5500 • FAX 805-781-5543

Jeff Hamm
Health Agency Director

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

San Luis Obispo County Health Department
Requirements for Water Basins

Design

These requirements are for water basins to prevent and reduce the number of mosquitoes breeding in these structures. Items one through four are required for all water basins. The remaining items may be required and will further reduce the possibility of these structures becoming public health hazards by harboring mosquitoes.

1. The internal side slopes of the water basin shall be no less than 2:1. Steep side slopes reduce the amount of emergent vegetation, allow predators access to mosquito larvae, and allow for wave action on the edges to drown mosquito larvae. This will allow access for aquatic vegetation removal and drawing larvae samples.
2. A minimum water basin depth of 4 ft. is required for vegetation and larval control.
3. Do not construct water basins with floors lower in elevation than the highest historical water table. This will allow for complete draining of the water basin if it becomes necessary for mosquito control or maintenance.
4. Provide access to the body of water. This includes access gates and roads to the water basin, allowing mosquito abatement personnel to access it quickly and preferably by vehicle. Keys/combinations to locked gates will be provided to mosquito abatement personnel so routine surveillance can take place.
5. Disturbance of the water surface by sprinkler systems and other aeration devices discourage adult mosquitoes from laying eggs on the water basin. Disturbance of the surface water will reduce the ability of larvae to feed and eventually drown them. Aeration devices are to be run intermittently.
6. Provide access structures (ramp) to the bottom of the water basin so equipment may be launched from these ramps for application of mosquito control agents and for equipment to drive to the bottom for maintenance. **Alternatively**, construct water basins with a near impermeable lining. Placement of a impermeable liner underneath a concrete water basin is advisable in California due to the possibility of earthquakes and soil shifting that may produce cracks in the concrete. Typical larvicide broadcasting equipment can spread larvicide approximately 40 feet. Water basins with a width of greater than 40 feet will have access to both sides.
7. The bottom of the water basin must be designed for complete drainage. Examples include sloping the floor of the water basin to at least 2 percent to facilitate draining and possible treatment of pooling water or designing a depression in the pond floor for complete pumping.
8. Side slopes of levees and berms will adequately support movement of vehicles used for mosquito control along the top of the levee with the top width of no less than 12 feet. This

allows mosquito technicians to treat the water basin from a vehicle with a backpack blower, significantly speeding up the time required to treat the area.

Best Management Practices

The applicant shall provide in writing a maintenance and monitoring policy and a written Best Management Plan (BMP) for the water treatment water basin to the San Luis Obispo County Environmental Health Department prior to permit issuance. A copy of the BMP will be submitted to the Environmental Health Department Mosquito Abatement Program for review and approval. Project designers/managers shall include the ability to adapt their BMP, for water basins and wetlands. If mosquito production becomes an issue in a new wetland the owner/developer will be able to revisit the project design and make appropriate adjustments

1. **Vegetation control must be planned, budgeted for and occur at least yearly if emergent vegetation is present at any time during the year. Cattails and tulles proliferate quickly, creating ideal mosquito breeding habitats. These areas present special problems for vector control personnel and need to be routinely managed.**
2. Water conveyance equipment (pumps, pipes, etc.) must be properly maintained and water will not be allowed to stand from leaks etc. in excess of 72 hours. Water standing for more than 72 hours may produce adult mosquitoes
3. Increase the number of mosquito larvae predators in the water basin by planting fish such as Gambusia affinis. A mosquito fish may consume up to 300 mosquito larvae per day and these fish will breed rapidly to numbers the water basin will support. In accordance with the California Department of Fish and Game, Gambusia should not be used in any open waters, or waters that feed creeks or streams.
4. Avoid the use of fertilizer within at least a 50 ft radius of water basins, so excess nutrients will not enter the water basin. These will enhance not only submersed aquatic vegetation but also favor algae blooms.
5. Silt removal will be budgeted, planned for and occur if the water basin depth becomes less than 4 ft. or if emergent vegetation or other mosquito problems arise as a result of the silt.
6. Aeration devices or sprinklers will be run at least once every 72 hours for at least a period of four consecutive hours, to drown any mosquito larvae.
7. Maintenance of levees and dams will be budgeted, planned and performed as needed to prevent leaks and adequately support mosquito abatement efforts. Leaking levees often promote mosquito breeding by producing shallow pools of water over a large area.
8. The water basins drainage plan will indicate how the water basin will be drained for maintenance and where the water will be drained.

In accordance with the California Health and Safety Code Section 2060-2067, "The person or agency claiming ownership, title, or right to property or who controls the diversion, delivery, conveyance, or flow of water shall be responsible for the abatement of a public nuisance that is caused by, or as a result of, that property or the diversion, delivery, conveyance, or control of that water." Failure to manage the mosquito production properly may result in notification and possible imposition of civil penalties of up to one thousand dollars per day for each day the public nuisance continues.

References

Hawk, Erik. "RE: Wetlands Recommendations." Email to the Author. 9 December 2005

Pratt, H., Moore, C. 1993. Mosquitoes of public health importance and their control. Centers for disease control and prevention, US Department of health and human services, vector-borne disease control.

Purdue Extension publication, WQ-41-W, Management ofwater basins, wetlands, and other water reservoirs to minimize mosquitoes, http://www.ces.purdue.edu/waterquality/resources/mosquitoes1.htm

Walton, William. 2003. Managing mosquitoes in surface-flow constructed treatment wetlands. University of California, Division of Agriculture and Natural Resources. Publication 8117.

Community Development
919 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7170
slocity.org

November 18, 2015

Holly Phipps, Project Manager
South County Team / Development Review
County of San Luis Obispo
976 Osos Street, Rm. 300
San Luis Obispo, CA 93408

SUBJECT: SLO County Referral: Greengate Farms Conditional Use Permit (DRC 2012-00078) 300 Greengate Road

Dear Ms. Phipps,

The City has reviewed the preliminary plans for the use permit associated to allow temporary events, and permanent farmstand at 300 Greengate Road. The project site is located just south of the City's Planning Area which is subject to City referral under the 2005 City/County Memorandum of Understanding.

At this time, the City does not have any comments or suggested conditions for the proposed use permit.

Please feel free to contact me with any additional questions at: 805-781-7166, or by e-mail: bleveille@slocity.org

Sincerely,

Brian Leveille, AICP
Senior Planner