COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
October 21, 2005	Stephanie Fuhs	Richard Russ	DRC2005-00057
EFFECTIVE DATE	(805)781-5721		
November 4, 2005			

SUBJECT

Proposal by Richard Russ to reconsider the conditions of approval of Minor Use Permit DRC2004-00240 and D010057P to allow two additional gas pumps with a 19-foot lighted canopy to an existing convenience store with two gas pumps, and grading for a drainage basin. The reconsideration focuses primarily on road improvement requirements. The proposed project is within the Commercial Retail land use category and is located on the southwest corner of Halcyon Road and Highway One (Mesa View Drive). The site is in the South County (Palo Mesa Village) planning area.

RECOMMENDED ACTION

1. Consider and rely on the Negative Declaration that was previously adopted on May 16, 2003.
2. Approve Minor Use Permit DRC2005-00057 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on May 16, 2003 for Minor Use Permit D010057P.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Commercial Retail	None	075,162,060	4

PLANNING AREA STANDARDS:

Section 22.112.090 – Palo Mesa Village Area Standards – A. Community-Wide standards (water supply, drainage plan, circulation), B. Commercial Retail (limitation on use, land use permit requirements, access, limitation on floor area, site planning, architecture, sign limitation, setbacks, landscaping)

Does the project meet applicable Planning Area Standards: Yes - see discussion

LAND USE ORDINANCE STANDARDS:

22.10.060 – Exterior Lighting, 22.10.070 – Flammable and Combustible Liquids Storage, 22.10.080 – Fencing and Screening, 22.10.050 – Height Measurement, 22.10.050 – Parking Requirements, 22.18.060 – Parking Lot Construction Standards, 22.30.130 – Automobile Service Stations and Gas Stations

Does the project conform to the Land Use Ordinance Standards: Yes - see discussion

FINAL ACTION

This tentative decision will become final action on the project, effective on the 15th day following the administrative hearing, or on November 4, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.

EXISTING USES: Convenience store with two gas pumps	
SURROUNDING LAND USE CATEGORIES AND USES: *North:* Residential Suburban/Residences *South:* Residential Single Family/Residences	*East:* Commercial Retail/Undeveloped *West:* Residential Suburban/Residences
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Nipomo Community Advisory Group, Public Works, Environmental Health, County Parks, CDF, APCD, Cal Trans, Regional Water Quality Control Board	
TOPOGRAPHY: Mostly level to gently sloping	VEGETATION: Grasses, shrubs, ornamental landscaping
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: June 10, 2005

DISCUSSION

PROJECT HISTORY
A Conditional Certificate of Compliance (C2002-259) to legalize parcel 075,162,060 was approved by the Subdivision Review Board on October 7, 2002 and recorded on October 23, 2002. Conditions of approval included road improvements, submittal of a landscaping plan and fire safety plan. Minor Use Permit D010057P was approved on May 16, 2003 which included a 1,333 square foot expansion to an existing convenience store, the addition of two gas pumps and a 900 square foot outdoor patio. Conditions of approval contained standards for road improvements, aesthetics, drainage and site design standards.

On July 18, 2001, construction permit PMT2002-11426 was submitted for the expansion to the market, installation of the two additional gas pumps and grading for a drainage basin. The permit was reviewed by the Planning, Building and Public Works Departments and conditions placed the project before the permit would be issued based on the Minor Use permit approval. The last plan check was completed in October 2003. The permit has not been withdrawn or issued.

On July 28, 2004, the applicant applied for an electrical permit to relocate the four gas pumps (two existing and two additional pumps) from the corner of Halcyon Road and Mesa View Drive (Highway One) to a location along Mesa View Drive. Planning and Building reviewed the request and found it was in substantial conformance with the original land use permit approval because it moved traffic off a busy intersection. The project was not routed to Public Works because the construction permit for the market and drainage basin mentioned above was still active and the assumption was that this permit would continue processing and the conditions placed on it would be satisfied once that permit was issued. This permit was issued on September 15, 2004.

On January 5, 2005, the applicant submitted a construction permit for a 19-foot lighted canopy for the relocated gas pumps. Staff felt this permit was outside the original scope of the Minor Use Permit and requested that all of the conditions of approval from the land use permit approval be completed prior to issuance of the construction permit for the canopy since the applicant stated that expansion of the market was not going to be completed. These

requirements included completion of the road improvements, installation of landscaping, and trail improvements. This permit has not been issued.

On May 10, 2005, the applicant submitted a current Minor Use Permit in order to reconsider the conditions of approval, primarily as they relate to the requirement for a right hand turn lane on Halcyon Road. A referral was sent to the Public Works Department and CalTrans. Public Works recommended that the right hand turn lane on Halcyon Road be included as a condition of approval for this Minor Use Permit (condition # 18). CalTrans responded with the requirement for, at a minimum, right hand turn lane right-of-way dedications on southbound Halcyon Road, with the comment that their preference would to have the right hand turn lane constructed as required by Public Works. CalTrans also recommended that drainage be directed to the new drainage basin to the north of the gas pump island. A condition has been added to address this concern. Additional conditions of approval have been added to include the conditions from the Conditional Certificate of Compliance that were not a part of Minor Use Permit D010057P as well as conditions relating to lighting and colors for the proposed canopy.

Minor Use Permit DRC2004-00240 was considered and approved on September 2, 2005 on a Planning Department Hearing consent agenda because no hearing was requested. The decision was final on September 16, 2005 because no appeal was filed within the 14-day appeal period.

On September 27, 2005, the applicant applied for the current Minor Use Permit to reconsider the conditions of approval as they relate to the requirement for a right hand turn lane on Halcyon Road. As nothing has changed since the previous Minor Use Permit was considered in September, the recommendation from Public Works and CalTrans remains unchanged and the conditions of approval are the same from the previously approved project.

PLANNING AREA STANDARDS:
Palo Mesa Village Standards -
A. Community-Wide Standards: Water Supply - A will serve letter from Nunes Water Company was provided by the applicant. A final will-serve letter will be required prior to issuance of construction permits. Drainage Plan - All land use permits are required to provide a drainage plan unless the Public Works Department determines that the project will not create drainage problems. Circulation - No new driveways are proposed, therefore this standard is not applicable.
B. Commercial Retail: Uses - The proposed gas station and market are listed as allowable uses in this area. Minor Use Permit Requirements - a. Access - Not applicable. b. Floor area – The project no longer includes an expansion to the market, so this standard is not applicable. c. Site Planning - As proposed, the project meets the standards. d. Architecture – The proposed gas pumps will also include a 19-foot lighted canopy. Conditions regarding shielded lighting and colors to match the existing market have been added to the project. e. Signs - Free standing signs shall be limited to monument signs. The project has been conditioned to comply with this standard. f. Setbacks - The maximum setback set forth in the Planning Area Standards is twenty feet. The existing market is setback 55 feet from the street. The gas pumps are located approximately 22 feet from the property line which meets the standard. g. Landscaping - A landscaping plan was submitted which meets the standard of the area plan, but does not meet the standards set forth by the Land Use Ordinance (see discussion below).

LAND USE ORDINANCE STANDARDS:
22.10.060 - Exterior Lighting - This section of the Land Use Ordinance contains provisions for lighting to be directed onto the lot, shielding of light sources, and height limitations for lighting. The project has been conditioned to provide an exterior lighting plan prior to the issuance of construction permits to meet these standards.

22.10.070 - Flammable and Combustible Liquids Storage - Environmental Health Department permits are required for the storage of underground storage of gasoline and diesel fuel. This section also contains the land use categories and quantities of storage allowed. As proposed and conditioned, the project meets the standards.
22.10.080 - Fencing and Screening - Side and rear property lines of all non-residential uses shall be screened by a solid wall when adjacent to a residential use or category. As conditioned, the project will meet this standard.
22.10.090 - Height Measurement - The maximum height of a structure in the Commercial Retail land use category outside the central business district is thirty-five feet. As proposed, the existing market is 22.5 feet and the proposed canopy is 19 feet which complies with this standard.
22.18.050 - Parking Requirements - Fourteen spaces are required based on the standards for food and beverage retail sales and gas stations. As proposed, 15 spaces are provided which meets this standard.
22.18.060 - Parking Lot Construction Standards - Screening for parking lots with three or more spaces shall provide sufficient trees so that within ten years, sixty percent of the surface area of the lot is shaded. The project has been conditioned to provide a landscape plan that complies with this standard prior to issuance of construction permits.
Section 22.30.130 - Automobile Service Stations and Gas Stations - This section sets forth the standards for location, site area, setbacks, and site design criteria. As proposed and conditioned, the project meets these standards.

COMMUNITY ADVISORY GROUP COMMENTS: The Nipomo Community Advisory Council supported the project at their June 27, 2005 meeting.

AGENCY REVIEW:
Public Works – Conditional approval
Environmental Health – Already reviewed and approved expansion of the tanks
County Parks – Required construction of an A-1(x) trail along Mesa View Drive with previous Minor Use Permit
CDF – See attached fire safety plan
APCD – Construction phase mitigation and permit requirements with further modifications to the existing APCD permits
Cal Trans – Right hand turn lane dedications or construction on Halcyon Road, direct drainage away from Mesa View Drive (Highway 1) to new basin to the north of the gas pump island
Regional Water Quality Control Board – No comments received

LEGAL LOT STATUS:
The one lot was legally created by a conditional certificate of compliance at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs
and reviewed by Kami Griffin, Supervising Planner

EXHIBIT A - FINDINGS

Environmental Determination

A. The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on May 16, 2003 for Minor Use Permit D010057P.

Minor Use Permit

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the two additional gas pumps are an allowed use and as conditioned is consistent with all of the General Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the two additional gas pump do not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the two additional gas pumps are an expansion of an existing similar use, and will not conflict with the surrounding lands and uses.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Halcyon Road and Highway One, both arterial roads constructed to a level able to handle any additional traffic associated with the project with the construction of the right hand turn lane on Halcyon Road.

EXHIBIT B - CONDITIONS OF APPROVAL
Russ Minor Use Permit (DRC2005-00057)

Approved Development

1. This approval authorizes

   a. two additional gas pumps to an existing convenience store with two gas pumps.

   b. maximum height is 35 feet from average natural grade.

   c. construction of a 19-foot lighted canopy.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits,** submit a revised site/grading plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:

   a. a drainage plan showing drainage from the concrete gas pump area shall be directed to the new drainage basin to the north of the gas pump island with, at a minimum, 2 percent slope.

3. **At the time of application for construction permits,** submit revised landscape plans to the Department of Planning and Building for review and approval. The revised plans shall be in compliance with Section 22.18.060 of the Land Use Ordinance and shall include the following:

   a. sufficient landscaping to shade sixty percent of the parking lot within ten years of planting.
   b. Landscaping for the right-of-way strips and the strips between the parking areas and the streets including a street tree program along all three of the street frontages.
   c. Plans shall include the location, species, size and method of maintenance of all proposed plant materials. All proposed plant materials shall be drought tolerant and be sized to provide a mature appearance within three years of installation.

4. **At the time of application for construction permits,** the applicant shall provide details on any proposed exterior lighting. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Canopy

5. **At the time of application for construction permits,** the applicant shall provide details a colorboard showing the colors to be used for the proposed canopy. The colors shall match the existing market.

6. **At the time of application for construction permits,** the applicant shall provide details on the proposed lighting for the canopy. Due to the proximity to the existing residence, the lighting shall be low-intensity, shielded and not create off-site glare.

Fire Safety

7. **At the time of application for construction permits,** all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated June 8, 2005.

Services

8. **At the time of application for construction permits,** the applicant shall provide a letter from Nunez Water Company stating they are willing and able to service the property.

9. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Road Improvements

10. Improvement plans be prepared in accordance with San Luis Obispo Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the County Department of Public Works, County Environmental Health Department and Department of Planning and Building for approval. The plans to include:
    a. Street plan and profile;
    b. Drainage ditches, culverts, and other structures (if drainage calculations require);
    c. Water Plan (County Environmental Health);
    d. Grading and erosion control plan for project related improvements;
    e. Public utility plan;
    f. Street lighting plan, if required;
    g. Widen Halcyon Road fronting the property for an additional 12-foot lane, which will enable the reconfiguration of the intersection approach for separate lanes for left, through, and right-turn movements. The applicant shall offer for dedication enough additional right-of-way to contain the improvements including any needed slope easements.

11. The applicant shall enter into an agreement with the County for inspection of said improvements, and for checking the improvement plans. The engineer, upon completion of the improvements, must certify to the County Engineer that the improvements are made in accordance with Subdivision Review Board/Planning Director requirements and approved plans.

Signs

12. **Prior to erection of any new sign**, the applicant shall submit a sign program for the project which complies with both the Planning Area standards and Section 22.30.130(5) of the Land Use Ordinance. This program shall include, but is not limited to: a limitation of free standing signs to monument signs, total sign area up to a maximum of 125 square feet, including price signs and service signs.

<u>Conditions to be completed prior to issuance of a construction permit</u>

Fees

13. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Road Improvements

14. Roads and/or streets to be constructed to the following standards:

    a. Utilize a CalTrans type A2-6 curb along the Highway One frontage.
    b. Curb return at both driveways and Vista Mesa Lane are to have a radius of 40 feet or as otherwise approved by CalTrans.
    c. Curb return from west Halcyon Road to Highway One is to have a radius of 50 feet.
    d. Pavement is to extend from existing to new curb along frontage.
    e. An A-1(x) trail along the Highway One frontage.
    f. Widen Halcyon Road fronting the property for an additional 12-foot lane, which will enable the reconfiguration of the intersection approach for separate lanes for left, through, and right-turn movements. The applicant shall offer for dedication enough additional right-of-way to contain the improvements including any needed slope easements.

Landscape and Fencing

15. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before ***final building inspection***. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.

16. **Prior to final inspection,** the applicant shall install solid wall fencing along the westerly side of the parking lot which abuts the existing residence.

Fire

17. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

Site Inspection

18. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

Noise

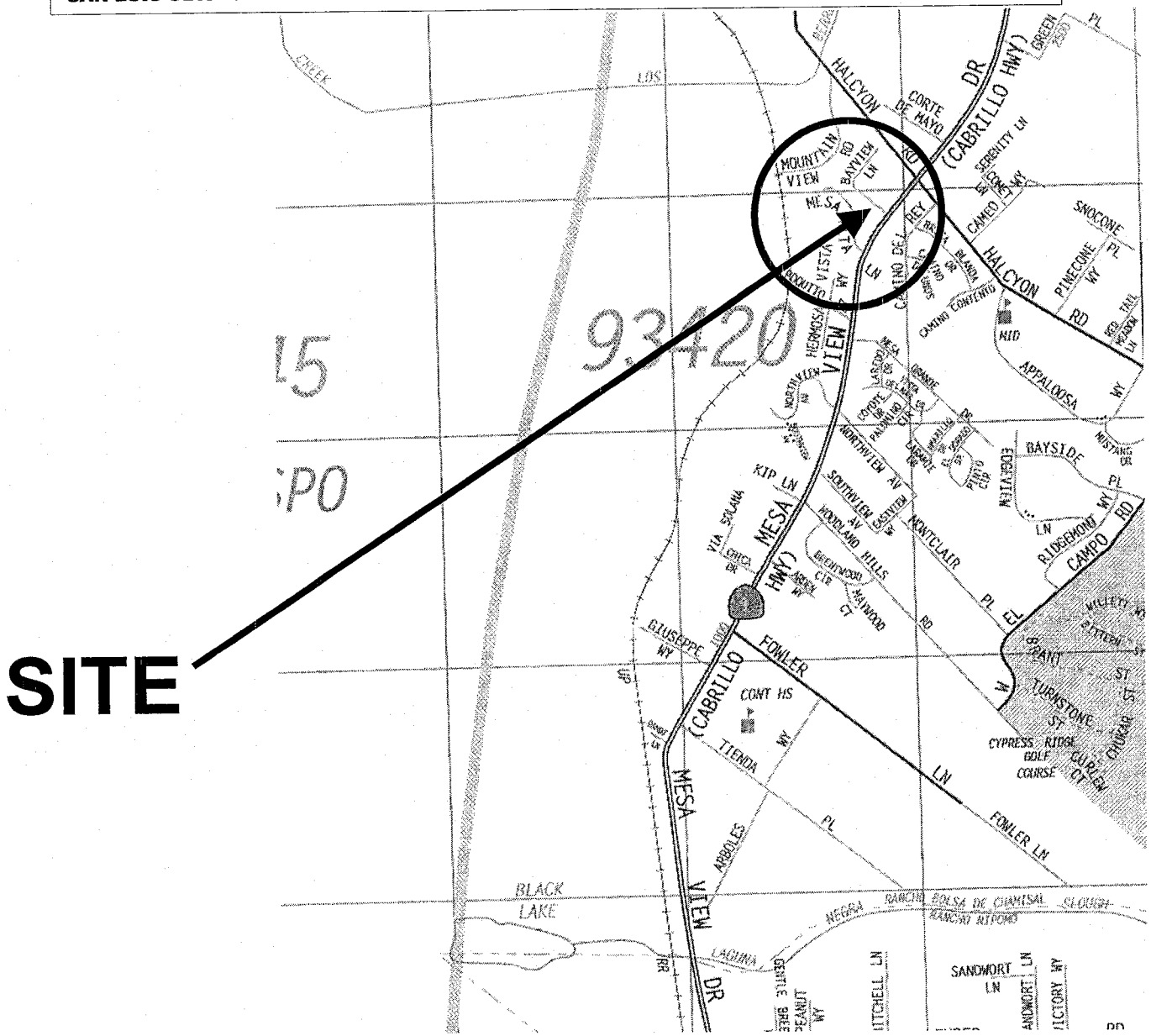
19. During the operational phase of the project, noise levels shall be in compliance with Section 22.10.120 of the Land Use Ordinance. Daytime levels shall not exceed 70 decibels, and nighttime levels shall not exceed 65 decibels.

Permit Time Limits

20. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

21. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

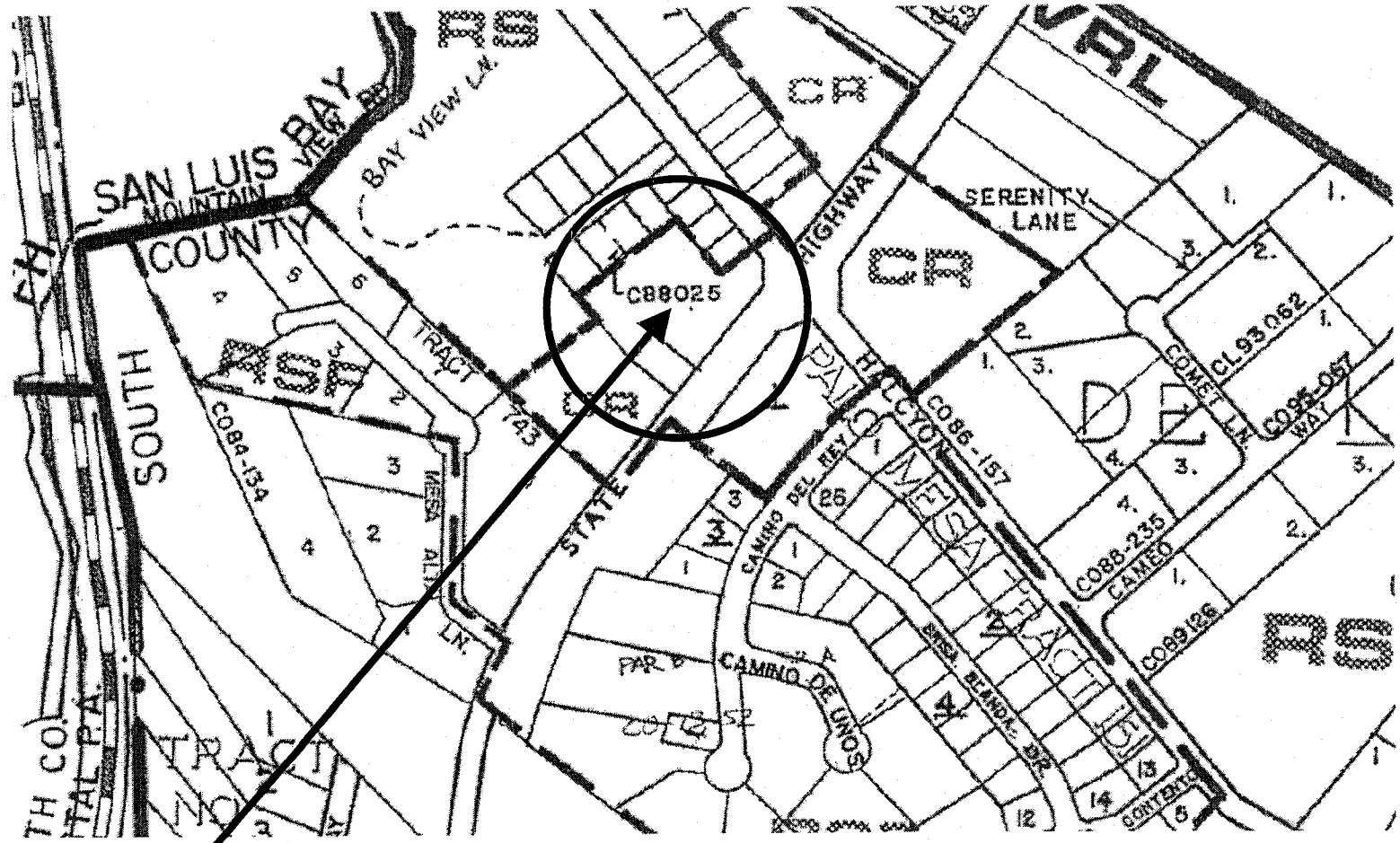


PROJECT

Minor Use Permit
Russ DRC2004-00240

EXHIBIT

Vicinity Map



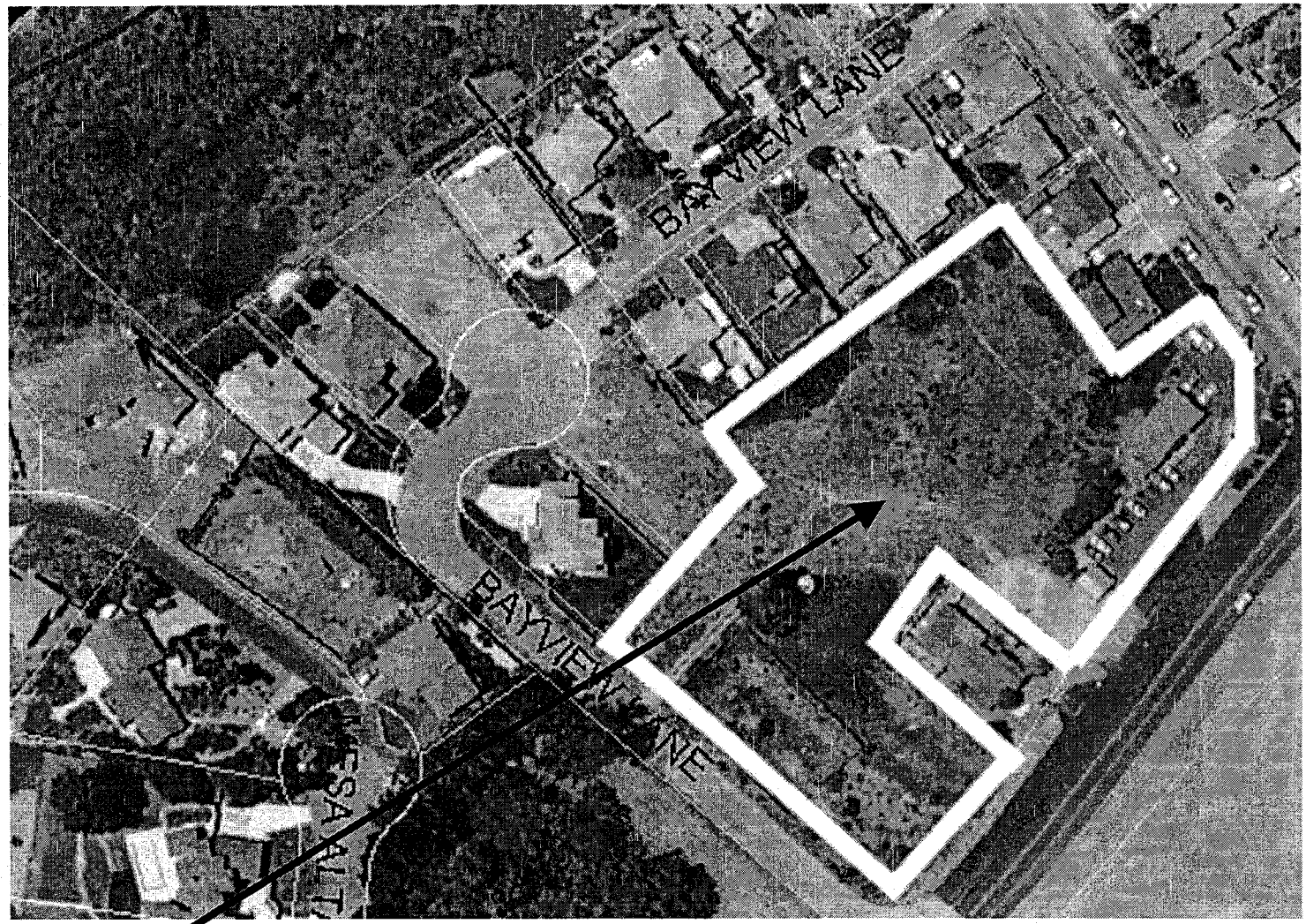
SITE

PROJECT

Minor Use Permit
Russ DRC2004-00240

EXHIBIT

Land Use Category



SITE

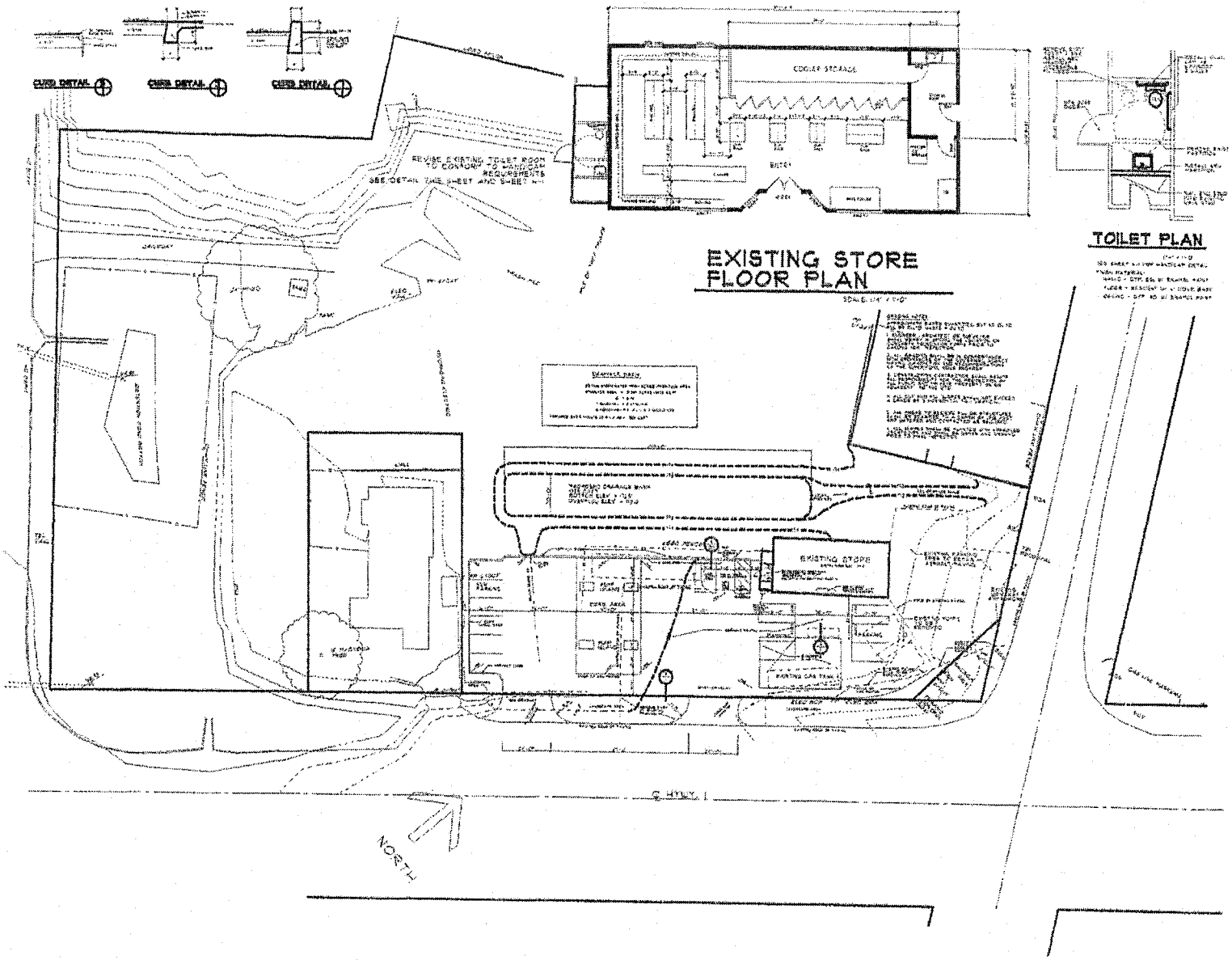
PROJECT

Minor Use Permit
Russ DRC2004-00240

EXHIBIT

Aerial

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Minor Use Permit
Russ DRC2004-00240

EXHIBIT

Site Plan

3-25

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (SF)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED 02-504 **DATE: April 18, 2003**

PROJECT/ENTITLEMENT: Russ Minor Use Permit D010057P

APPLICANT NAME: Richard Russ
ADDRESS: 610 Mesa View Drive, Arroyo Grande
CONTACT PERSON: Richard Russ **Telephone: (805)489-3095**

PROPOSED USES/INTENT: A request to allow for the removal of an approximate 1,500 square foot market/gas station with an approximate 2,833 square foot market/gas station to be replaced by two additional pumps, a 900 square foot outdoor patio and 25 parking spaces, which will result in the disturbance of approximately 23,000 square feet of an approximate 2.53 acre parcel

LOCATION: The project is located on the southwest corner of Halcyon Road and Highway One (Mesa View Drive), in the village of Palo Mesa, on the Nipomo Mesa

LEAD AGENCY: County of San Luis Obispo Address: Planning & Building Dept. (Rm. 310)
County Government Center
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on May 2, 2003
20-DAY 30-DAY PUBLIC REVIEW PERIOD begins at the time of notice publication

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 were made a condition of the 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:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature **Title** **Date** **Public Agency**

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3-26

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Russ Minor Use Permit, D010057P/ED 02-504

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

☐ Mandatory Findings of Significance

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.

STEPHANIE FUHS — Prepared by(Print) — Stephanie Fuhs — Signature — 4/23/03 — Date

Ellen Carroll — Reviewed by(Print) — Ellen Carroll — Signature — Ellen Carroll, Environmental Coordinator (for) — 4-23-03 — Date

3-27

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 Environmental Division 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 Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by Richard Russ for a Minor Use Permit to allow for the replacement of an existing 1,500 square foot market/gas station with a 2,833 square foot market gas station with two additional pumps, a 900 square foot outdoor patio and 25 parking spaces. The project is located on the southwest corner of Halcyon Road and Highway One (Mesa View Drive) in the South County (Palo Mesa Village) planning area.

ASSESSOR PARCEL NUMBER(S): 075,162,060 SUPERVISORIAL DISTRICT #4

B. EXISTING SETTING

PLANNING AREA: South County/Palo Mesa Village

LAND USE CATEGORY: Commercial Retail

COMBINING DESIGNATION(S): None

EXISTING USES: Market with two existing gas pumps

TOPOGRAPHY: Level to gently sloping

VEGETATION: Scattered shrubs and grasses

PARCEL SIZE: 2.53 acres (23,000 square feet of disturbance)

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban/Residences *East:* Commercial Retail/Undeveloped

South: Residential Single Family/Residences *West:* Residential Suburban/Residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

3-28

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 is located on the southwest corner of Halcyon Road and Highway One (Mesa View Drive) in the Palo Mesa Village. The site is bounded by residential uses to the north, west and south with commercial uses to the northeast and east.

Impact. The market has been designed to conform to Palo Mesa planning area standards which incorporates wood siding and architectural ornamentation. The project will require the installation of exterior lights.

Mitigation/Conclusion. The project will be required to incorporate several measures to reduce potential visual impacts to less than significant levels, including providing an exterior lighting plan that will limit off-site lighting glare and installing landscaping along the property frontages to soften the appearance of the site.

2. AGRICULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Convert prime agricultural land to non-agricultural use?*	☐	☐	■	☐
b) *Impair agricultural use of other property or result in conversion to other uses?*	☐	☐	■	☐
c) *Conflict with existing zoning or Williamson Act program?*	☐	☐	■	☐
d) *Other* _____	☐	☐	☐	☐

Setting. The soil types include: Oceano sand. As described in the NRCS Soil Survey, this soil is considered Class VI (non-irrigated) and Class IV (irrigated). The project is located in an area that is primarily commercial and residential with the nearest agricultural use approximately ½ mile to the west.

Mitigation/Conclusion. The proposed project is consistent with the land use category and existing development patterns and is not anticipated to conflict with any existing agricultural uses, therefore no mitigation measures are proposed.

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) *Other: Fugitive Dust*	☐	■	☐	☐

Setting. In 1989, the State Air Resources Board designated San Luis Obispo County a non-attainment area for exceeding the State's air quality standards set for ozone and dust (small particulate matter). Based on the latest APCD Annual Air Quality Report (1999), the trend in air quality is improving where unacceptable ozone levels were exceeded only three times countywide in 1999, and 15 times for dust, which is down from the previous year.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Dust, or particulate matter less than ten microns (PM 10), can be emitted directly from a source, and can also be formed in the atmosphere through chemical transformation of gaseous pollutants. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants sometimes contribute towards this chemical transformation into PM10.

Impact.
As proposed, the project will result in the disturbance of approximately 23,000 square feet and will generate approximately 154 daily traffic trips, however the trips will be diverted trips and not destination oriented trips. This will result in both short-term vehicle emissions (which helps create ozone) and the creation of dust during construction.

The project was referred to the Air Pollution Control District (APCD) for potential air quality impacts and consistency with the Clean Air Plan (CAP). Per APCD's response (see attached), the following issues were identified: fugitive dust, demolition activities, contaminated soil, operational standards, and permitting requirements.

Mitigation/Conclusion.
The project will be required to comply with the following standard construction mitigation measures, as described in APCD's response and CEQA Air Quality Handbook: reduce area of disturbance, use of water or establishing vegetation for dust suppression, limiting construction vehicle speeds, cover haul vehicles during material transport. In addition, the applicant will be required to incorporate operational emission reductions by including several measures to increase efficiency above minimum state requirements. Prior to demolition activities for the existing market, the applicant will need to contact APCD regarding asbestos issues. If hydrocarbon affected soil is encountered during construction activities, the APCD should be contacted. The project will be required to obtain a combined Authority

to Construct permit from the APCD and the County Environmental Health Department for the modification/addition to the existing gas dispensing facility prior to initiation of construction activities. The implementation of these measures will reduce air quality impacts to less than significant levels.

Based on the proposed project and implementation of the proposed mitigation measures relating to air quality, impacts will be reduced to less than significant levels.

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) *Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?*	☐	☐	■	☐
e) *Other* _____	☐	☐	☐	☐

Setting. The Natural Diversity Database (2002) identified the following sensitive species or habitats within close proximity of the proposed project: project within 1/2 mile of central dune scrubs, coastal and valley fresh water marsh, white sand bear scarab beetle (LIAL), & Nipomo mesa lupine (LUNI). Vegetation on the project site is primarily scattered shrubs and grasses.

Impact. No impacts to rare or threatened native vegetation are expected to occur with the proposed subdivision because while the species listed above have been identified within a ½ mile of the project site, these species would be associated with Black Lake and Los Berros Creek which are located within a mile of the project site at the bottom of the Nipomo mesa bluff.

Mitigation/Conclusion. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Therefore, no significant biological impact are expected to occur and no further mitigation measures are proposed.

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

Setting. The project is located in an area historically occupied by the Obispeno Chumash. A

surface survey was conducted in October 2001 by C.A. Singer and Associates, Inc., which found no evidence of archaeological/cultural materials on the site.

Impact. No impacts to cultural or paleontological resources are expected to occur.

Mitigation/Conclusion. No mitigation measures beyond ordinance requirements are necessary because no historical structures are present and no cultural or paleontological resources exist on, or in the immediate vicinity of the project site.

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 CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?*	☐	☐	■	☐
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) *Change rates of soil absorption, or amount or direction of surface runoff?*	☐	☐	■	☐
e) *Include structures located on expansive soils?*	☐	☐	■	☐
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?*	☐	☐	■	☐
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	■	☐
i) *Preclude the future extraction of valuable mineral resources?*	☐	☐	■	☐
j) *Other* _____	☐	☐	☐	☐

Setting / Impact. *Geology.* The topography of the is level to gently sloping. The area proposed

for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate. No active faulting is known to exist on or near the subject property. There is no evidence that measures above what will already be required by ordinance or code are needed. The project is not within an area known to contain serpentine rock.

Drainage. Los Berros Creek is found approximately 3/4 mile west of the property site. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are moderately drained. No specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. The soil types include: Oceano sand. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility and has a low shrink-swell characteristic. Palo Mesa planning area standards require that a drainage plan be submitted prior to recordation of any new land use permit. The attached developers statement contains this condition and will be included in the conditions of approval for the parcel map.

Mitigation/Conclusion. No specific measures above what will already be required by ordinance or code for geology, drainage and/or sedimentation control will be needed. Therefore, impacts are less than significant.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?*	☐	■	☐	☐
b) *Interfere with an emergency response or evacuation plan?*	☐	☐	■	☐
c) *Expose people to safety risk associated with airport flight pattern?*	☐	☐	☐	■
d) *Increase fire hazard risk or expose people or structures to high fire hazard conditions?*	☐	☐	■	☐
e) *Create any other health hazard or potential hazard?*	☐	☐	■	☐
f) *Other* _____	☐	☐	☐	☐

Setting / Impact. The project is not located in an area of known hazardous material contamination, however, the project will require the installation of additional underground gasoline storage tanks. Fire protection will be provided by the California Department of Forestry and Fire Protection.

Mitigation. A Fire Safety Plan will be required to be prepared for the project and the project will be required reviewed and approved by the County Environmental Health Department. Incorporation of the Fire Safety Plan into future development and approval of the project by the County Environmental Health Department is expected to reduce impacts to an insignificant level.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Expose people to noise levels which exceed the County Noise Element thresholds?*	☐	☐	■	☐
b) *Generate increases in the ambient noise levels for adjoining areas?*	☐	☐	■	☐
c) *Expose people to severe noise or vibration?*	☐	☐	■	☐
d) *Other* _____	☐	☐	☐	☐

Setting/Impact. The site is directly adjacent to Highway One and is approximately 950 feet south east of the Southern Pacific Railroad tracks. The topography between the highway and the site is fairly level. The Noise Element of General Plan was consulted. The noise contour maps indicated that the site could be in the range of 60 to 65 dba. Since the project is commercial, the impacts would be from the project on surrounding residential uses.

Mitigation. The project will be required to comply with the noise standards outlined in Section 22.10.120 of the Land Use Ordinance. Compliance with these standards will reduce impacts to levels of insignificance.

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 or indirectly (e.g., through projects in an undeveloped area or 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) *Use substantial amount of fuel or energy?*	☐	☐	■	☐
e) *Other* _____	☐	☐	☐	☐

Setting / Impact. The project is a commercial project and will employ approximately 3-5 people. The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur and no mitigation measures are required.

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 closest CDF fire station is the Oceano station, which is about 3.5 miles from the proposed project. The closest Sheriff substation is in Oceano, which is about 3.5 miles from the proposed project

Impact. *Fire and Police:* Impact fees are charged for new development, to help pay the cost of providing new facilities to serve the expanding rural areas. The current fire and police stations are adequate to accommodate additional commercial uses in this area.

Schools: At buildout, the County's population will overburden the existing school system unless additional classroom space is added. The Lucia Mar School District charges impact fees to fund additional schools as needed. State law restricts mitigation of school impacts to the levying of these fees and other measures adopted by the school district. Provision of adequate facilities for the population is the responsibility of the school district. Fees will be required through construction permits for the commercial structure.

Mitigation / Conclusion. This project, along with numerous others in the area will have a cumulative effect on police and fire protection, and schools. Public facility and school fee programs have been adopted to address this impact and will reduce the cumulative impact to a level of insignificance.

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 / Impact. The County Trails Plan shows a future trail being considered on the subject property. Referral response from County Parks requires the construction of an attached trail corridor along the Highway One (Mesa View Drive) frontage, consistent with the County's A-1(x) standard. Construction of the trail along Highway One (Mesa View Drive) will enable future subdivisions and

land use permit projects in the vicinity to connect to the existing trail and provide a contiguous trail system along this road.

Mitigation/Conclusion. All trails shall be installed or bonded for prior to final inspection or occupancy of the market which will adequately mitigate the project's impact on recreational facilities.

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 "Levels 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) *Result in inadequate parking capacity?*	☐	☐	■	☐
f) *Result in inadequate internal traffic circulation?*	☐	☐	■	☐
g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?*	☐	☐	■	☐
h) *Result in a change in air traffic patterns that may result in substantial safety risks?*	☐	☐	☐	■
i) *Other* _____	☐	☐	☐	☐

Setting / Impact. The project will generate a total of approximately 154 average daily trips, based on +/- 2,800 square foot of convenience store with four accessory gas pumps. The Public Works Department reviewed the project and provided conditions for public improvements, which included the addition of a right turn lane on Halcyon Road. In addition, the project is within Area 2 of the South County Road Fee area designated by the Public Works Department. The project was referred to Caltrans and they did not comment on the project.

Mitigation. Payment of the South County Road improvement fees as well as the installation of a right turn lane on Halcyon Road will reduce traffic related impacts to levels of insignificance.

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, daylighting)?*	☐	☐	■	☐

3-36

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) *Adversely affect community wastewater service provider?*	☐	☐	■	☐
d) *Other* _____	☐	☐	☐	☐

Setting. ***(For on-site systems)*** Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater system will be placed is Oceano sand. For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the soil's ability to percolate or "filter" effluent, the soil's depth and the slope on which the system is placed. To assure a successful system that meets the Central Coast Basin Plan, additional analysis or engineering is needed 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 less than five feet.

Based on the NRCS Soil Survey, the main limitation(s) of this soil for wastewater effluent include:

- ***poor filtering characteristics*** due to the very permeable soil;

Impact. The project proposes to use an existing on-site septic system to handle wastewater effluent. Based on general knowledge of the area and the response received from the Environmental Health Division, it is expected that there will be adequate separation for filtering of effluent before reaching any groundwater source.

Mitigation/Conclusion. Prior to issuance of building permits, the Department of Planning and Building will review the existing system for adequacy. If expansion of the existing system is required, plans will be reviewed and approved by both the building division and Environmental Health prior to issuance of construction permits.

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any water quality standards?*	☐	☐	■	☐
b) *Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?*	☐	☐	■	☐
c) *Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*	☐	☐	■	☐
d) *Change the quantity or movement of available surface or ground water?*	☐	☐	■	☐
e) *Adversely affect community water service provider?*	☐	☐	■	☐
f) *Other* _____	☐	☐	☐	☐

3-37

Setting / Impact. The project site is served by the Nunes Water Company. The project proposes to use the Nunes Water Company for water service. The Company has indicated in a preliminary will-serve letter that the system can serve the project.

Mitigation/Conclusion.
A final will-serve letter for water services from the Nunes will be required prior to issuance of permits for the project.

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/Impacts - 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, Salinas River Area Plan, etc.). Referrals were sent to several agencies to review for various policy consistencies (e.g., APCD on Land Use Strategies of the Clean Air Plan), The project was found to be consistent with these documents. The use is an allowed use and the site design is consistent with the Salinas River planning area standards for the San Miguel Urban area.

The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding uses are as follows: North - Residences, neighborhood commercial ; South - Residences ; East - undeveloped commercial, commercial center under construction ; West - residential. The proposed project is compatible with these surrounding uses because it is in an area that has been designated for this type of commercial storage use.

No inconsistencies were identified and therefore no additional measures above what will already be required was 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,*				

3-38

reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? ☐ ☐ ■ ☐

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 project's, 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.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

G:\A_files\Land Use Permits\2001\Minor Use Permit\Russ.wpd

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
X	County Public Works Department	**Attached**
X	County Environmental Health Division	**Attached**
___	County Agricultural Commissioner's Office	**Not Applicable**
___	County Airport Manager	**Not Applicable**
___	Airport Land Use Commission	**Not Applicable**
X	Air Pollution Control District	**Attached**
___	County Sheriff's Department	**Not Applicable**
___	Regional Water Quality Control Board	**Not Applicable**
___	CA Coastal Commission	**Not Applicable**
___	CA Department of Fish and Game	**Not Applicable**
___	CA Department of Forestry	**Not Applicable**
X	CA Department of Transportation	**None**
___	Other _____	

** "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

- ___ Airport Land Use Plans
- ✔ Annual Resource Summary Report
- ✔ Building and Construction Ordinance
- ___ Coastal Policies
- ✔ Framework for Planning (Coastal & Inland)
- ✔ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ✔ Agriculture & Open Space Element
  - ✔ Energy Element
  - ✔ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ✔ Housing Element
  - ✔ Noise Element
  - ___ Parks & Recreation Element
  - ✔ Safety Element
- ✔ Land Use Ordinance
- ___ Real Property Division Ordinance
- ✔ Trails Plan
- ___ Solid Waste Management Plan
- ___ _____ Area Plan and Update EIR
- ___ _____ Circulation Study

Other documents

- ✔ Archaeological Resources Map
- ✔ Area of Critical Concerns Map
- ✔ Areas of Special Biological Importance Map
- ✔ California Natural Species Diversity Database
- ✔ Clean Air Plan
- ✔ Fire Hazard Severity Map
- ✔ Flood Hazard Maps
- ✔ Natural Resources Conservation Service Soil Survey for San Luis Obispo County
- ✔ Regional Transportation Plan
- ✔ Uniform Fire Code
- ✔ Water Quality Control Plan (Central Coast Basin - Region 3)
- ___ Other _____
- ___ Other _____

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

Cultural Resources Survey and Impact Assessment, C.A. Singer and Associates, Inc., October, 2001

Exhibit B - Mitigation Summary Table

Aesthetics

V-1 **At the time of application for construction permits,** the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface create off-site glare. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

V-2 **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the proposed landscaping plan, as shown on the attached exhibit . In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.

Air Quality

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

a. Reduce the amount of the disturbed area where possible.

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site.

c. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.

d. All dirt stock-pile areas should be sprayed daily as needed.

e. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

h. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

AQ-2 **Prior to issuance of demolition permits for the existing market,** all requirements stipulated in the asbestos National Emissions Standard for Hazardous Pollutants (NESHAP), which includes but is not limited to: 1) written notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and 3) applicable removal and disposal requirements of identified asbestos containing materials, shall be met.

AQ-3 Prior to issuance of construction permits for the individual houses, show on all applicable plans locations of the following **Energy Efficiency Measures:**

a. Use low energy parking lot and street lights.
b. Use energy efficient interior lighting.

AQ-4 Prior to issuance of construction permits, the applicant shall receive approval of an "Authority to Construct" permit from the APCD and Environmental Health Department for the gas dispensing facility.

Hazardous Materials

HM-1 Prior to issuance of a building permit, the project shall be reviewed and approved by the County Environmental Health Department.

Noise

N-1 During the operational phase of the project, noise levels shall be in compliance with Section 22.10.120 of the Land Use Ordinance. Daytime levels shall not exceed 70 decibels, and nighttime levels shall not exceed 65 decibels.

3-42

April 2, 2003

DEVELOPER'S STATEMENT FOR RUSS MINOR USE PERMIT D010057P; ED02-504

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.

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

Aesthetics

1. **At the time of application for construction permits,** the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface create off-site glare. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.

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

2. **Prior to occupancy or final inspection, whichever occurs first**, the applicant shall implement the proposed landscaping plan, as shown on the attached exhibit . In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.

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

Air Quality

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

a. Reduce the amount of the disturbed area where possible.

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site.

c. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.

d. All dirt stock-pile areas should be sprayed daily as needed.

e. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

f. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.

g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

h. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Monitoring: All particulate (dust) mitigation measures will be shown on the grading/on-site improvement and building plans. In addition, the contractor or builder shall designate a person or persons to implement the dust control program. Compliance will be verified by the APCD in consultation with the Department of Planning and Building.

4. **Prior to issuance of construction permits for the new market**, show on all applicable plans locations of the following **Energy Efficiency Measures:**

a. Use low energy parking lot and street lights.
b. Use energy efficient interior lighting.

5. **Prior to issuance of demolition permits for the existing market,** all requirements stipulated in the asbestos National Emissions Standard for Hazardous Pollutants (NESHAP), which includes but is not limited to: 1) written notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and 3) applicable removal and disposal requirements of identified asbestos containing materials, shall be met.

Monitoring: Compliance will be verified by the Air Pollution Control District, in consultation with the Environmental Coordinator.

6. **Prior to issuance of construction permits**, the applicant shall receive approval of an "Authority to Construct" permit from the APCD and Environmental Health Department for the gas dispensing facility.

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

Hazardous Materials

7. **Prior to issuance of a construction permit**, the project shall be reviewed and approved by the County Environmental Health Department.

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

Noise

8. During the operational phase of the project, noise levels shall be in compliance with Section 22.10.120 of the Land Use Ordinance. Daytime levels shall not exceed 70 decibels, and nighttime levels shall not exceed 65 decibels.

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

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

R Russ
Signature of Owner(s)

4-7-03
Date

Richard W. Russ
Name (Print)

~~3-45~~

SAN L ; OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
AUG 24 2001
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

VICTOR HOLANDA, AICP
DIRECTOR

BRYCE TINGLE, AICP
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH
CHIEF BUILDING OFFICIAL

THIS IS A NEW PROJECT REFERRAL

DATE: 8/24/01

FROM Pub Works

FROM: South Co Team Russ/D010057P
Project Name and Number

Development Review Section (Phone 781- 5183) ( )

PROJECT DESCRIPTION: Remodel existing market and gas station.

Return this letter with your comments attached no later than: 9/7/01

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)

___ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

✓ NO (Please go on to Part III)

___ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

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 INDICATE OR CALL

Recommend Approval — Referral to CalTrans?
C G & SW will not be required by ORD as this is within a VRL and not a URL. Reduced plans don't provide much info — is there an increase in sq ft or # pumps? If not no concerns, if there are improvements that will increase traffic or have the potential to do so then I think we would ask that a right turn lane be added to Halcyon Rd.

Date 10 Sep 2001 Name Goodwin Phone 5252

Aug. 162.78 x 4 =

G:\CURRENT\FORMS\Project Referral.wpd
COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600 • 1-800-834-4636
EMAIL: ipcoplng@slonet.org • FAX: (805)781-1242 • WEBSITE: http://www.slonet.org/vv/ipcoplng

3-46

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

BRYCE TINGLE, AICP
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH
CHIEF BUILDING OFFICIAL

THIS IS A NEW PROJECT REFERRAL

DATE: ~~Sunday~~ 2/4/03

TO: ENV. HEALTH

FROM: South Co Team (Stephanie) Russ/D010057P
Project Name and Number

Development Review Section (Phone 781-~~5783~~)5721 (_____)

PROJECT DESCRIPTION: Remodel existing market and gas station.

Return this letter with your comments attached no later than: 9/7/01

PART 1 IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

_____ YES (Please go on to Part II)

_____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

_____ NO (Please go on to Part III)

_____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

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 INDICATE OR CALL Existing system adequate

This office will need to review and approve plans for the remodel of the gas station and any portion of the market that will store or display any consumable food products prior to issuance

2/7/03 Laurie Salo X 5551
Date Name Phone

G:\CURRENT\FORMS\Project Referral.wpd
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3-47

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

DATE: February 20, 2003

TO: Stephanie Fuhs
San Luis Obispo County Department of Planning and Building

FROM: Melissa Guise MG
San Luis Obispo County Air Pollution Control District

SUBJECT: Mesa View Market Remodel (D010057P)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 610 Mesa View Drive in Arroyo Grande. We have the following comments on the proposal.

CONSTRUCTION PHASE EMISSIONS

Fugitive Dust

The project as described is not likely to exceed the District's CEQA significance threshold for construction phase emissions. However, fugitive dust emissions from the project could cause reduced visibility and be a nuisance problem for business and residents in the area. In order to reduce the potential for dust nuisance concerns during the construction phase of the project, the District recommends inclusion of the following dust mitigation measures:

- Reduce the amount of disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency should be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- All dirt stockpile areas should be sprayed daily as needed.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All vehicles hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants

3433 Roberto Court • San Luis Obispo, CA 93401 • 805-781-5912 • FAX: 805-781-1002
info@slocleanair.org ❖ www.slocleanair.org

(40CFR61, Subpart M - asbestos NESHAP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at 781-5912 for further information.

Naturally Occurring Asbestos

Asbestos has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, a geologic evaluation will be necessary to determine if naturally occurring asbestos is present. If naturally occurring asbestos is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include but are not limited to 1) an Asbestos Dust Mitigation Plan which must be approved by the District before construction begins, and 2) an Asbestos Health and Safety Program will also be required for some projects.** Please refer to the District web page at http://www.slocleanair.org/business/asbestos.asp for more information regarding these requirements. If you have any questions regarding these requirements, please contact Karen Brooks of our Enforcement Division at 781-5912.

Other

Should hydrocarbon affected soil be encountered during construction activities please notify the APCD. Any storage pile of contaminated material should be covered at all times except when soil is added or removed. The following measures should be implemented:

- Covers on storage piles should be maintained in place at all times in areas not actively involved in soil addition or removal;
- Contaminated soil shall be covered with at least six inches of packed uncontaminated soil or other TPH –nonpermeable barrier such as plastic tarp. No headspace should be allowed where vapors could accumulate;
- Covered piles should be designed in such a way to eliminate erosion due to wind or water. No openings in the covers are permitted;
- During soil excavation, odors should not be evident to such a degree as to cause a public nuisance; and,
- Clean soils must be segregated from contaminated soil.

OPERATION PHASE EMISSIONS

The remodeling activities proposed by the project would not likely result in a significant increase in operational phase emissions above what currently exists. However, as discussed below the fuel dispensing facility additions/modification will need to be reviewed and permitted by the District.

In addition, increasing the energy efficiency at the site will decrease demand on electrical supply, thus reducing emissions at the power plant source. Therefore, when construction activities commence the District recommends incorporating the following energy efficiency measures into any future buildings:

- Increase building energy efficiency rating by 10% above the Title 24 requirements.
- Plant shade trees along southern exposures of buildings to reduce summer cooling needs.
- Use built-in energy efficient appliances.
- Use energy efficient interior lighting and streetlights.

PERMIT REQUIREMENTS

The modification / additions to fuel storing and dispensing facilities will require a permit with the District. Prior to approval by your agency, the applicant must apply for a combined Authority to Construct from the District and San Luis Obispo County Environmental Health Service for the new or modified dispensing facilities. An Authority to Construct permit must be obtained by the applicant prior to the start of construction.

In addition, facilities, which emit toxic or hazardous air pollutants, have the potential to cause increased cancer risk for those who live or work in the surrounding area. The significance of this potential health risk depends upon several factors, including the annual through put of the facility and the location of sensitive receptors. Since pumps are being added to this facility the annual through put will change. The District will need to run a screening level health-based risk assessment for the facility (including the new pumps), following the California Air Pollution Control Officer's Association (CAPCOA) guidelines. Depending on the District's screening risk determination applicants may be required to submit a Health Risk Assessment. The applicant should contract David Dixon, Engineer Division, at 781-5912 to discuss the project further.

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

MAG/sll

\\H\DATA\OIS\PLAN\RESPONSE\2636.doc

cc: Karen Brooks, SLOAPCD Enforcement Division
Tim Fuhs, SLOAPCD Enforcement Division
David Dixon, SLOAPCD Engineering Division

CDF/SAN LUIS OBISPO COUNTY FIRE DEPARTMENT

Dan Turner, Chief

General Information 805/543-4244
FAX 805/543-4248

635 N. Santa Rosa • San Luis Obispo • California 93405

3-50

September 6, 2001

RECEIVED
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Planning & Bldg

County of San Luis Obispo
Department of Planning/Building
Bill Roalman
County Government Center
San Luis Obispo, CA 93408

MINOR USE PLAN

Project Number: D010057P Name: Russ

The Department has reviewed the minor use plans submitted for the proposed gas station and convenience store project located at 610 Mesa View Dr., Arroyo Grande. The property is located within the State Responsibility Zone.

THE OWNER OF THE PROJECT SHALL MEET THE MINIMUM FIRE AND LIFE SAFETY REQUIREMENTS OF THE UNIFORM FIRE CODE (1997 EDITION) WITH AMENDMENTS. THIS FIRE SAFETY PLAN SHALL REMAIN ON THE PROJECT SITE UNTIL FINAL INSPECTION.

THE FOLLOWING STANDARDS ARE REQUIRED.

FIRE SAFETY DURING CONSTRUCTION

- Commercial and industrial type projects shall have installed, prior to the start of construction, commercial water system and fire lanes.

FIRE ALARM SYSTEM

- The proposed project is required to install a total coverage heat/smoke alarm system.
- The system shall comply with NFPA Pamphlet 72.
- The system shall transmit to a central 24-hour monitoring point.
- Plans shall be submitted to the County Fire Department.

PORTABLE FIRE EXTINGUISHER(S)

- Portable fire extinguishers shall be installed and comply with the Uniform Fire Code (1997) Section 1002.1, Standard 10-1.
- The contractor shall be licensed by the State Fire Marshal.
- The minimum requirements will be determined during the building permit/fire safety plan process.

COMMERCIAL WATER SYSTEM

- Emergency water supplies shall meet the minimum fire flow requirements as identified in the Uniform Fire Code, Section 903.1, 903.2, 903.3 and 903.4 as amended and Appendix III-A.
- The proposed project shall provide a minimum 1,500 gallons of water per minute for 120 minutes.
- The minimum water main size shall not be less than six (6) inches.
- Pressures may not be less than 20 psi, nor more than 150 psi (Appendix IIIA).

3-51

WATER SUPPLY CONNECTION

- One fire hydrant shall be required.
- Fire hydrants are to be located with a maximum normal spacing of 300 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2½-inch outlets with National Standard Fire thread, and one 4 inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.

  (a) On a non-skid surface, center of roadway, to the fire hydrant side.

ACCESS

- Access road width shall be 18 feet.
- The project shall provide a minimum 20-foot fire lanes for emergency vehicle access.
- All road and driveway surfaces shall be all weather.
- All surfaces shall be constructed to meet a load capacity of 20 tons.

ADDRESSING

- Legible address numbers shall be placed on all structures.
- Legible address numbers shall be located at the driveway entrance.

FINAL INSPECTION

- The project shall require final inspection. **Allow five (5) working days for final inspection.** When the safety requirements have been completed, **call the Fire Prevention Secretary at 543-4244, ext.2220,** and arrange for a final inspection.

If I can provide additional information or assistance, please call 543-4244, ext. 2123. **Office hours 8:00 a.m. to 5:00 p.m., Tuesday through Friday.**

Sincerely,

Gilbert R. Portillo
Fire Inspector

C: Mr. Richard Russ, owner
Cebulla Associates, agent

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

~~3-52~~ RECEIVED APR 8 2003 Planning & Bldg

Nipomo

VICTOR HOLANDA, AICP
DIRECTOR

BRYCE TINGLE, AICP
ASSISTANT DIRECTOR

ELLEN CARROLL
ENVIRONMENTAL COORDINATOR

FORREST WERMUTH
CHIEF BUILDING OFFICIAL

THIS IS A NEW PROJECT REFERRAL

4/7/03

DATE: ~~2/4/03~~ 4/2/03

FROM: TO: PARKS

TO: FROM: South Co Team (Stephanie) 9400 / D010057P
Project Name and Number

Development Review Section (Phone 781-) 5721 ( )

PROJECT DESCRIPTION: Remodel existing market and gas station.

Return this letter with your comments attached no later than: 9/7/01

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)

____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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

✓ NO (Please go on to Part III)

____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

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 INDICATE OR CALL

The applicant shall construct an attached trail corridor to the County's A-1(x) standard along Highway One's road frontage.

4-7-03 Date | Alex Mcdonald Name | 4388 Phone

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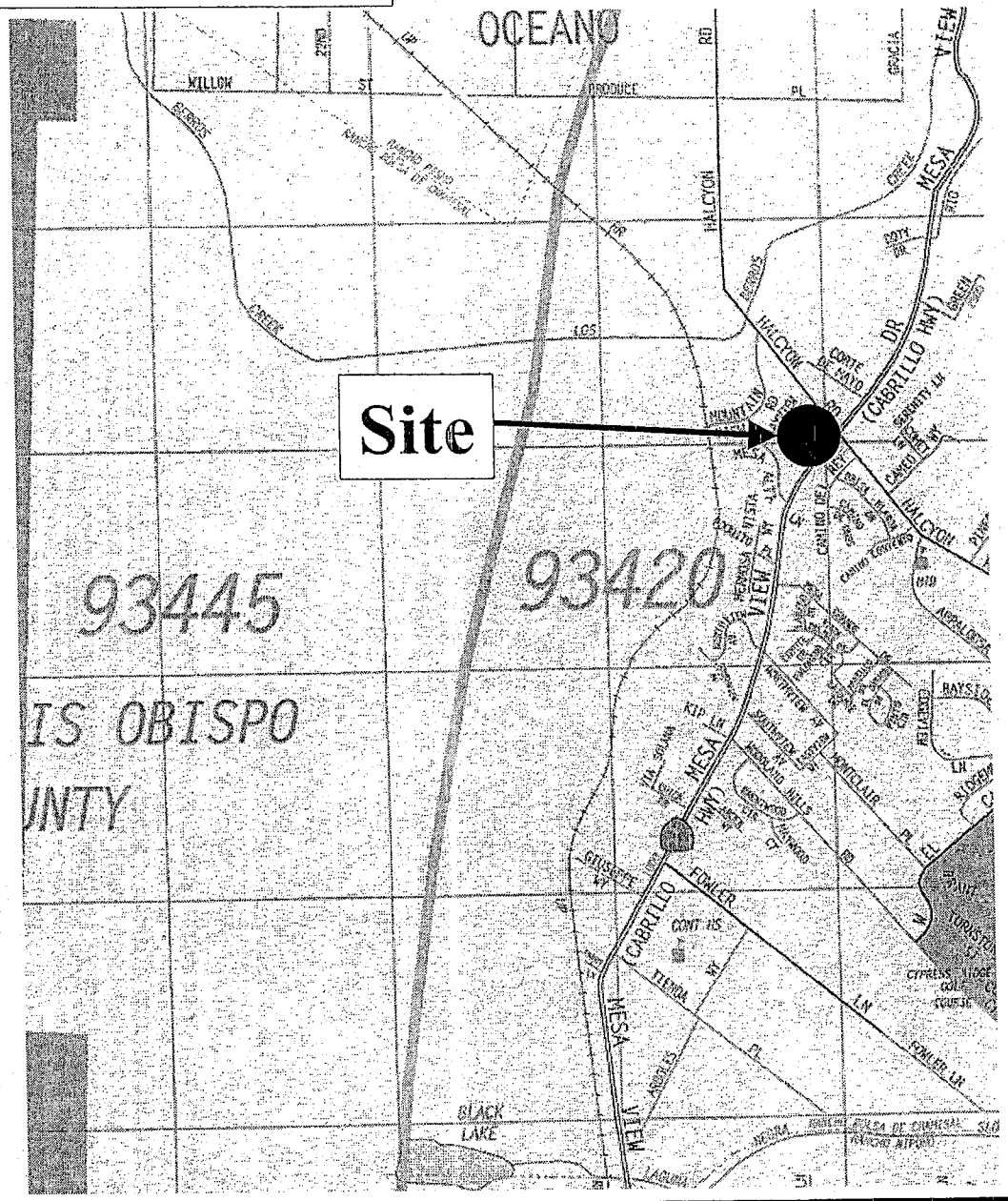
EMAIL: ipcoplng@slonet.org • FAX: (805)781-1242 • WEBSITE: http://www.slonet.org/vv/ipcopling

San Luis Obispo Department of Planning & Building



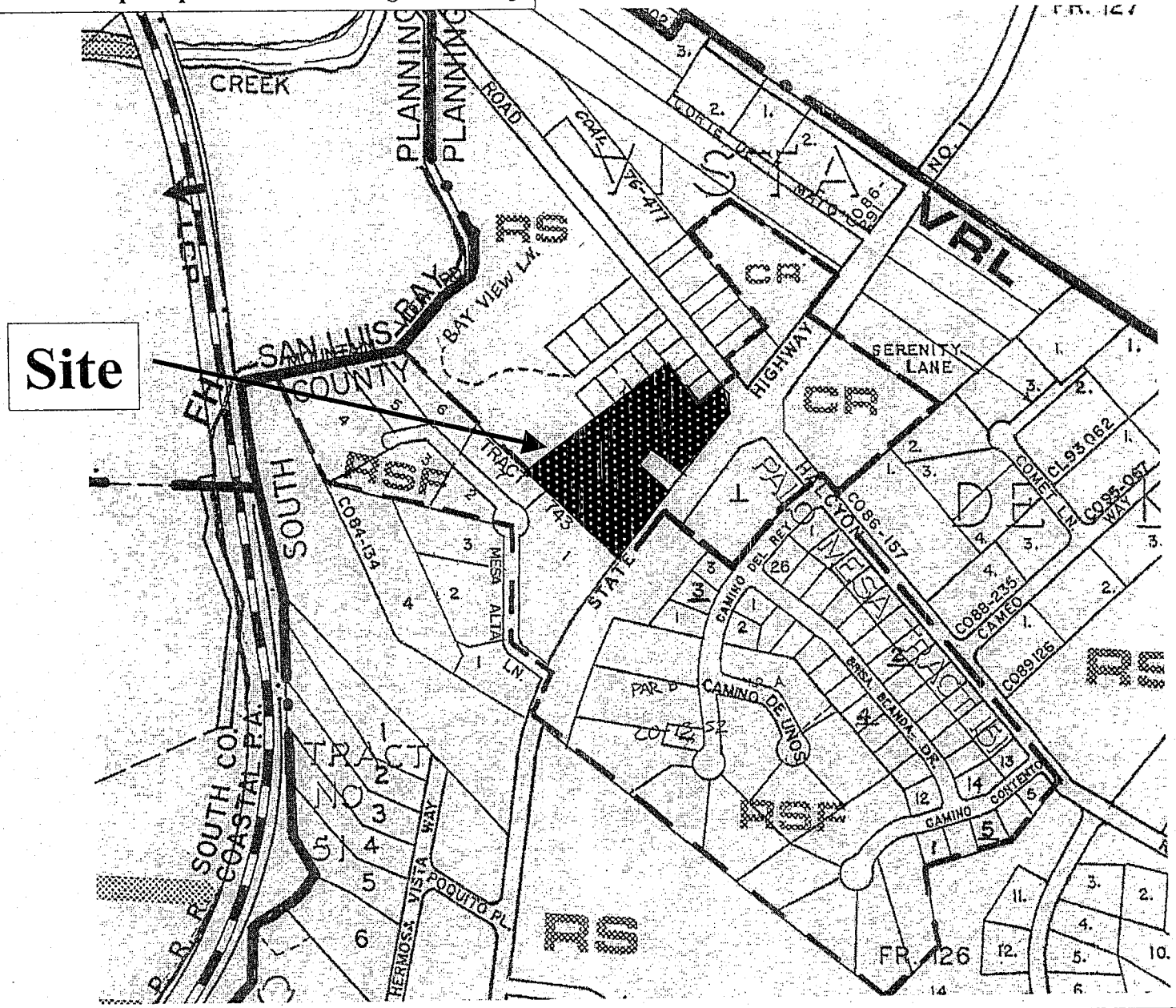
Project

Russ Minor Use Permit
D010057P

Exhibit

VICINITY MAP

San Luis Obispo Department of Planning & Building



Project

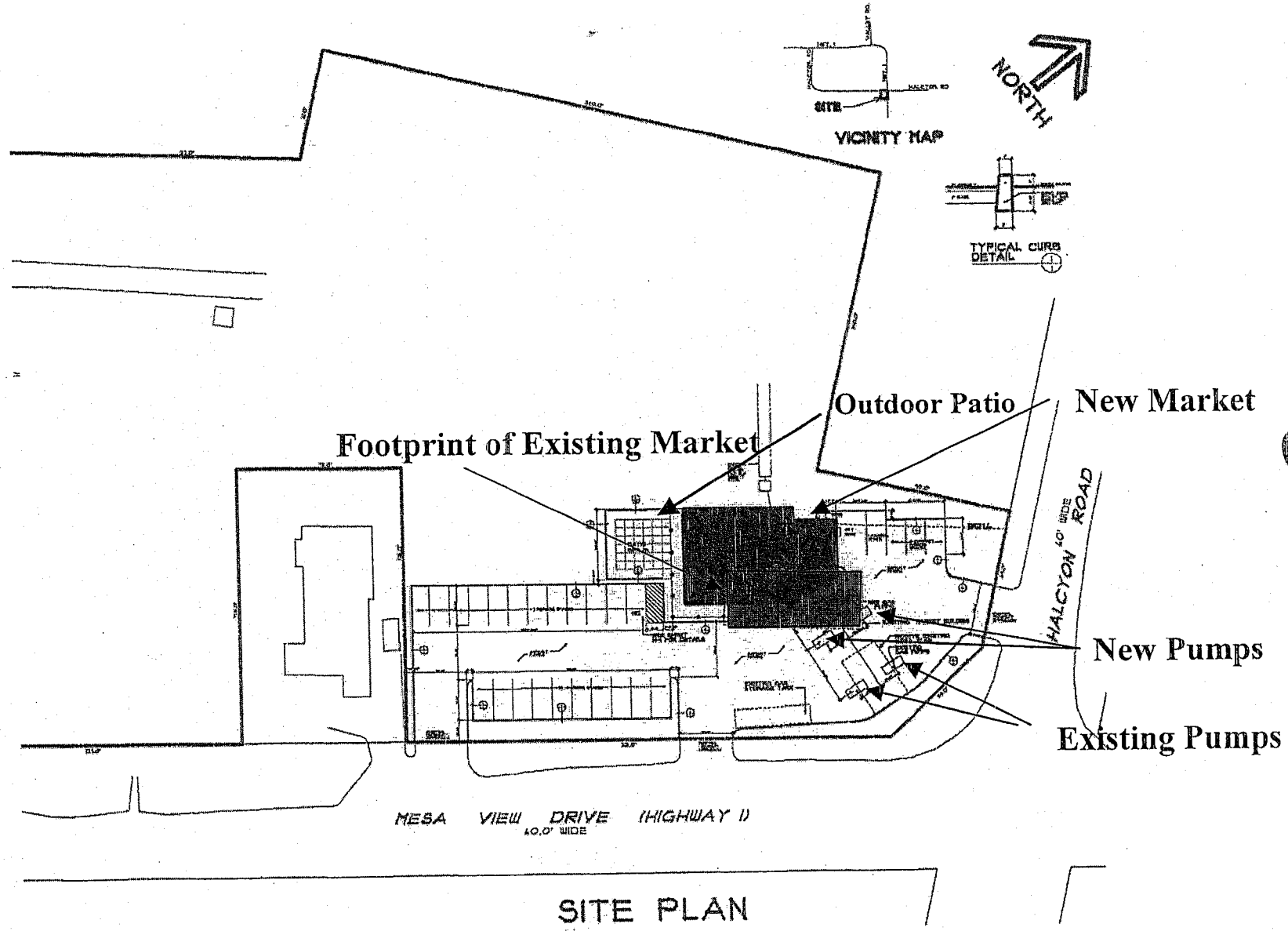
Russ Minor Use Permit
D010057P

Exhibit

Land Use Categories Map

3-57

San Luis Obispo Department of Planning & Building



Project

Russ Minor Use Permit
D010057P

Exhibit

Site Plan