



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

DATE: 2/19/2015

TO: _____

FROM: HOLLY PHIPPS, 805-781-1162, HPhipps@co.slo.ca.us
NORTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00086 GOODROW CUP, PROPOSED MODIFICATION TO EXISTING COUNTY CUP TO INCREASE TRUCK TRIPS FROM 8 ROUNDTRIPS PER DAY TO 12 ROUNDTRIPS PER DAY, ALSO REMOVAL OF THE 10% LIMIT ON FOOD WASTE CONTENT AT EXISTING COMPOSTING FACILITY LOCATED AT 3730 CALF CANYON HIGHWAY, CRESTON APN's: 043-332-008 & -009

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.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00086

GOODROW BRAD

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit Tree Permit Minor Use Permit
 Conditional Use Permit/Development Plan Plot Plan
 Curb, Gutter & Sidewalk Waiver Other Site Plan
 Surface Mining/Reclamation Plan Zoning Clearance
 Amendment to approved land use permit Variance

CONDITIONAL USE PERMIT/
REFER TO ATTACHMENT A-PROJECT
DESCRIPTION
NCELPO/ NCELPO
AG

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Brad Goodrow Daytime Phone 805-434-0043
Mailing Address 3730 Calf Canyon Highway, Creston Zip Code 93432
Email Address: _____

Applicant Name Wayne Hall Daytime Phone 805-434-7110
Mailing Address P.O. Box 1195 Templeton, CA Zip Code 93465
Email Address: waycreston@gmail.com

Agent Name Same as Applicant. Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 8.03 acres Assessor Parcel Number(s): 043-382-009 / 303 / CCS
Legal Description: Township 28 South, Range 14 East, northwest portion of Section 33, Mt. Diablo Meridian
Address of the project (if known): 3730 Calf Canyon Highway, Creston, San Luis Obispo County, California
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: U.S. Highway 101 > Santa Margarita Road > Calf Canyon Highway

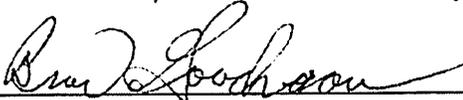
Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing Composting Facility, single-family residences, accessory agricultural buildings, vineyards and cattle ranch

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Refer to Attachment A - Project Description

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature X  Date 2-4-16

FOR STAFF USE ONLY

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 3730 Calf Canyon Highway, Creston, San Luis Obispo County, CA, identified as Assessor Parcel Number 043-332-009, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: an updated conditional use permit (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

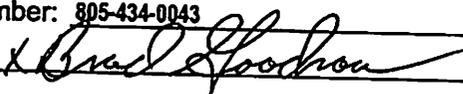
1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: Wayne Hall
Daytime Telephone Number: 805-434-7110
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property steep slopes, construction equipment, gypsum processing.

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Brad Goodrow

Print Address: 3730 Calf Canyon Highway, Creston, San Luis Obispo County, CA

Daytime Telephone Number: 805-434-0043

Signature of landowner: 

Date: 2-4-16

AUTHORIZED AGENT:

Print Name: Wayne Hall

Print Address: P.O. Box 1195 Templeton, CA 93465

Daytime Telephone Number: 805-434-7110

Signature of authorized agent: _____

Date: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: The project site is currently accessed by a 0.5 mi unnamed roadway extending from O'Donovan and Agoura Hill Road from Calf Canyon Hwy. Access will not change.

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? 440 acres (entire parcel)

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Agriculture/Open Space South: Agriculture/Open Space
East: Agriculture/Open Space West: Agriculture/Open Space

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: N/A sq. feet _____ % Landscaping: N/A sq. feet _____ %

Paving: N/A sq. feet _____ % Other (specify) No change in land use

Total area of all paving and structures: No change in land use sq. feet acres

Total area of grading or removal of ground cover: N/A sq. feet acres

Number of parking spaces proposed: N/A Height of tallest structure: N/A

Number of trees to be removed: N/A Type: _____

Setbacks: Front 1000' Right 3000' +/- Left 1500' +/- Back 3000' +/-

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: N/A

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 3 sq. feet acres

Total floor area of all structures including upper stories: 5,000 sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: 3 acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Small pond located on the parcel, not on 8.03 acre site
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Existing composting footprint has been graded.
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain Water use will not change from existing.
 Commercial/Office - Explain _____
 Industrial – Explain Water use will not change from existing.
3. What is the expected daily water demand associated with the project? N/A No change in water demand.
4. How many service connections will be required? N/A No new connections will be required.
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Existing wells and hydrants are present on-site.
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? Organic composting waste.
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: San Luis Obispo
3. Location of nearest fire station: Cal Fire Station 50 - 6055 Webster Road, Creston
4. Location of nearest public transit stop: San Luis Obispo
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
Grazing land/vacant
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: Monday-Saturday Hours of Operation: 8 a.m. - 4 p.m.
2. How many people will this project employ? No new employees
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: Minor odor, dust, emissions associated with additional trips.
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: Minor increase in truck trips not expected to increase existing noise level.
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
N/A/ No new industrial waste materials.
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. N/A no change Between 4:00 to 6:00 p.m. N/A no change
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: N/A

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): No new facilities are proposed.
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: The proposed project would include an increase in truck trips and potentially an increase in food waste quantities processed at the facility.
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Continued green waste and food waste recycling.

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: The proposed project would continue to implement all of the mitigation measures and plans, including the existing SWPPP, the Fugitive Dust Emission Reduction Plan, all PM10 mitigation measures, the Emissions Reduction Plan, the Odor Impact Minimization Plan, and the Vector Control Plan.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

If yes, please describe and provide "ED" number(s): MND and Notice of Determination (ED06-352)

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): New Conditional Use Permit

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

ATTACHMENT A

PROJECT DESCRIPTION

PROJECT DESCRIPTION

The B. Goodrow, Inc. Composting Facility (hereafter referred to as Composting Facility) is owned and operated by B. Goodrow, Inc. (project proponent). The Composting Facility currently maintains a full solid waste facility permit issued by the California Department of Resources Recycling and Recovery (CalRecycle) and one Conditional Use Permit (CUP) issued by the County of San Luis Obispo (County):

- 1) Solid Waste Facility Permit through CalRecycle: Permit Number 40-AA-037 (CalRecycle 2015a); and,
- 2) Conditional Use Permit issued for the Composting Facility on October 8, 2009 (Permit Number DRC2006-00147).

The project as proposed by the project proponent includes two modifications to the existing County CUP. First, the project proponent requests to increase the number of permitted truck trips from eight total delivery and return trips per day (four round-trips) to 24 total delivery and return trips (12 round-trips) per day. Second, the project proponent requests to remove the 10% limit on food waste content in piles or rows of composting materials at the Composting Facility. Neither of these conditions are applicable to the existing CalRecycle Permit.

1.1 GENERAL BACKGROUND

1.1.1 Project Location

The project site is located at 3730 Calf Canyon Highway in the unincorporated community of Creston in San Luis Obispo County, California (refer to Figures 1 and 2, Project Vicinity Map and Project Location Map). The approximately 8-acre project site encompasses one County parcel (Assessor's Parcel Number [APN] 043-332-009) zoned for agricultural land uses (refer to Figure 3). The project site is located approximately 5 miles southeast of the Creston Village Reserve Area, approximately 11 miles east of the and approximately nine miles northeast of the community of Santa Margarita. The project site is located approximately 0.5 mile northeast of the intersection of Calf Canyon Highway (Highway 58) and O'Donovan Road and is accessed by Agoura Road, an approximately 0.5-mile access road extending north from Calf Canyon Highway.

1.1.2 Project Site and Vicinity

Existing Site Conditions and Facilities

The Composting Facility occupies approximately 8 acres of a 440-acre fenced ranch property. The project site is currently developed with the Composting Facility which includes a small storage structure; seven active compost piles varying in size; unpaved access roads; a 10,000 gallon water tank; two detention basins; construction equipment used for moving compost material onsite, including: a Vermeer Track Mounted Grinder, a Trommel Screen, a Caterpillar Loader with a 200 horsepower engine, a 150 horsepower turbo diesel water truck, and three delivery trucks (refer to Figure 4).

The pad where the composting rows/piles are located is graded and consists of dirt, clay, and decomposed granite with a percolation rate of 20 minutes per inch, equating to 3 inches per hour. The site has been graded to ensure all rainwater runoff flow is directed to the first of two (the upper) catch basins. Grade and existing drainage piping direct all site runoff south through the site before being drained through two 36-inch culverts, filtered through riprap, and conveyed into the two onsite detention ponds through 1-foot wide channels (refer to Figure 4).

Figure 1. Project Vicinity Map

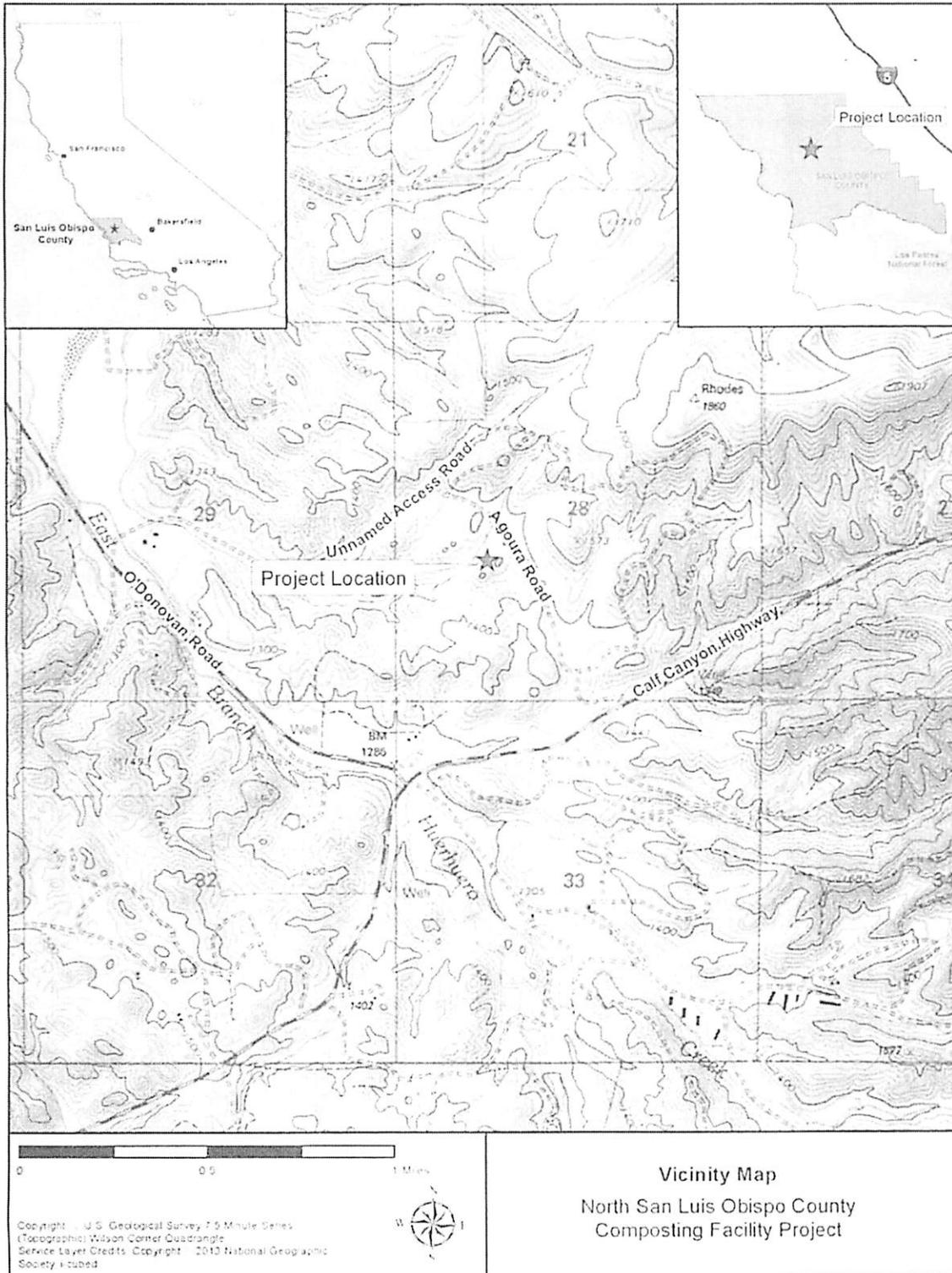


Figure 2. Project Location Map

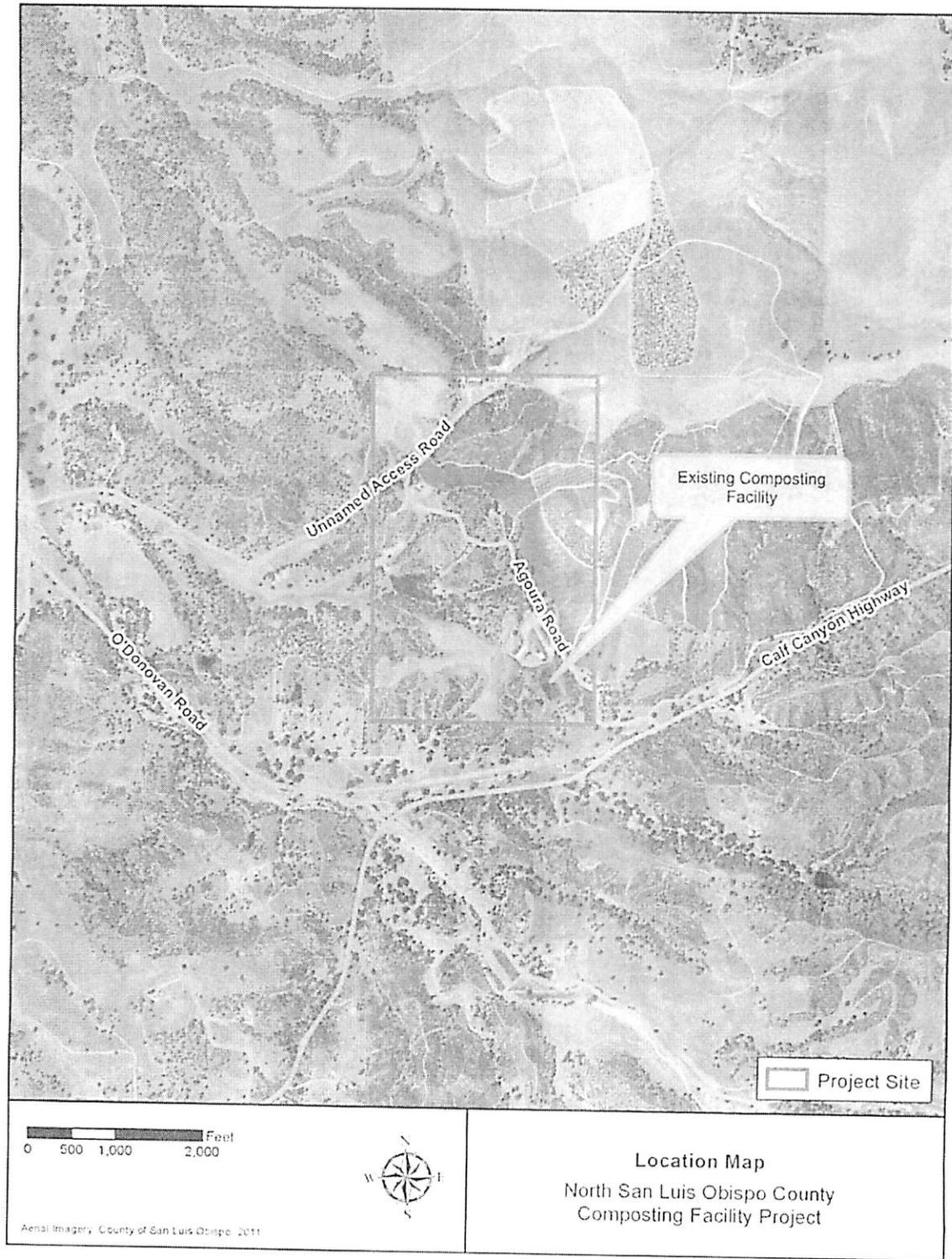
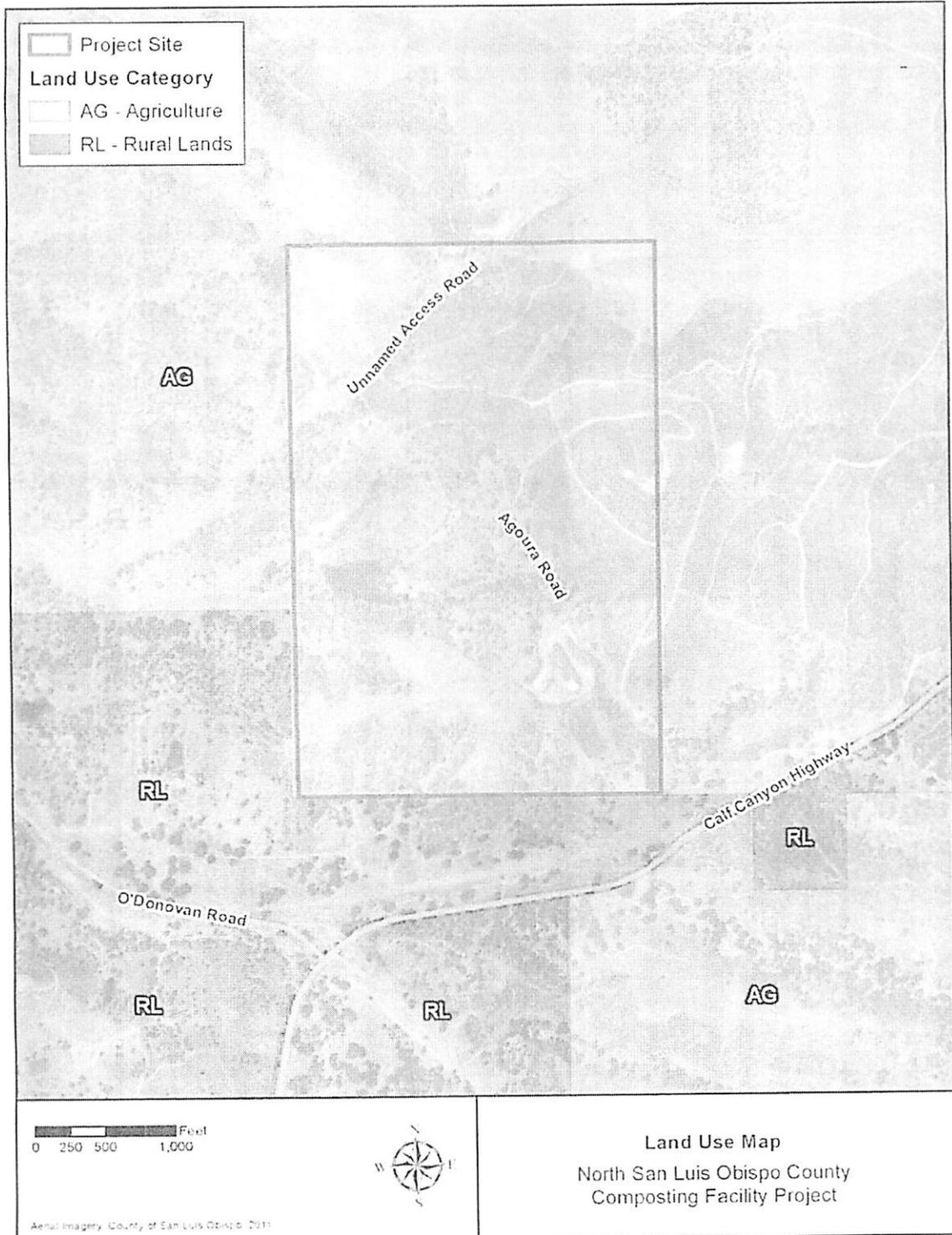


Figure 3. Land Use Map



The detention basins are located in a natural wash below the graded pad. Minimal natural runoff from the surrounding hillsides is captured in the detention basins. The upper detention basin has a maximum capacity of approximately 9,263 cubic feet and the lower basin that captures overflow from the upper basin has a maximum capacity of approximately 10,000 cubic feet. Runoff from the pad has not exceeded the maximum capacity of the detention basins since operations began in 2002. Runoff collected in the detention basins is eliminated through evaporation.

The Composting Facility utilizes groundwater from a nearby well which supplies the 10,000 gallon on-site storage tank. Pressure from the tank produces approximately 300 gallons of water per minute. There are 11 water hydrants located on the project site used to supply nonpotable water for operational use. Additionally, a 9 acre-foot freshwater pond is located on the ranch property and is plumbed to the project site to provide backup non-potable water supply. This pond receives water from local area runoff during the rainy season and the groundwater well.

The project site supports an electric vault and electric panel and receives electricity service from Pacific Gas and Electric Company via overhead lines.

Surrounding Land Uses

As discussed previously, the 8-acre project site is located within a larger 440-acre ranch property which supports open space, grape vineyards, and housing for the property owner and two additional single family residences and accessory structures. This property is located in a rural area in the community of Creston and is surrounded by undeveloped open space, scattered rural residences, and agricultural land uses. These surrounding uses are shown on Figure 3.

Existing Site Operations

B. Goodrow, Inc. currently operates the Composting Facility under a Solid Waste Facility Permit (40-AA-0037) through CalRecycle. The 8-acre site has a permitted design capacity of 50,000 cubic yards for composting and a maximum tonnage rate of 200 tons per day (tpd).

Collection

Currently, the Composting Facility obtains the majority, if not all, of the feedstock material used for composting from the North San Luis Obispo County Recycling Center located in the community of Templeton, California. The Composting Facility is currently permitted four round-trips per day hauling material from the Recycling Center.

Composting Process

The Composting Facility employs the aerated static piles technique at the project site (refer to Photo 1). This method involves the use of perforated tubes placed in rows every 5 feet running the length of the row (refer to Photo 2). Piles are aerated by 6-inch plastic tubes on 5-foot centers, placed on a bed of wood chips and covered with wood chips to allow the air to pass through the mulch evenly. Air injection blowers are installed with timers to regulate the temperature on a constant basis. Composting rows remain static until completion of the composting process. A water sprinkler system is installed above the rows to add moisture (refer to Figure 1). Water and air pumps are powered by electricity.

The composting operation includes seven composting piles of varying dimensions (refer to Figure 4). Approximate dimensions are provided in Table 1, below.

Table 1. Aerated Static Pile Dimensions

Compost Pile	Bottom Width (ft)	Top Width (ft)	Effective Height (ft)	Cross-section-Area (sf)	Current Length (ft)	Current Volume (cy)
1	50	47.1	15.5	697	290	7,486
2	90	75	15.5	1,266	220	10,316
3	90	75	15.5	1,266	200	9,378
4	70	58.3	15.5	982	200	7,274
5	70	58.3	15.5	982	200	7,274
6	55	45.8	15.5	769	75	2,136
7	80	66.7	15.5	1124	150	6,244
Total						50,000

Source: B. Goodrow, Inc. 2011

Site photos of the Composting Facility are included below.

Photo 1.1

View of project site and static rows and feedstock piles facing northwest from the southeastern boundary of the Composting Facility property.

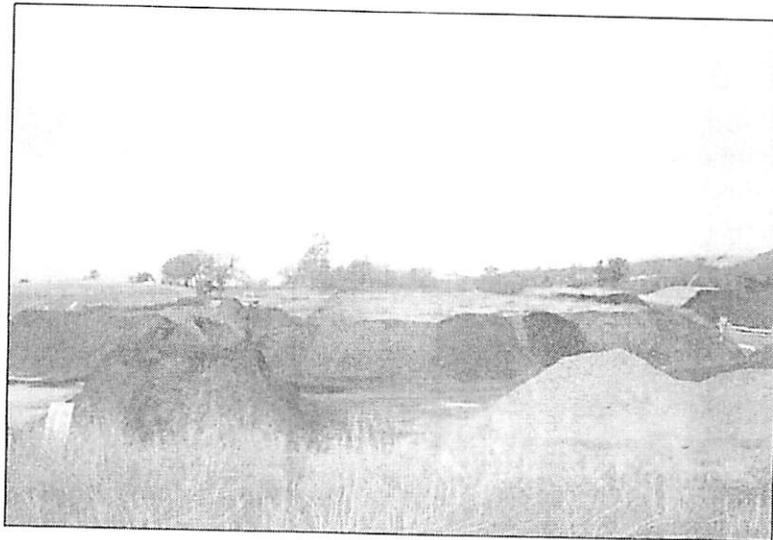


Photo 2

View of project site, static rows, aerated tubes, and air injection system facing south from northern portion of Composting Facility.

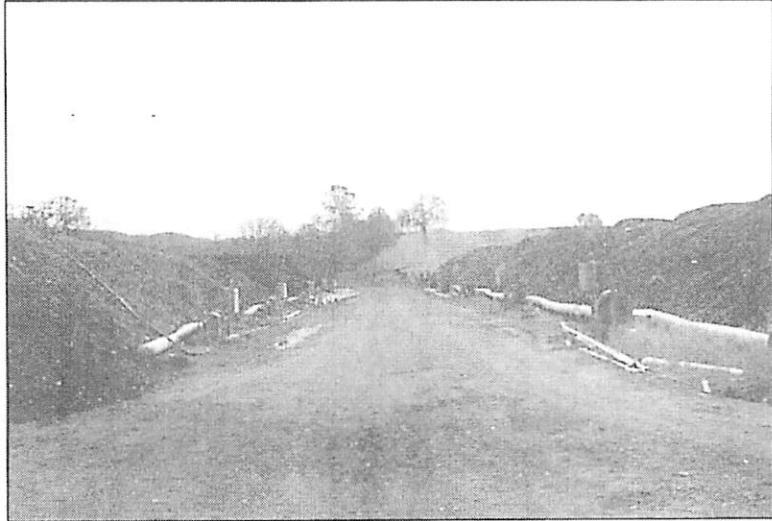


Photo 3

View of project site, static rows, and feedstock piles facing north from southeast portion of Composting Facility.

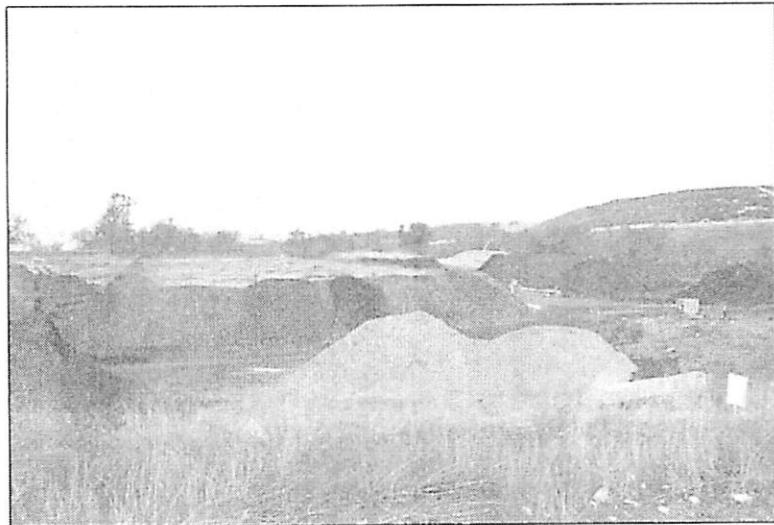
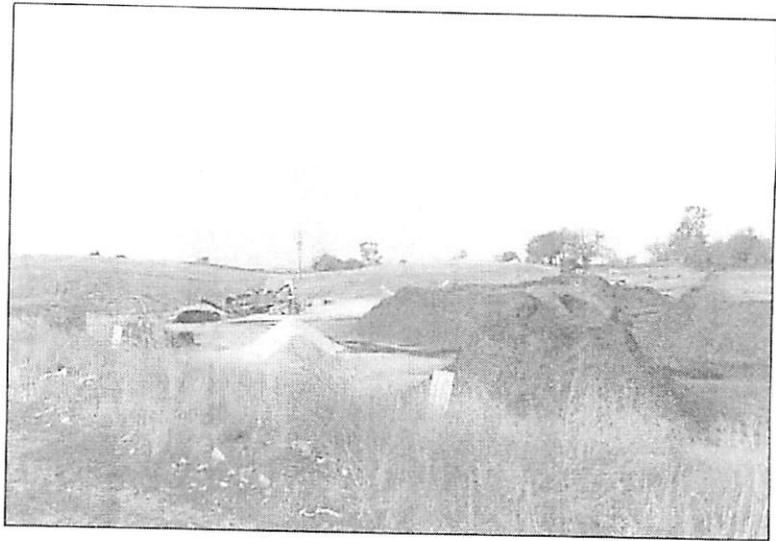


Photo 4

View of project site, gypsum processing piles, and construction equipment used on-site facing northwest from southeast portion of Composting Facility.



Temperature of compost piles is measured up to two times daily depending on the stage of the compost (later stages require less frequent measuring). Static piles are monitored using precision temperature gauges. To control pathogens, aerated static piles are covered with 6 to 12 inches of insulating material (finished compost) serving as a bioseal. Temperatures inside the piles are maintained at a minimum of 131 degrees Fahrenheit or higher for a minimum of three days. During this three-day period, temperature readings are taken 12 to 18 inches from the point where the insulation cover meets the active compost. Also, during this period, at least one temperature reading is taken per every 200 cubic yards of active compost (or fraction thereof).

Feedstock Materials

Types of feedstock processed at the Composting Facility include green material and food material as defined in Title 14 CCR, Division 7, Chapter 3.1, Article 1, Section 17852. Green material generally consists of yard trimmings and woody materials with a relatively small percentage of materials that have high moisture content such as grass clippings. There are seasonal variations in the amount of grass clippings received. Wine vineyard pomace is another seasonal feedstock, as are animal bedding and manure material received from local fairgrounds, accounting for less than 1% of all green material received. Food material may include material acquired for animal or human consumption which has been separated from the municipal solid waste stream. It may include material from food facilities as defined in Health and Safety Code Section 113785, grocery stores, institutional cafeterias, or residential food scrap collection. The County Conditional Use Permit limits food waste feedstock quantities to 10% of the volume contained in any row or pile.

Composting Stages

Composting cycles can vary significantly depending upon weather and feedstock. Finished compost occurs when the carbon dioxide ratio is acceptable or the temperature drops to and remains in the range of 80 to 95 degrees Fahrenheit. The longer the compost remains in the 80 to 90 degree range, the more mature the finished compost becomes. The maturing cycle is also referred to as curing. The more mature the compost is, the more valuable it becomes, particularly for the customer. The average full cycle required to produce finished compost is between four and six months. Additives and amendments are mixed into the finished compost with a turner or

loader, based on customer requests, just before delivery. Examples of amendments include gypsum, sulfur, and lime. Gypsum is created on-site from the grinding of asbestos-free construction drywall debris and frequently used as an additive for composting (refer to Photo 4). Concrete blocks provide a physical barrier around the gypsum stockpile which is further separated from compost piles by an aisle on the southwest perimeter of the site. Other amendments are imported to the site on an as-needed basis. A maximum of approximately 1,200 tons of additives and amendments are stored on-site at any given time.

Daily and Annual Tonnage

The maximum permitted tonnage of compost feedstock brought on-site on any given day of operation is 200 tons per day. The County conditional use permit limits truck trips to eight total delivery and return trips per day. Each truck trip transports 25 tons of material. At eight total trips per day (four delivery trips) and approximately 313 delivery days per year, the daily tonnage equates to 100 tpd and an annual tonnage of 31,300 tpy or 63,200 cubic yards. The County conditional use permit limits compost on-site at any one time to 50,000 cubic yards. Six months is the longest estimated composting cycle allowing for a minimum of 100,000 cubic yards throughput over the course of one year. A shorter composting cycle could result in a higher throughput, closer to the 125,200 cubic yards tonnage estimated above.

As discussed above, under the existing conditional use permit which limits truck trips to eight trips (four delivery trips) per day, the Composting Facility is not capable of meeting the maximum permitted tonnage at the Composting Facility. A minimum of 16 trips (eight delivery trips transporting 25 tons of material) per day would be required to feasibly transport the permitted maximum 200 tons of compost feedstock to the site per day.

Finished Compost

Once the composting process is complete and the final finished compost product is prepared, the majority of it is transported to the North San Luis Obispo County Recycling Center located in Templeton to be made available for sale to customers. A small portion of the completed product is retained on-site to be used for operational purposes as a bioseal.

Monitoring and Control Measures

Stormwater Runoff

The Composting Facility is rated at the lowest severity level (Risk Level 1) for runoff and has an approved State Stormwater Pollution Prevention Plan (SWPPP; WDID# 3 40C358734) which includes monitoring and mitigation requirements for the site that continue to be in effect for the Composting Facility. Vectors and odors related to runoff collected in the detention basins are monitored by the Site Supervisor.

Vectors, Odor and Dust

Vectors have not presented a problem at the site since operation began in 2002. Finished compost provides a static pile bioseal barrier effective for preventing vector problems. The County Department of Planning and Building and the Environmental Health Department have determined that the bioseal meets or exceeds vector control requirements associated with the conditional use permit. Proper construction and maintenance of compost piles and windrows are designed to prevent vectors; should they become a problem however, County-authorized vector mitigation measures included in the existing conditional use permit and formalized in the County-approved Vector Control Program would be implemented. The Vector Control Program has been approved

by the County Environmental Health Department and the California Integrated Waste Management Board (CIWMB). Examples of mitigation measures include the introduction of mosquito fish or mosquito dunk; traps; or the application of mosquito larvicides or adulticides. Should all other vector control measures fail, tarps would be deployed.

Odor has not been a problem on-site to date. Should odor become a problem, aeration would be introduced into the detention basins by utilizing existing fans and perforated pipe used for the aerated static compost piles operation to reduce odor. Additionally, the Composting Facility has existing odor control measures included in the original conditional use permit and formalized in an existing Odor Impact Minimization Plan that would continue to be implemented. The Odor Impact Minimization Plan has been approved by the County Department of Planning and Building, the San Luis Obispo County Air Pollution Control District (APCD) and the CIWMB. Examples of mitigation measures include odor screening and load-checking procedures, good housekeeping procedures, and an odor complaint response system.

Most material arrives at the Composting Facility already chipped and ground. Occasionally, materials will arrive and require chipping/grounding on-site. Additionally, the Composting Facility has an existing Fugitive Dust Emissions Reduction Plan approved by the County for the existing conditional use permit.

Hazardous Materials and Safety

All personnel assigned to the composting operation are trained in subjects pertinent to operations and maintenance, including the requirements of the CalRecycle permit and County conditional use permit, physical contaminants and hazardous materials recognition and screening, odor impact management, and emergency procedures. Records of training are maintained on-site.

Schedule of Operations

The hours of operation at the Composting Facility are limited to 8 a.m. through 4 p.m. Monday through Saturday, with no grinding taking place on Saturdays. The Composting Facility is not open to the public. Most finished material is trucked offsite to the customers. Finished material that isn't trucked offsite to a customer is used as soil amendment for the property owner's surrounding ranch/farm operations.

1.1.2.1 Project Background

The Composting Facility opened in 2002 operating under an EA Notification Tier through CalRecycle, allowing up to 12,500 cubic yards of material on the then 5.86-acre site. In 2011, B. Goodrow, Inc. applied for and received a conditional land use permit from the County to allow the physical site to be expanded to a total of 8.03 acres; the addition of a 4,000 square foot gypsum processing building, a 3,000 square foot pole barn to store equipment out of the elements, and an approximately 960 square foot shed to house biodiesel mixing equipment; an increase in the permitted quantity of compost material from 12,500 to 50,000 cubic yards, and to add feedstock containing food material to the materials approved for processing at the site. In 2012, B. Goodrow, Inc. applied for and received a new full solid waste facilities permit through CalRecycle allowing up to 50,000 cubic yards of compost on-site derived from feedstock consisting of green material, agricultural material, food material, biosolids, and mixed solid waste.

The conditional use permit established a maximum limit of 10% food waste content per row for a maximum of 5,000 cubic yards of food waste. The conditional use permit also established a limit on the number of truck trips permitted for operations at the Composting Facility with a maximum

of eight truck trips (total delivery and return trips) per day. At the time the conditional use permit was being developed, commercial composting was relatively new to the County and utilizing food waste as a feedstock was new for CalRecycle. As such, the number of truck trips and limit on quantities of food waste were established somewhat arbitrarily without examples or data to support them. Since these limits were established, commercial composting operations have been consistently active in the County and State.

CalRecycle currently processes food waste in the same manner as all other forms of composting feedstock, maintaining strict controls over operational standards requiring odor and vector management in addition to other public protection requirements monitored and enforced by CalRecycle. CalRecycle no longer establishes limits for quantities of food waste processed by composting facilities that operate under a full solid waste facility permit (CalRecycle pers. comm. 2015b). As discussed previously, the Composting Facility currently operates under a full solid waste facility permit through CalRecycle but is limited in the quantities of food waste it can process due to a 10% limit included in the County conditional use permit.

1.2 PROJECT OBJECTIVES

The project objectives are as follows:

1. Eliminate the 10% limit on food waste content in piles or rows of composting materials to support the goals of Assembly Bill 1826, which went into effect as of January 2016 and requires the diversion of commercial food waste from landfills, and to streamline the composting operations by eliminating unnecessary food waste content screening and recording procedures and process compost in a faster timeframe; and,
2. Increase the permitted number of total daily truck trips from eight total delivery and return trips (four round-trips) to 24 total delivery and return trips (12 round-trips) per day so as to allow for utilization of the total permitted capacity of the Composting Facility (i.e., 200 tpd). Truck trips would primarily be to and from the North San Luis Obispo County Recycling Center; however, trips from other locations may be necessary to collect feedstock materials and trips to other locations may be necessary depending on demand for compost material.

1.3 PROPOSED PROJECT

The proposed project includes continuation of all existing and permitted operations at the site referenced above, including the Composting Facility and all ancillary components associated with conducting and maintaining existing operations. The project proponent proposes modifications to the terms of the existing conditional use permit associated with the operational activities at the Composting Facility. The project proponent does not propose any construction activities or physical changes to the current conditions at the project site. Under the proposed project and associated new conditional use permit, the Composting Facility would have an established limit of 24 truck trips (12 round-trips) per day and would not have a 10% limit on quantities of food waste in compost piles. These modifications to the conditional use permit are discussed in more detail below.

1.3.1 Food Waste Feedstock

Based on the conditions of the current County conditional use permit, the Composting Facility has a permitted capacity of 50,000 cubic yards with a 10% limit on the quantity of food waste feedstock permitted in compost piles. As discussed previously, this limit was established at a time when

utilizing food waste as a feedstock was relatively new to the County and CalRecycle. Since that time, food waste has been accepted by CalRecycle as a normal source of feedstock for composting operations. CalRecycle has further explored food waste composting as a means of diverting more waste from landfills, as evidenced through the recent passage of Assembly Bill 1826 (AB 1826) which now requires the diversion of commercial food waste from landfills, effective January 2016. While it is still unlikely that food waste quantities will exceed the 10% limit associated with the original conditional use permit, the limit creates an unnecessary complication in measuring and quantifying materials used in composting piles. Additionally, quantities of food waste do not have an adverse effect on the quality of the compost and do not pose new risks or hazards. The quality of finished compost relies on measuring moisture content, temperature, and the nitrogen-carbon ratio. Eliminating the 10% limit on food waste quantities would streamline the composting process and allow operators the flexibility they require to mix and manage feedstocks in order to produce the most useful and marketable product.

As AB 1826 takes effect, it is possible for food waste content to exceed 10% depending on the aggressiveness of waste producers in diverting food waste. Presently, the Composting Facility is the only destination available to receive food waste for composting purposes in San Luis Obispo County. Therefore, eliminating the 10% limit on food waste quantities, would increase the County's potential for diverting food waste from landfills and ultimately increase the County's contribution toward implementing the goals of AB 1826.

Under the proposed project, the methods used for processing food waste as a feedstock for composting at the Composting Facility would not change. All existing protective measures associated with the existing permits, including those for the control of stormwater runoff, hazardous materials, dust, vectors, and odor, would continue to be implemented.

1.3.2 Truck Trips

Based on the current County conditional use permit, the Composting Facility is limited to four round-trip truck trips (eight total delivery and return trips) per day. As discussed previously, the limit on truck trips associated with the County conditional use permit was established arbitrarily, not based on data that accurately reflected operational demand of the Composting Facility. Based on the data collected since operations began in 2002, a maximum of eight truck trips (total delivery and return trips) per day is not sufficient to achieve existing permitted capacity at the site. While the Composting Facility currently operates at 50% capacity, sufficient feedstock quantities are needed to feasibly reach the Composting Facility's permitted capacity. Based on data collected over the lifespan of the Composting Facility, the project proponent estimates that sufficient feedstock and a minimum of eight two-way truck trips (16 total trips) are required per day to achieve permitted capacity. The project proponent is requesting an increase in permitted truck trips from four round-trips (eight total delivery and return trips) to 12 round-trips (24 total trips) to feasibly meet permitted capacity as well as accommodate for seasonal fluctuations in feedstock availability and associated hauling trips.

Under the proposed project, the methods used for maintaining hauling trucks at the Composting Facility would not change. All existing protective measures associated with the existing permits, including those for the control of hazardous materials, dust, vectors, and odor, would continue to be implemented. The increase in permitted truck trips would not require the construction of new facilities or employment of additional staff. The majority of truck trips would continue to be to and from the North San Luis Obispo County Recycling Center; however, trips to/from other locations may be necessary depending on feedstock availability and demand for compost material.

1.4 ASSESSMENT OF POTENTIAL OPERATIONAL IMPACTS

The proposed project includes modifications to operational conditions, i.e., increasing food waste quantities and the permitted number of truck trips, associated with the County conditional use permit. Implementation of the proposed project would not require construction or a physical change to the existing environment. Therefore, any impacts associated with the proposed project would result from operation of the project and are discussed in further detail below.

1.4.1 Aesthetics

Implementation of the proposed project would not result in a physical change to the environment. The modification of permitted operations, i.e., increasing food waste quantities and the permitted number of truck trips, would be consistent with the existing compost operation and maximum permitted capacity of 200 tpd and would not modify the visual character of the area or result in impacts to aesthetic resources on the project site or in the vicinity. No lights or other nighttime operations are included as part of the proposed permit amendment. The project is not expected to result in impacts to aesthetic resources.

1.4.2 Agricultural Resources

The project site consists of 8 acres with an existing light industrial/commercial land use (the existing Composting Facility) located on a 440 acre parcel zoned for agriculture. The project site is composed of land designated as "Other Land" by the Farmland Mapping and Monitoring Program (FMMP) and is not designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance (FMMP 2012). The project site is surrounded by agricultural land uses such as grape vineyards located on the larger 440-acre ranch property; however, the 8-acre Composting Facility site does not support agricultural resources and would not be modified in any manner. Implementation of the proposed project would not result in a physical change to the environment and the modification of permitted operations, i.e., increasing food waste quantities and the permitted number of truck trips, would not result in impacts to agricultural resources on the project site or in the vicinity.

1.4.3 Air Quality

Implementation of the proposed project would include increasing the permitted number of truck trips from four round-trips to 12 round-trips per day. Existing operations would continue normally, including implementation of the Fugitive Dust Emissions Reduction Plan and emissions reduction mitigation measures for equipment used for on-site operations. The proposed increase in daily truck trips has the potential to increase long-term operational emissions. The additional trips would likely be local hauling trips to and from the North SLO County Recycling Center located in Templeton, approximately 15 miles northwest of the Composting Facility. The increase of approximately eight round-trips per day is not expected to result in a significant increase in operational emissions. The increase in truck trips at the project site also has the potential to increase dust generation at the site. However, the mitigation measures included in the existing Fugitive Dust Emissions Reduction Plan that has been approved by the APCD would continue to be implemented. Considering operations would remain the same and only the number of truck trips would increase, the measures included in this Plan are considered sufficient for controlling dust emissions associated with the operation of increased truck trips. Therefore, impacts are expected to be less than significant.

1.4.4 Biological Resources

Implementation of the proposed project would not result in a physical change to the environment. The modification of permitted operations, i.e., increasing food waste quantities and the permitted number of truck trips from four round-trips to 12 round-trips per day, would be consistent with the existing operations at the site and are not expected to result in impacts to biological resources on the project site or in the vicinity. Existing maintenance activities and protective measures such as the SWPPP and Vector Control Program would continue to be implemented at the site to prevent impacts to biological resources. Therefore, impacts to biological resources are expected to be less than significant.

1.4.5 Cultural Resources

Implementation of the proposed project would not result in a physical change to the environment. There are no records of cultural resources being present on the property and no ground disturbance activities are proposed. The modification of permitted operations, i.e., increasing food waste quantities and the permitted number of truck trips, would be consistent with the existing operations at the site and would not result in impacts to cultural resources if present on the project site or in the vicinity.

1.4.6 Geology and Soils

Implementation of the proposed project would not result in a physical change to the environment. The modification of permitted operations, i.e., increasing food waste quantities and the permitted number of truck trips, would be consistent with the existing land use and would not require ground disturbance or result in impacts to geology, soils, or drainage on the project site or in the vicinity. Existing maintenance activities and protective measures, including the County approved SWPPP, would continue to be implemented at the project site; therefore impacts are expected to be less than significant.

1.4.7 Hazards and Hazardous Materials

Implementation of the proposed project would not result in an increase in use or potential risk of hazards or hazardous materials. The existing mitigation measures associated with the original permits, including those related to safety measures and the control of hazardous materials, would continue to be implemented. The modification of permitted operations, i.e., increasing food waste quantities and the permitted number of truck trips, would be consistent with the existing land use and would not result in impacts associated with hazards or hazardous materials on the project site or in the vicinity.

1.4.8 Land Use

The 8-acre Composting Facility site is a light industrial/commercial land use on a parcel designated for agriculture. Implementation of the proposed project would not result in a physical change in existing land use at the Composting Facility site or in the vicinity. The existing Composting Facility would continue to operate normally with no physical change to the project site. It is expected that the proposed permit modifications, i.e., increasing food waste quantities and the permitted number of truck trips, would result in no impacts to land use.

1.4.9 Noise

The project site is located in a rural portion of the county and is located on a parcel with no sensitive receptors in the immediate area. The nearest residential structure is located

approximately 0.2 mile northwest and is owned by the project proponent. Implementation of the proposed project would increase the permitted number of trips per day from four round-trips to 12 round-trips per day. The increase in trips would likely utilize the same roadways between the Composting Facility and the Recycling Center in Templeton. The increase of four additional round-trip truck trips per day is not expected to increase noise levels above the existing levels of operational noise. The noise reduction measures associated with the original permits would continue to be implemented for the proposed project. Given the lack of sensitive receptors and unlikelihood of existing noise levels increasing as a result of the proposed project, impacts are expected to be less than significant.

1.4.10 Population and Housing

Implementation of the proposed project would not result in a physical change to the environment. The proposed project would not result in a need for new housing and would not displace existing housing. The proposed project is not expected to result in impacts to population and housing.

1.4.11 Public Services and Utilities

The project site is currently served by the County Sheriff's Department and the California Department of Forestry and Fire Protection (CAL FIRE) for primary emergency response. The closest Cal Fire station is Station 50, located approximately 5.5 miles northwest of the project site at 6055 Webster Road, Creston, CA. The closest Sheriff substation is located in Templeton, approximately 21 miles west of the project site. The project site is located in the Atascadero Unified School District.

Implementation of the proposed project would not result in an increased demand on public services or utilities. The project would not require the expansion of or development of new utilities. The project would not generate population growth and is therefore not expected to have an effect on the Atascadero Unified School District. Implementation of the proposed project would facilitate the increased diversion of waste, especially food waste, from the local landfills, effectively increasing their lifespan and capacity for other forms of waste. The proposed project is not expected to result in significant impacts on public services or utilities.

1.4.12 Recreation

There are no trails or parks present or planned within the project site. Implementation of the proposed project would not affect any existing trail, park or other recreational resource and would not create a significant need for additional parks or recreational resources. The proposed project is not expected to result in impacts to recreational resources.

1.4.13 Transportation and Circulation

As discussed previously, the project site is accessed by Calf Canyon Highway (Highway 58) and a private driveway leading from the highway to the Composting Facility. Operation of the Composting Facility currently includes approximately eight delivery/return hauling trips per day between the Composting Facility and the North San Luis Obispo County Recycling Facility in the community of Templeton. Composting feedstock is collected from the North San Luis Obispo County Recycling Center and completed compost is transported from the Composting Facility back to the Recycling Center to be marketed locally. Therefore, truck trips are limited to trips between the Composting Facility and the Recycling Center in Templeton.

The proposed project would include permit modifications that would increase the permitted number of trips per day from four round-trips to 12 round-trips per day. The increase in trips would primarily utilize the same roadways between the Composting Facility and the Recycling Center in Templeton but may include trips to other facilities depending on feedstock availability. The minor increase in truck trips per day is not expected to result in a significant impact on the local circulation network.

1.4.14 Wastewater

The project site supports an onsite restroom and an existing septic system. The proposed project does not require modifications to the existing septic system or a new septic system and is not expected to result in impacts to the existing septic system. Implementation of the proposed project would not result in any change to water discharge, water quality, or wastewater service. It is expected that no impact to wastewater would occur as a result of the proposed project.

1.4.15 Water and Hydrology

The Composting Facility utilizes groundwater from a nearby well which supplies the 10,000 gallon on-site storage tank. Pressure from the tank produces approximately 300 gallons of water per minute. There are 11 water hydrants located on the project site. Additionally, a 9 acre-foot freshwater pond is located on the ranch property and is plumbed to the project site to provide backup non-potable water supply. This pond receives water from local area runoff during the rainy season and the groundwater well.

The pad where the composting rows/piles are located is graded and consists of dirt, clay, and decomposed granite with a percolation rate of 20 minutes per inch, equating to 3 inches per hour. The site has been properly graded to ensure all rainwater runoff flow is directed to the first of two (the upper) catch basins. Grade and existing drainage piping direct all site runoff south through the site before being drained through two 36-inch culverts, filtered through riprap, and conveyed into the two onsite detention ponds through 1-foot wide channels.

The detention basins are located in a natural wash below the graded pad. Minimal natural runoff from the surrounding hillsides is captured in the detention basins. The upper detention basin has a maximum capacity of approximately 9,263 cubic feet and the lower basin that captures overflow from the upper basin has a maximum capacity of approximately 10,000 cubic feet. Runoff from the pad has not exceeded the maximum capacity of the detention basins since operations began in 2002. Runoff collected in the detention basins is eliminated through evaporation.

Implementation of the proposed project would not modify existing water use, drainage patterns, water quality discharge, or groundwater quality. The existing SWPPP and water quality measures associated with the existing permits would continue to be implemented for the Composting Facility under the proposed project. Therefore, impacts associated with water quality and hydrology are expected to be less than significant.

1.5 REFERENCES

B. Goodrow, Inc. 2011. Report of Composting Site Information. November 1, 2011.

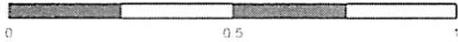
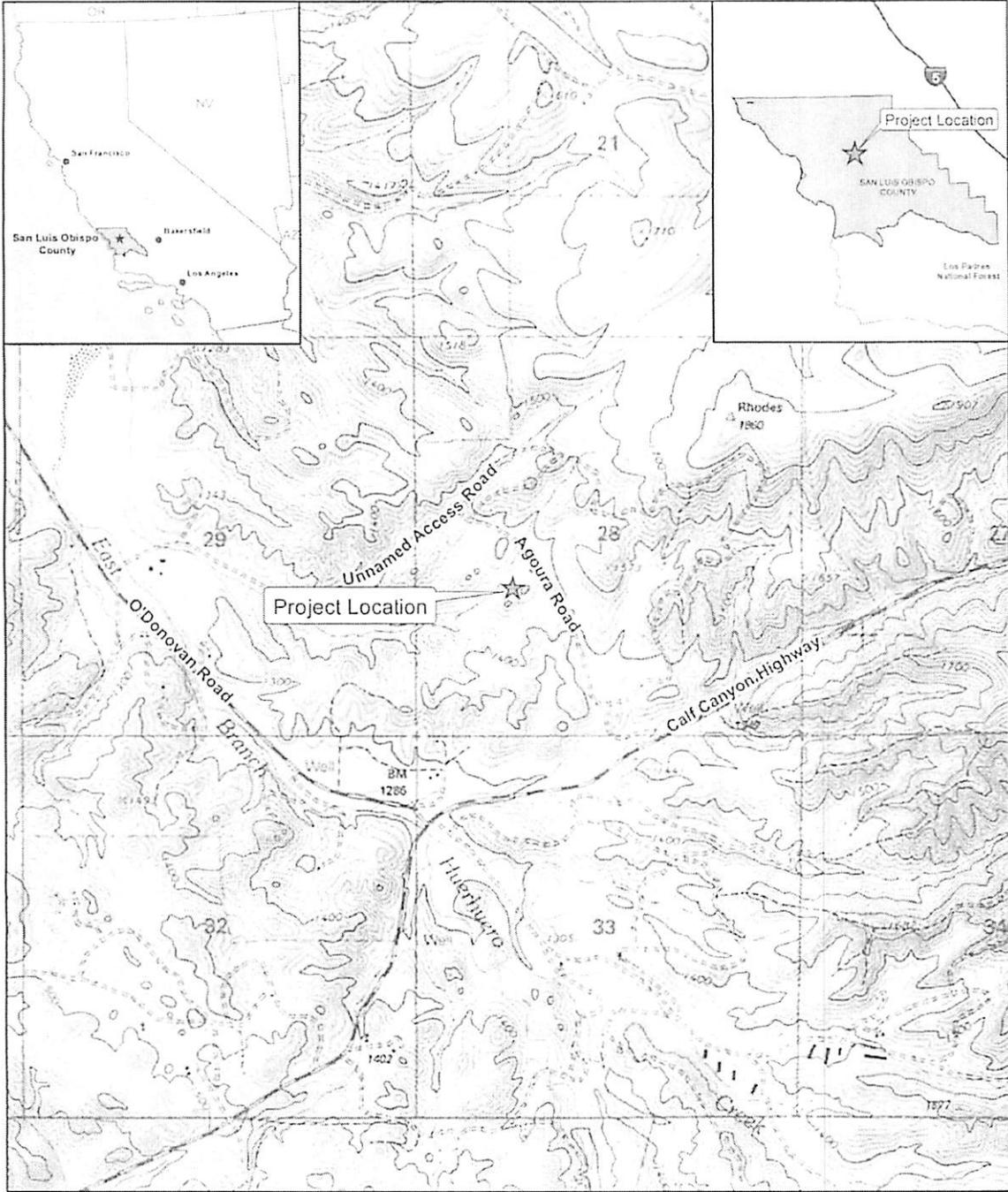
California Department of Resources Recycling and Recovery (CalRecycle). 2015a. Facility/Site Summary Details: B. Goodrow, Inc. Composting Facility (40-AA-0037). Available online at: <http://www.calrecycle.ca.gov/SWFacilities/Directory/40-AA-0037/Detail/>. Accessed October 27, 2015.

California Department of Resources Recycling and Recovery (CalRecycle). 2015b. Personal Communication with Martin Perez regarding CalRecycle's food waste processing. Contact information: Phone: 916-323-0834. Email: Martin.Perez@calrecycle.ca.gov.

Farmland Mapping and Monitoring Program (FMMP). 2012. San Luis Obispo County Map. Available online at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/slo12.pdf>. Accessed December 7, 2015.

ATTACHMENT B

SITE MAPS



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 (Topographic) Wilson Corner Quadrangle
 Service Layer Credits. Copyright © 2013 National Geographic
 Society, i-cubed

Vicinity Map
 North San Luis Obispo County
 Composting Facility Project



0 500 1,000 2,000 Feet

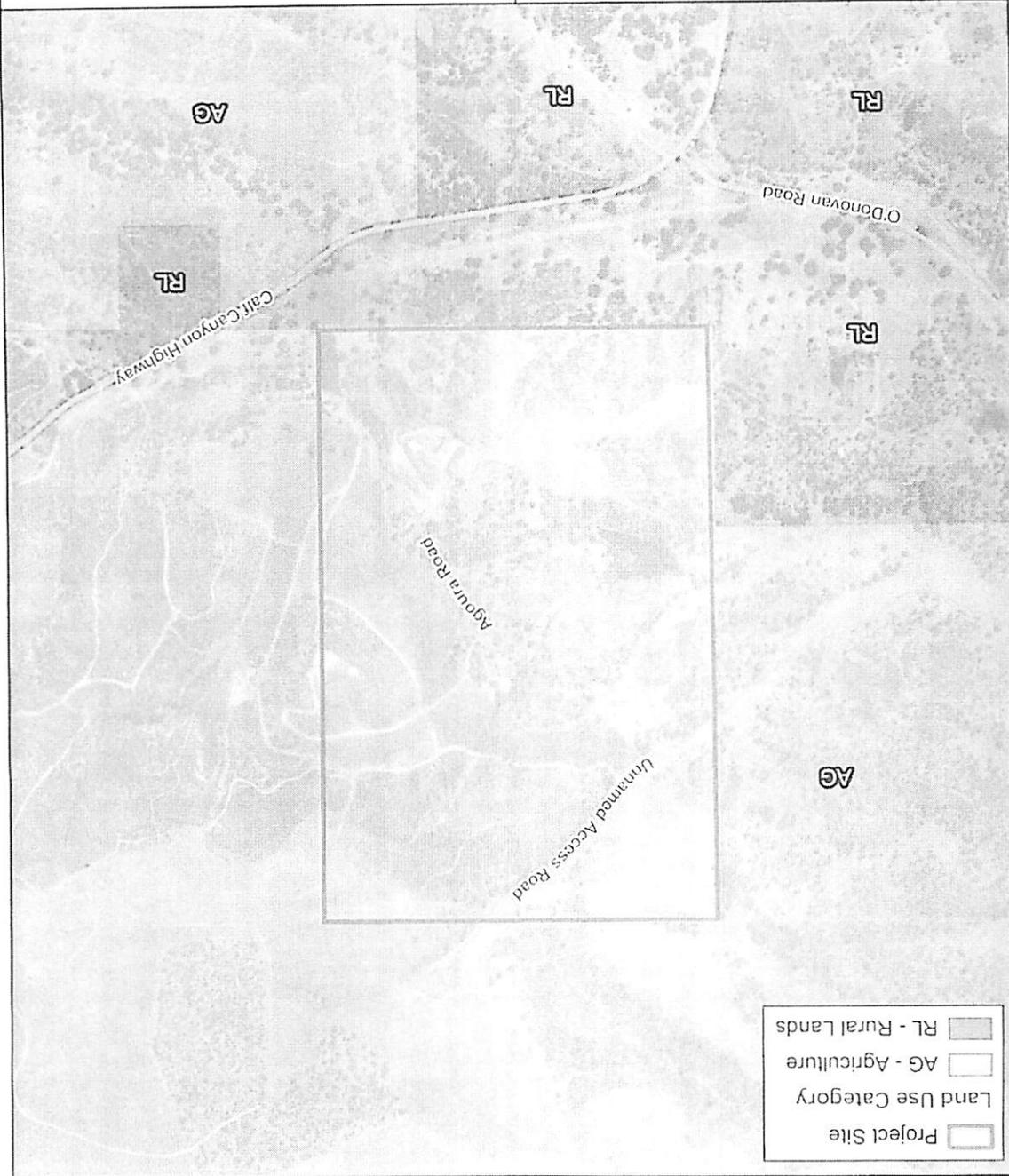
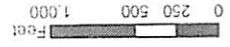


Aerial Imagery County of San Luis Obispo, 2011

Location Map
North San Luis Obispo County
Composting Facility Project

Land Use Map
North San Luis Obispo County
Composting Facility Project

Amalgamated County of San Luis Obispo, 2011



- Project Site
- Land Use Category
- AG - Agriculture
- RL - Rural Lands

ATTACHMENT C

CURRENT PERMIT, APPLICATION, AND SITE PLAN



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

October 9, 2009

Renaë Kohlman
P.O. Box 1195
Templeton, CA 93465

Goodrow Inc.
3730 California Canyon Rd.
Creston, CA 93432

NOTICE OF FINAL COUNTY ACTION

SUBJECT: Brad Goodrow / County File Number: DRC2006-00147SUBJECT:

At the meeting of October 9, 2009, the County Planning Commission approved your application and adopted an official resolution. A copy of this resolution is enclosed for your records. The approved Findings, shown in Exhibit A, and the Conditions, shown in Exhibit B, are attached to the resolution. The conditions of approval must be carried out as set forth therein.

If you disagree with this action, pursuant to County Land Use Ordinance Section 22.70.050, you have the right to appeal this decision to the Board of Supervisors up to 14 calendar days after the date of the action, in writing on the proper department appeal form, to the Department of Planning and Building. The appeal fee is \$616.00 and must accompany your appeal form. We will only accept the original appeal form with an original signature; a FAX will not be accepted.

If you have any questions regarding this matter, please contact me at (805) 781-5612.

Sincerely,

RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Thursday, October 8, 2009

PRESENT: Commissioners Anne Wyatt, Carlyn Christianson, Eugene Mehlschau, Bruce White, and
Chairperson Sarah Christie

ABSENT: None

RESOLUTION NO. 2009-029
RESOLUTION RELATIVE TO THE GRANTING
OF A CONDITIONAL USE PERMIT

WHEREAS, the County Planning Commission of the County of San Luis Obispo, State of California, did, on the 8th day of October, 2009, grant a Conditional Use Permit to BRAD GOODROW to allow a green waste composting facility including: approval of an existing 5.86-acre compost research facility as a permanent facility, including the grinding and processing of green waste into finished compost material; a 2.17-acre expansion of the facility (for a total of 8.03 acres, including the addition of vegetable food waste composting (see Food Waste Component discussion below); a 4,000 square foot gypsum processing building; a 3,000 square foot pole barn to store equipment out of the elements; an approximately 960 square foot shed to house biodiesel mixing equipment; and an expansion of the current composting volume capacity from 12,500 tons to a maximum 50,000 tons, as permitted by the California Integrated Waste Management Board (CIWMB). The project would result in approximately 9 acres of disturbance and approximately 39,000 cubic yards of cut and 39,000 cubic yards of fill on a 440 acre parcel. Although the proposed expansion of the existing composting facility requires grading, the existing facility originated on previously disturbed land. The proposed project is within the Agriculture land use category and is located at 3730 Calf Canyon Road (Highway 58), approximately 0.5 miles east of O'Donovan Road, southeast of the community of Creston. The site is in the El Pomar/Estrella planning area. APN(s) 043-323-008, -009. County File Number: DRC2006-00147, Supervisorial District #1.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit based on the Findings listed in Exhibit A.

WHEREAS, the Planning Commission, after considering the facts relating to such application, approves this Permit subject to the Conditions listed in Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 8th day of October, 2009, does hereby grant the aforesaid Permit No. DRC2006-00147.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.64.060 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Permit approval shall become void.

On motion of Chairperson Christie, seconded by Commissioner White, and on the following roll call vote, to-wit:

AYES: Chairperson Christie, and Commissioners White, Wyatt, Mehlschau, and Christianson.

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

/s/ Sarah Christie
Chairperson of the Planning Commission

ATTEST:

/s/ Ramona Hedges
Secretary, Planning Commission

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 3, 2009 for this project. Mitigation measures are proposed to address air quality, hazards and hazardous materials, public resources and traffic/circulation and are included as conditions of approval.
- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is 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 proposed Composting Facility project does 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, upon implementation of measures to address air quality, hazards and hazardous materials, public resources and traffic/circulation, the Composting Facility project is similar to, 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 proposed traffic route and resulting truck trips have been determined to be appropriate for the proposed use.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes an existing 5.86-acre compost research facility as a permanent facility at 3730 Calf Canyon Road, including the grinding and processing of green waste into finished compost material; a 2.17-acre expansion of the facility (for a total of 8.03 acres, including the addition of vegetable food waste composting (see Food Waste Component discussion below); a 4,000 square foot gypsum processing building; a 3,000 square foot pole barn to store equipment out of the elements; an approximately 960 square foot shed to house biodiesel mixing equipment; and an expansion of the current composting volume capacity from 12,500 cubic yards to a maximum 50,000 cubic yards, as permitted by the California Integrated Waste Management Board (CIWMB). Operations shall be limited to the hours between 8:00a.m. and 4:00p.m. Monday through Saturday, with no grinding operations occurring on Saturdays. The operation shall be closed on Sundays. Grinding of dry wall shall occur only within the gypsum processing structure upon its construction.

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

2. 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.
3. 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.
4. The applicant shall be required to acquire, and maintain compliance, with all permitting agencies, including but not limited to the RWQCB, CIWMB, APCD, Environmental Health, and the Planning and Building Department. The proposed food waste component of the project shall be limited to a maximum 10% food waste content per row for a maximum of 5,000 cubic yards of food waste.

AIR QUALITY

5. **Within 60 days of project approval and prior to project expansion, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the Air Pollution Control District (APCD). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos Air Toxin Control**

Planning Commission
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Measures for Construction, Grading, Quarrying, and Surface Mining Operations. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos health and Safety Program for approval by APCD.

6. **Within 60 days of project approval and prior to project expansion, the applicant shall provide a Fugitive Dust Emission Reduction Plan (PM₁₀ Plan), reviewed and approved by the APCD, to define the permanent APCD approved mitigation measures to be included in the Fugitive Dust Emission Reduction Plan. The PM₁₀ Plan shall include, but not necessarily be limited to, the following PM₁₀ control measures:**
- a. Reduce the amount of the disturbed area where possible;
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
 - c. All dirt stock pile areas should be sprayed daily as needed;
 - d. Permanent dust control measures identified should be implemented as soon as possible following completion of any soil disturbing activities;
 - e. Exposed ground areas that are planned to be reworked at the dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established;
 - f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
 - g. 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;
 - h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, compost, gypsum/dry wall, 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;
 - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and;
 - k. 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.

All PM₁₀ mitigation measures required shall be shown in a stand-alone document. The document shall be reviewed and approved by the Environmental Coordinator's Office and the APCD. A copy of the approved document shall be kept on-site for referral. In addition, the applicant 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 holidays 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 land use clearance for map recordation and finished grading of the area.

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7. **Within 60 days of project approval and prior to project expansion**, the applicant shall address both construction and operational diesel exhaust and heavy equipment emissions from the proposed project. Measures to mitigate these impacts shall be reviewed and approved by the APCD and shall define the permanent APCD approved measures to address the impacts. These measures shall be incorporated into an Emissions Reduction Plan and shall include, but not necessarily be limited to, the following:
- Maintain all construction equipment in proper tune according to manufacturer's specifications;
 - Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
 - Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and must comply with the State Off-Road Regulation;
 - Maximize, to the extent feasible, the use of on-road heavy-duty trucks that meet the ARB's 2007 or newer certification standard for on-road heavy-duty diesel engines, and must comply with the State On-Road Regulation;
 - All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
 - Electrify equipment when feasible;
 - Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and
 - Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

The Emissions Reduction Plan shall approved by the APCD and the Environmental Coordinator's Office prior to implementation of the plan.

8. **Within 60 days of project approval and prior to project expansion**, the applicant shall be required to develop an Odor Impact Minimization Plan, to be reviewed and approved by both the APCD and the California Integrated Waste Management Board (CIWMB) pursuant to the requirements of both jurisdictional agencies. This plan shall conform to the requirements listed in the CIWMB Compostable Materials Handling Operations and Facilities Regulatory Requirements, Section 17863.4. The Odor Impact Minimization Plan shall include, but not be limited to, the following:

Formalization of Current Odor Control Measures. The current methods for controlling odors, including the regular aeration of compost rows, the maintenance of high temperatures within compost rows, and no turning or rows during high wind events shall be included in the Odor Impact Minimization Plan.

Odor-Screening and Load-Checking Procedures. As compost arrives at the facility, the loader operator shall screen materials to assess the potential for the production of objectionable odors. If necessary, the facility operator would implement one or more of the following measures: a) Within four hours of receipt, bury the loads that produce objectionable odors; b) Blending or cover of materials producing objectionable odors; and c) quickly treat

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Conditional Use Permit DRC2006-00147/Goodrow

compost/garbage capable of producing objectionable odors with a neutralizing agent such as lime or other suitable agent within four hours of delivery.

Good Housekeeping Procedures. The facility operator shall implement the following housekeeping and operational procedures: a) Prior to the rainy season (i.e., October 1st of each year), the facility operator shall undergo pre-season site preparation to ensure that conditions that could result in ponding are minimized or eliminated; and b) if ponding occurs after a rain, the puddles shall be treated with lime or other suitable material and the feature causing the ponding shall be eliminated.

Odor Complaint Response System. The facility operator shall designate an "odor impact coordinator" who will be responsible for responding to any complaints about odors. The applicant shall be required to establish a telephone hotline and an odor impact coordinator for nearby receptors to contact that facility and shall notify all neighbors of the availability of the hotline. Complaints shall be recorded in writing and provided to the County Environmental Coordinator's Office and the APCD for review as requested. The Odor Impact Coordinator shall immediately notify the County Environmental Coordinator's Office and the APCD of any odor-related complaints and shall coordinate with the County Environmental Coordinator's Office, the CIWMB and the APCD to make any necessary operational and/or technical modifications necessary to minimize the likelihood of future odors.

HAZARDS AND HAZARDOUS MATERIALS

9. **Within 60 days of project approval and prior to project expansion, the applicant shall contact the Environmental Health Department and the CIWMB to formalize a Vector Control Program for the purpose of ensuring the control of vectors and to ensure the proper application and storage of any pesticides. The Vector Control Program shall include, but not be limited to, a regular turning program that ensures the constant mixing and aeration of the compost rows for the purpose of discouraging the nesting and breeding of vectors and the accumulation of bacteria that causes odors, maintaining the appropriate level of heat within compost rows (i.e., approximately 130 degrees) for the purpose of discouraging vectors and their breeding/reproduction, the covering of all food waste compost rows with a plastic covering to discourage the attracting of vectors, and the utilization of traps and pesticides where appropriate.**

The Vector Control Program shall be submitted to the Environmental Health Department, the Environmental Coordinator's Office and the CIWMB for review and approval prior to final issuance.

10. **For the life of the proposed project, the applicant shall cease disposing of "overs" and any unacceptable material to the existing "overs" area as recommended by the CIWMB ("overs" are defined as green waste material too large in size to facilitate the composting process).**

TRANSPORTATION AND CIRCULATION

Planning Commission
Conditional Use Permit DRC2006-00147/Goodrow

11. **For the life of the proposed project**, the applicant shall be required to maintain the proposed maximum 50,000 ton limit on composting volumes for the facility and shall be limited to the maximum 8 truck trips (total deliveries and return trips) per day.

WASTEWATER

12. **Within 60 days of project approval and prior to project expansion**, the applicant shall work with the Building Division and bring the existing on-site restroom and septic system up to current building code standards.

DEVELOPMENT STANDARDS

13. The project shall comply with Section 22.12.080 (F) of the County Land Use Ordinance relating to the provision of inclusionary housing or payment of fees.
14. All proposed structures shall use dark, earth toned non-reflective materials and finishes.
15. **Within 60 days of project approval**, and prior to project expansion, the applicant shall submit a landscape and screening plan for the review and approval of the Environmental Coordinator. The plan shall generally provide partial screening of the operation from surrounding areas.

DRC2006-00147

GOODROW BRAD

MINOR USE PERMIT

MUP FOR INLAND COMMERCIAL
BUILDING-EXISTING & EXPANDED
ELPO/ RELPO

AG

GENERAL APPLICATION

San Luis Obispo County Department of Planning

APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Zoning Clearance
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Other
- Tree Permit
- Site Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit
- Plot Plan
- Minor Use Permit
- Variance

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name BRAD GOODROW Daytime Phone 434-0043
 Mailing Address 3730 CALF CANYON RD, CRESTON Zip 93432
 Email Address: _____

Applicant Name SAME AS OWNER Daytime Phone _____
 Mailing Address _____ Zip _____
 Email Address: _____

Agent Name ROBERTS ENGINEERING Daytime Phone 239-0664
 Mailing Address 2015 VISTA DE LA VINA Zip 93465
 Email Address: ROBERTS@CHARTER.NET

049.929.008 & 609

PROPERTY INFORMATION

Total Size of Site: 4.40 AC ± Assessor Parcel Number(s): ~~043-981-057~~
 Legal Description: PORT PATENT H-402 & E639 PER 02 RS 55
 Address of the project (if known): 3730 CALF CANYON RD CRESTON, CA
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 - SANTA MARGALITA - CALF CYN. RD

Describe current uses, existing structures, and other improvements and vegetation on the property:

RESIDENCES, AGG BUILDINGS, COMPOSTING OPERATION, Vineyard and Cattle Ranch, Hay

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): EXISTING & EXPANDED
COMPOSTING OPERATION

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

X Property owner signature Brad Goodrow Date 2-13-07

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential
 Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: FROM CALF CYN ROAD, RANCH ENTRANCE

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site?: 2.00 AC I

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG

South: AG

East: AG

West: AG

For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet _____ %

Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ %

Other (specify) COMPOSTING 2.0 AC, FILL 1.02 AC

Total area of all paving and structures: _____

sq. feet acres

Total area of grading or removal of ground cover: 0

sq. feet acres

Number of parking spaces proposed: _____

Height of tallest structure: _____

Number of trees to be removed: 0

Type: _____

Setbacks: Front 1000'±

Right 3000'±

Left 1500'±

Back 3000'±

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes No If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: GDF

For commercial/industrial projects answer the following:

Total outdoor use area: 0 sq. feet acres

Total floor area of all structures including upper stories: 5000 (FUTURE) sq. feet

For residential projects, answer the following: N/A

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: 3 acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: EXIST. COMPOST AREA
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain Vineyard RANCHING/COMPOSTING OPERATIONS
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXIST. WELLS
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach _____
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No Chemical? Yes No
Physical? Yes No Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ GPM
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed? Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No

(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: _____
Location of connection: _____
2. What is the amount of proposed flow? _____ g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?
 Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? ORGANIC COMPOSTING WASTE
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: ATAS.
2. Location of nearest police station: SLO
3. Location of nearest fire station: CDF - PARK HILL & HWY 58
4. Location of nearest public transit stop: _____
5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet / miles

Historic and Archeological Information

1. Please describe the historic use of the property: GRAZING / VACANT
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: M-SAT. Hours of Operation: 6AM-6PM
2. How many people will this project employ? 4-5
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes No
If yes, please explain: MINOR COMPOST ODOR
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?
 Yes No If yes, please specify what you are proposing _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No
If yes, please describe _____

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: COMPOSTING AREA GRADING / FUTURE BUILDING
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No
If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: GREEN WASTE RECYCLING

* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: PROJECT SITE SCREENED FROM VIEW BY GRADING CUT SLOPE (SEE PLAN)
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

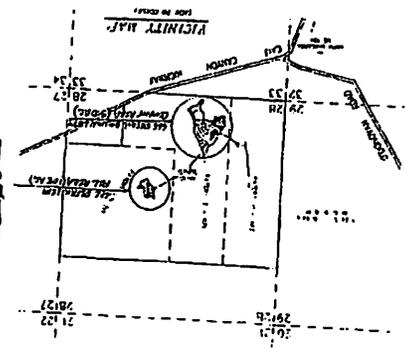
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): USE PERMIT
- (If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*

PROJECT: **CONSTRUCTION OF A HIGHWAY**
 SHEET NO. **101**
 DATE: **1954**
 DRAWN BY: **J. H. SMITH**
 CHECKED BY: **J. H. SMITH**
 APPROVED BY: **J. H. SMITH**
 TITLE: **CONSTRUCTION OF A HIGHWAY**

SURVEYOR'S STATEMENT
 I, the undersigned, being a duly licensed Surveyor of the State of California, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations upon which this plan is based, and that the same were made by me or under my direct supervision and in accordance with the requirements of the laws of this State.

Area	125.00
Perimeter	125.00
Volume	125.00
Weight	125.00
Length	125.00
Width	125.00
Height	125.00
Depth	125.00
Area	125.00
Perimeter	125.00
Volume	125.00
Weight	125.00
Length	125.00
Width	125.00
Height	125.00
Depth	125.00

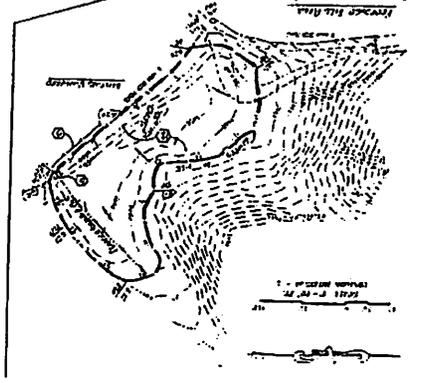
The following is a list of the points shown on this plan, and the bearings and distances from the starting point to each point, as determined by the surveyor:



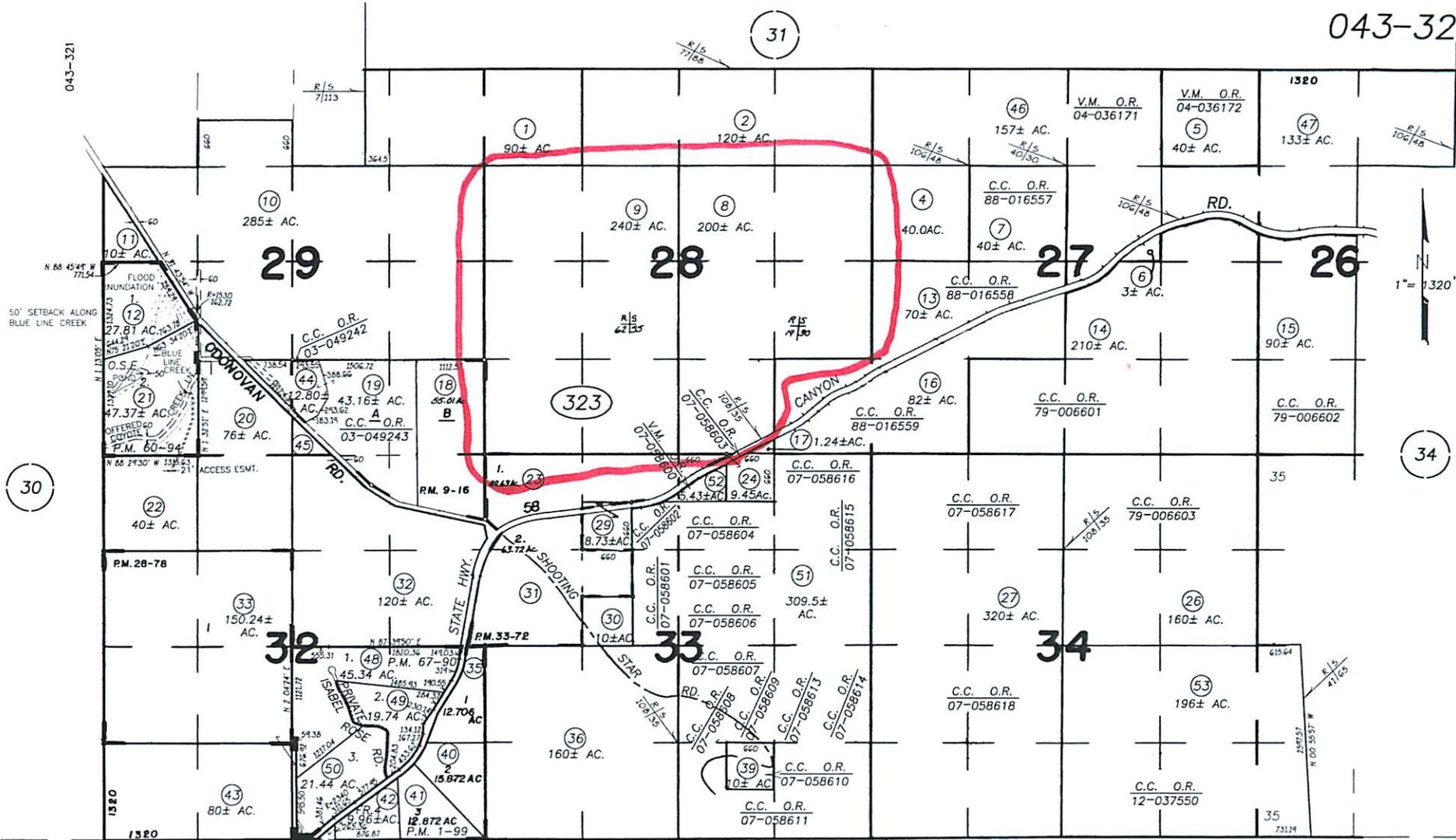
NOTES
 1. The survey was made by the method of angles and distances.
 2. The bearings were measured with a transit.
 3. The distances were measured with a steel tape.
 4. The spot heights were measured with a level.
 5. The contour lines were drawn by hand.
 6. The road layout was drawn by hand.
 7. The plan is drawn to a scale of 1 inch = 100 feet.
 8. The plan is drawn on a grid.
 9. The plan is drawn on a sheet of paper.
 10. The plan is drawn on a sheet of paper.

LEGAL DESCRIPTION
 The following is a legal description of the land shown on this plan:

TEMPORARY MONUMENT MARK
 The following is a list of the temporary monument marks shown on this plan:



Volume - 1000
 Sheet No. 101
 Date - 1954



30

31

34

REVISIONS	
I.S.	DATE
NA	08-20-14
NA	09-11-15

070
173

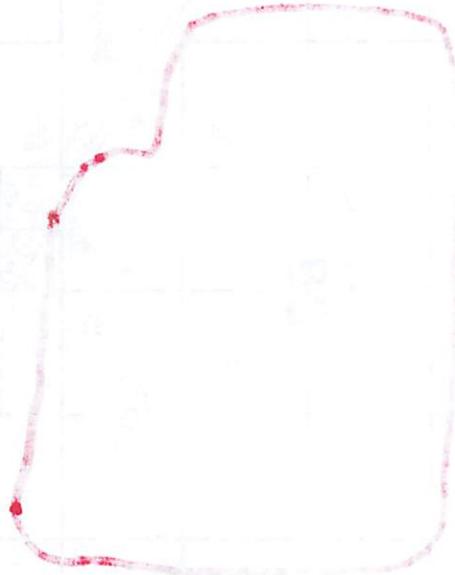
070
172

070
183

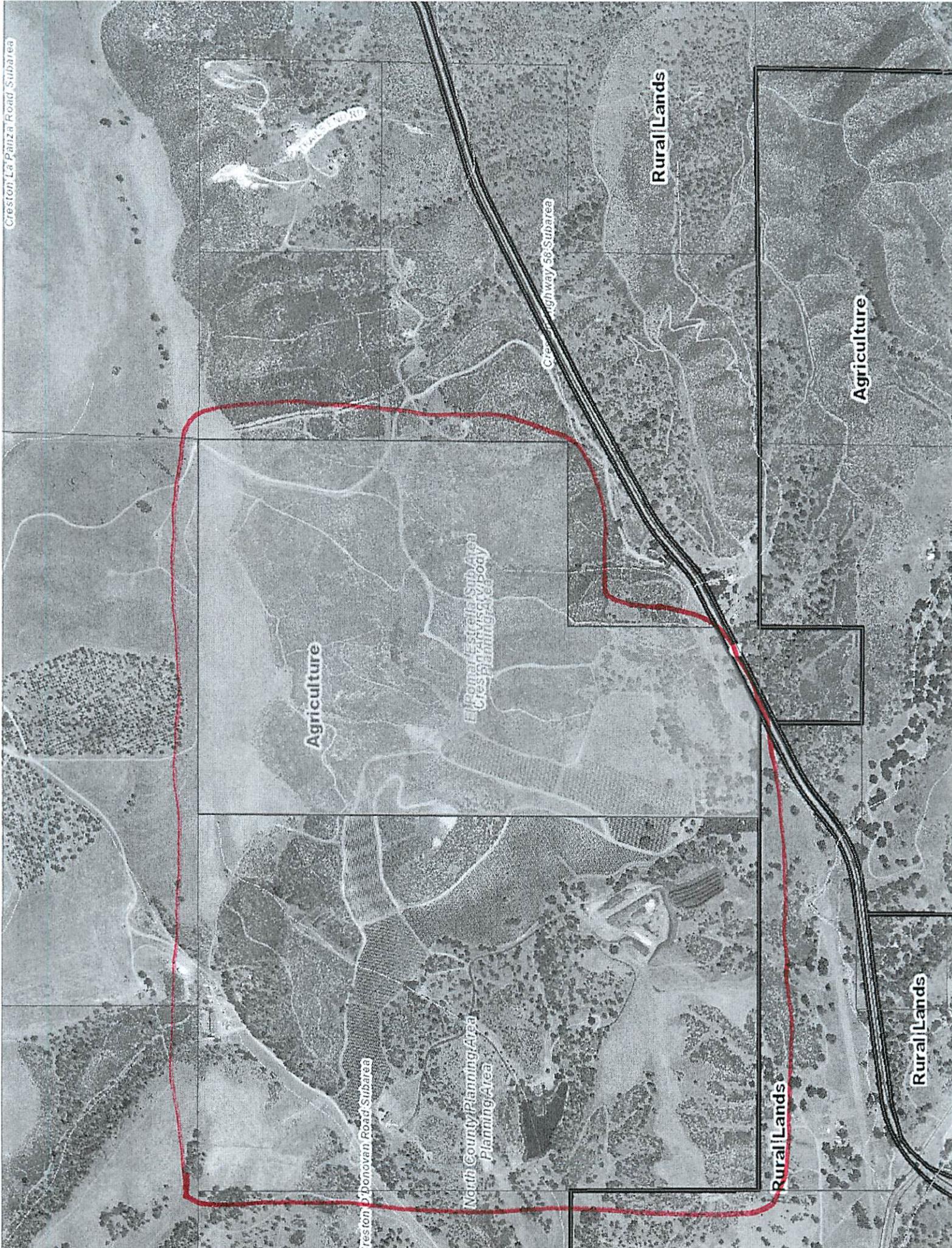
660' 0 1320' 2640'

JAV 08-24-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.28 S.; R.14 E. M.D.B. & M.



Creston, La Patiza Road, Subarea



Rural Lands

Agriculture

Agriculture

Pomeroy Estrella Sub-Area
Creston Planning Area

Donovan Road, Subarea

North County Planning Area

Creston, Highway 36, Subarea

Rural Lands

Rural Lands



Parcel Summary Report For Parcel # 043-323-008

2/8/2016
11:14:29AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN GOODROW BRAD
3730 CALF CANYON HWY CRESTON CA 93432-

Address Information

Status Address
P 03720 CALF CANYON HY NCELPO

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C89- T28S	003 R14E	0001 28P	North Cty. Plan	North County I AG				Y		
APV.C89-	003	2P	North Cty. Plan	North County I AG				Y	L2	

Parcel Information

Status Description
Active T28S R14E PTN SEC 28

Notes

Tax Districts

ATASCADERO
SAN LUIS OBISPO JT(27,40)
NO. 05
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 043-323-008

2/8/2016
11:14:29AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

C0012 FNL Primary Parcel

Description:

ELECTRIC FOR AG WELL/30 HP/200 AMP

C7344 FNL Primary Parcel

Description:

RANCH OFFICE/BUNK HOUSE(AS BUILT)

C9235 FNL Primary Parcel

Description:

DETACHED GARAGE KORNEICH/C-14989/543-1198

C9236 FNL Primary Parcel

Description:

1655 SF SFD W/GRADING SECOND PRIMARY KORNEICH/C-14989/543-1198

COD2006-00217 CLD Primary Parcel

Description:

RECYCLE BUSINESS W/O PERMITS (DRC2006-00147 PENDING)

DRC2006-00147 APV Primary Parcel

Description:

THIS APPROVAL AUTHORIZES AN EXISTING 5.86-ACRE COMPOST RESEARCH FACILITY AS A PERMANENT FACILITY AT 3730 CALF CANYON ROAD, INCLUDING THE GRINDING AND PROCESSING OF GREEN WASTE INTO FINISHED COMPOST MATERIAL; A 2.17-ACRE EXPANSION OF THE FACILITY (FOR A TOTAL OF 8.03 ACRES, INCLUDING THE ADDITION OF VEGETABLE FOOD WASTE COMPOSTING (SEE FOOD WASTE COMPONENT DISCUSSION BELOW); A 4,000 SQUARE FOOT GYPSUM PROCESSING BUILDING; A 3,000 SQUARE FOOT POLE BARN TO STORE EQUIPMENT OUT OF THE ELEMENTS; AN APPROXIMATELY 960 SQUARE FOOT SHED TO HOUSE BIODIESEL MIXING EQUIPMENT; AND AN EXPANSION OF THE CURRENT COMPOSTING VOLUME CAPACITY FROM 12,500 TONS TO A MAXIMUM 50,000 TONS, AS PERMITTED BY THE CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD (CIWMB).

E010055 RES Primary Parcel

Description:

MH/BLD/GRD NO PERMITS

PMT2002-13476 FNL Primary Parcel

Description:

AS-BUILT MOBILE HOME (500 SQFT)

PMT2002-13477 FNL Primary Parcel

Description:

AS-BUILT MOBILE HOME (720 SQFT)

PMT2002-20887 WIT Primary Parcel

Description:

CONST SFD DO# B2024

PMT2002-20893 WIT Primary Parcel

Description:

CONST SFD DO# B2025



Parcel Summary Report For Parcel # 043-323-008

2/8/2016
11:14:29AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S880152C RDD Primary Parcel

Description:

PROP 3 CERT OF COMP

DRC2015-00086 REC Related Parcel

Description:

REFER TO ATTACHMENT A-PROJECT DESCRIPTION

PMT2010-01219 FNL Related Parcel

Description:

MAJOR ENGINEERED GRADING ONLY FOR EXPANSION OF COMPOSTING OPERATION INCLUDING AREA A (EXISTING: AS-BUILT, 68,000 CY, CERTIFIED WORK PRIOR TO ISSUANCE) AND AREA B (PROPOSED: 11,000 CY). NO ELECTRICAL OR EQUIPMENT PROPOSED. SEPARATE PERMITS REQUIRED FOR, ALL TANKS, UTILITIES, EQUIPMENT & SEPTIC TANK. T.ROBERTS,RCE/SOILS: N/A ? (DRC2006-00147) NO CODE ENF CASE, VOLUNTARY COMPLIANCE.

PMT2010-01220 FNL Related Parcel

Description:

UPGRADE ELECTRIC SERVICE TO 800 AMP - THREE PHASE, 460 VOLT, TO SERVE COMPOSTING OPERATION



Parcel Summary Report For Parcel # 043-323-009

2/8/2016
11:14:02AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN GOODROW BRAD
3730 CALF CANYON HWY CRESTON CA 93432-

Address Information

<u>Status</u>	<u>Address</u>
P	03722 CALF CANYON HY NCELPO
P	03726 CALF CANYON HY NCELPO
P	03730 CALF CANYON HY NCELPO
P	03710 CALF CANYON HY NCELPO

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
APV.C89-	003	0003	North Cty. Plan	North County I AG				Y		
T28S	R14E	28P	North Cty. Plan	North County I AG				N	VP	
APV.C89-	003	2P	North Cty. Plan	North County I AG				Y	L2	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	T28S R14E PTN SEC 28

Notes

Tax Districts

ATASCADERO
SAN LUIS OBISPO JT(27,40)
NO. 05
AREA NO. 21



Parcel Summary Report For Parcel # 043-323-009

2/8/2016
11:14:02AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

C0140 FNL Primary Parcel

Description:

AG STORAGE BARN ARCH KORNREICH

C0935 FNL Primary Parcel

Description:

ELECTRICAL SERVICE FOR BARN

C9079 FNL Primary Parcel

Description:

PRIVATE RECREATION BLDG (AS BUILT)

CCM2011-00004 MON Primary Parcel

Description:

14. ALL PROPOSED STRUCTURES SHALL USE DARK, EARTH TONED NON-REFLECTIVE MATERIALS AND FINISHES. 15. WITHIN 60 DAYS OF PROJECT APPROVAL, AND PRIOR TO PROJECT EXPANSION, THE APPLICANT SHALL SUBMIT A LANDSCAPE AND SCREENING PLAN FOR THE REVIEW AND APPROVAL OF THE ENVIRONMENTAL COORDINATOR. THE PLAN SHALL GENERALLY PROVIDE PARTIAL SCREENING OF THE OPERATION FROM SURROUNDING AREAS.

DRC2015-00086 REC Primary Parcel

Description:

REFER TO ATTACHMENT A-PROJECT DESCRIPTION

PMT2009-00119 FNL Primary Parcel

Description:

FARM SUPPORT RESIDENCE (1,460 SF) W/ ATTACHED GARAGE (528SF) - FIRESPRINKLERS 2009-00523 - ON 12/29/09 PLANS REVISED FROM SLAB TO RAISED FLOOR FOUNDATION.

PMT2009-00523 FNL Primary Parcel

Description:

FIRE SPRINKLERS FOR FARM SUPPORT RESIDENCE -PMT2009-00119/ NFPA 13D 2002 EDITION/ PIPING CPVC/ SPRINKLERS RELIABLE HOUSE RFC43 CONCEALED RA0612/ GARAGE F1 RES49 RECESSED R3516 175 DEGREE/ BOOSTER PUMP GOULDS HSC20

PMT2010-01219 FNL Primary Parcel

Description:

MAJOR ENGINEERED GRADING ONLY FOR EXPANSION OF COMPOSTING OPERATION INCLUDING AREA A (EXISTING: AS-BUILT, 68,000 CY, CERTIFIED WORK PRIOR TO ISSUANCE) AND AREA B (PROPOSED: 11,000 CY). NO ELECTRICAL OR EQUIPMENT PROPOSED. SEPARATE PERMITS REQUIRED FOR, ALL TANKS, UTILITIES, EQUIPMENT & SEPTIC TANK. T.ROBERTS,RCE/SOILS: N/A ? (DRC2006-00147) NO CODE ENF CASE, VOLUNTARY COMPLIANCE.

PMT2010-01220 FNL Primary Parcel

Description:

UPGRADE ELECTRIC SERVICE TO 800 AMP - THREE PHASE, 460 VOLT, TO SERVE COMPOSTING OPERATION



Parcel Summary Report For Parcel # 043-323-009

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11:14:02AM

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County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2014-00193 CMP Primary Parcel

Description:

AG EXEMPT BARN - 3,000 SQ FT FOR FARM EQUIPMENT.

C0012 FNL Related Parcel

Description:

ELECTRIC FOR AG WELL/30 HP/200 AMP

C7344 FNL Related Parcel

Description:

RANCH OFFICE/BUNK HOUSE(AS BUILT)

C9235 FNL Related Parcel

Description:

DETACHED GARAGE KORNEICH/C-14989/543-1198

C9236 FNL Related Parcel

Description:

1655 SF SFD W/GRADING SECOND PRIMARY KORNEICH/C-14989/543-1198

E010055 RES Related Parcel

Description:

MH/BLD/GRD NO PERMITS

PMT2002-13476 FNL Related Parcel

Description:

AS-BUILT MOBILE HOME (500 SQFT)

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CONST SFD DO# B2025

S880152C RDD Related Parcel

Description:

PROP 3 CERT OF COMP