NEGATIVE DECLARATION & NOTICE OF DETERMINATION

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

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED10-071 **DATE:** May 10, 2012

PROJECT/ENTITLEMENT: Genreal Services - Juvenile Services Center Addition

APPLICANT NAME: County of San Luis Obispo - General Services
ADDRESS: 1050 Monterey Street
CONTACT PERSON: Kathy MacNeill **Telephone:** (805) 781-5988

PROPOSED USES/INTENT: Request by the County of San Luis Obispo Department of General Services for the expansion of the existing County Juvenile Services Center. The proposed additions include the following components:

Administration and Staff Support (two story building), Academic Operations/Classrooms, Treatment Rooms, Classroom/Group Treatment Area, 30-bed housing component (20 proposed and potential for 10 additional within the proposed footprint), Multipurpose Rec Room (gym) – 5,006 square feet, Recreation Yard – 6,770 square feet, Open Space, Existing Building Area, Paving, a Drainage Retention Basin –6,505 cubic foot capacity, and new utility service connections (including piping route to sewer main located at Kansas Avenue).

Altogether, the elements of the proposed additions described above (including open space, recreation yard, paved area and drainage basin) total 1.50 acres (65,505 square feet) of disturbance on a 57.2-acre parcel. The existing emergency access road on the southern boundary of the site will require widening to 16 feet and surfaced with gravel to provide an all-weather surface. Plans for the road at this time call for minor grading, installation of a small section of retaining wall, and placement of decomposed granite on the road surface.

LOCATION: The project is located at 1065 Kansas Avenue, off of Highway 1, approximately 3 miles north of the City of San Luis Obispo, in the San Luis Obispo planning area.

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

Website: http://www.sloplanning.org

OTHER POTENTIAL PERMITTING AGENCIES: Department of Fish and Game

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

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. May 24, 2012

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

Notice of Determination **State Clearinghouse No.** _____

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

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

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

	Murry Wilson		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: General Services - Juvenile Hall Center Additions

Lead Agency: County of San Luis Obispo — Contact Person: Murry Wilson

Mailing Address: 976 Osos Street, Room 300 — Phone: (805)788-2352

City: San Luis Obispo — Zip: 93408-2040 — County: San Luis Obispo

Project Location: County: San Luis Obispo — City/Nearest Community: City of San Luis Obispo

Cross Streets: Highway 1 — Zip Code: 93405

Lat. / Long.: 35° 32′ 0588″ N/ 120° 72′ 1636″ W — Total Acres: 52.7 acres

Assessor's Parcel No.: 073-221-002 — Section: ____ Twp.: ____ Range: ____ Base: ____

Within 2 Miles: State Hwy #: Highway 1 — Waterways: Chorro Creek

Airports: ____ — Railways: UPRR — Schools: ____

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☒ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR
- ☐ (Prior SCH No.) ____
- ☐ Other ____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other ____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☒ Other County Project

Development Type:

- ☐ Residential: Units ____ Acres ____
- ☐ Office: Sq.ft. ____ Acres ____ Employees ____
- ☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
- ☐ Educational ____
- ☐ Recreational ____
- ☐ Water Facilities: Type ____ MGD ____
- ☐ Transportation: Type ____
- ☐ Mining: Mineral ____
- ☐ Power: Type ____ MW ____
- ☐ Waste Treatment: Type ____ MGD ____
- ☐ Hazardous Waste: Type ____
- ☒ Other: Juvenile Hall Facility

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☐ Agricultural Land
- ☒ Air Quality
- ☐ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☐ Forest Land/Fire Hazard
- ☐ Geologic/Seismic
- ☐ Minerals
- ☒ Noise
- ☐ Population/Housing Balance
- ☒ Public Services/Facilities
- ☐ Recreation/Parks
- ☐ Schools/Universities
- ☐ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☐ Solid Waste
- ☐ Toxic/Hazardous
- ☐ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Wildlife
- ☐ Growth Inducing
- ☐ Land Use
- ☐ Cumulative Effects
- ☐ Other ____

Present Land Use/Zoning/General Plan Designation:

County Facilities / Public Facilities

Project Description: *(please use a separate page if necessary)*

Request by the County of San Luis Obispo Department of General Services for the expansion of the existing County Juvenile Services Center. The proposed additions include the following components:

Administration and Staff Support, Academic Operations/Classrooms, Treatment Rooms, Classroom/Group Treatment Area, 30-bed housing component (20 proposed and potential for 10 additional within the proposed footprint),

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Multipurpose Rec Room (gym) – 5,006 square feet, Recreation Yard – 6,770 square feet, Open Space, Existing Building Area, Paving, and a Drainage Retention Basin – 4,400 square feet (3.41 feet deep with a 6,505 cubic foot capacity).

Altogether, the elements of the proposed additions described above (including open space, recreation yard, paved area and drainage basin) total 1.50 acres (65,505 square feet) of disturbance on a 57.2-acre parcel. The existing emergency access road on the southern boundary of the site will require widening to 16 feet and surfaced with gravel to provide an all-weather surface. Plans for the road at this time call for minor grading, installation of a small section of retaining wall, and placement of decomposed granite on the road surface.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

___	Air Resources Board	___	Office of Emergency Services
___	Boating & Waterways, Department of	___	Office of Historic Preservation
___	California Highway Patrol	___	Office of Public School Construction
___	CalFire	___	Parks & Recreation
X	Caltrans District # 5	___	Pesticide Regulation, Department of
___	Caltrans Division of Aeronautics	___	Public Utilities Commission
___	Caltrans Planning (Headquarters)	X	Regional WQCB # 3
___	Central Valley Flood Protection Board	___	Resources Agency
___	Coachella Valley Mountains Conservancy	___	S.F. Bay Conservation & Development Commission
___	Coastal Commission	___	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
___	Colorado River Board	___	San Joaquin River Conservancy
___	Conservation, Department of	___	Santa Monica Mountains Conservancy
___	Corrections, Department of	___	State Lands Commission
___	Delta Protection Commission	___	SWRCB: Clean Water Grants
___	Education, Department of	___	SWRCB: Water Quality
___	Energy Commission	___	SWRCB: Water Rights
x	Fish & Game Region # 4	___	Tahoe Regional Planning Agency
___	Food & Agriculture, Department of	___	Toxic Substances Control, Department of
___	General Services, Department of	___	Water Resources, Department of
___	Health Services, Department of		
___	Housing & Community Development	___	Other _____
___	Integrated Waste Management Board	___	Other _____
___	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date May 10, 2012 Ending Date June 11, 2012

Lead Agency (Complete if applicable):

Consulting Firm: N/A
Address:
City/State/Zip:
Contact:
Phone:

Applicant: County of San Luis Obispo – General Services
Address: 1050 Monterey Street
City/State/Zip: San Luis Obispo, CA 93408
Phone: (805) 781-5988

Signature of Lead Agency Representative: _____ **Date:** May 3, 2012

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Initial Study Summary – Environmental Checklist

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

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(ver 3.3)Using Form

Project Title & No. General Services - Juvenile Services Center Additions ED10-071

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Haley Burgardt and Murry Wilson			5/3/2012
Prepared by (Print)	Signature		Date
Steve McMasters		Ellen Carroll, Environmental Coordinator	5/3/2012
Reviewed by (Print)	Signature	(for)	Date

Project Environmental Analysis

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

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

A. PROJECT

DESCRIPTION: Request by the County of San Luis Obispo Department of General Services for the expansion of the existing County Juvenile Services Center. The proposed additions include the following components:

- Administration and Staff Support (two story building)
- Academic Operations/Classrooms
- Treatment Rooms
- Classroom/Group Treatment Area
- 30-bed housing component (20 proposed and potential for 10 additional within the proposed footprint)
- Multipurpose Rec Room (gym) – 5,006 square feet
- Recreation Yard – 6,770 square feet
- Open Space
- Existing Building Area
- Paving
- Drainage Retention Basin – 6,505 cubic foot capacity
- New utility service connections (including piping route to sewer main located at Kansas Avenue)

Altogether, the elements of the proposed additions described above (including open space, recreation yard, paved area and drainage basin) total 1.50 acres (65,505 square feet) of disturbance on a 57.2-acre parcel. The existing emergency access road on the southern boundary of the site will require widening to 16 feet and surfaced with gravel to provide an all-weather surface. Plans for the road at this time call for minor grading, installation of a small section of retaining wall, and placement of decomposed granite on the road surface. The proposed project is within the Public Facilities land use category and is located at 1065 Kansas Avenue, off of Highway 1, approximately 3 miles north of the City of San Luis Obispo, in the San Luis Obispo planning area.

ASSESSOR PARCEL NUMBER(S): 073-221-002

Latitude: 35 degrees 32 ' 0588" N Longitude: 120 degrees 72' 1636" W SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: San Luis Obispo, Rural

LAND USE CATEGORY: Public Facilities

COMBINING DESIGNATION(S): Sensitive Resource Area

EXISTING USES: County Administration Campus

TOPOGRAPHY: Nearly level

VEGETATION: Grasses , ornamental landscaping , riparian

PARCEL SIZE: 52.7acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Public Facilities; undeveloped/Highway 1	*East:* Public Facilities; County Administration
South: Public Facilities; County Administration	*West:* Public Facilities; County Administration

C. ENVIRONMENTAL ANALYSIS

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

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Setting. The project site is located off of Highway 1, approximately 3 miles northwest of the City of San Luis Obispo. The project site drops slightly in elevation from Highway 1 and is characterized by Chorro Creek, which meanders through the site forming the southern and western boundary of the proposed development footprint. This portion of the site is dominated by dense riparian vegetation, while the area proposed for development is characterized by non-native grassland (with some scattered coastal shrubs) managed with active landscape maintenance. The proposed development area is also bound by a paved internal circulation road to the north and directly abuts the existing Juvenile Services Center to the east.

The project site supports existing County administrative development which includes the County maintenance yard, the Women's Jail, the existing Juvenile Services Center (JSC), County Probation offices, the County Sheriff's office, County animal services, and a County fueling station. The site can be characterized as dominated by industrial and office development.

The project site is within a Sensitive Resource Area/Highway Corridor designation which recognizes this portion of Highway 1 as a scenic viewing corridor, offering views of The Morros mountain range (also called the "Seven Sisters") extending from Morro Rock to the west, through the City of San Luis Obispo to the east.

According to the San Luis Obispo Area Plan section of the County General Plan, the Sensitive Resource Area (SRA) designation covers the highly scenic and important backdrops and natural landmarks visible from scenic highways and the urban area, and is also applied to locations of rare or endangered plants and animals. Scenic and visual qualities of distant ridges, peaks and hillsides, as well as the closer or "foreground" elements such as rock outcrops, oak woodlands, creeks and other visually appealing natural formations and vegetation contribute to the widespread perception by local

residents and visitors alike that the San Luis Obispo area is a desirable place to live or visit.

Impact. With respect to the project site, the SRA applies to the scenic nature of this portion of Highway 1 and views of The Morros mountain chain. Specifically, The SRA in the project vicinity covers this area from the tops of these hills, peaks and connecting ridges down to the 280-foot elevation.

Although the portion of Highway 1 that fronts the proposed project site is protected under the SRA Combining Designation, it is important to note that the project development would be an addition to an existing structure on a site dominated by industrial and office development. The existing Juvenile Services Center architectural design and exterior colors are consistent with surrounding buildings and infrastructure within the general vicinity. However, the proposed project additions and second story administrative floor may alter existing aesthetics, compatibility, and visibility of the project site.

In addition, the location of both the existing Juvenile Services Center structure and the proposed addition to the existing structure are located below the 280-foot elevation threshold as stipulated in the San Luis Obispo Area Plan. The addition would be located at or below the viewer's eye line as experienced from Highway 1 and would not be located within the primary cone of vision therefore would not significantly interfere with the views of the scenic backdrop.

The existing JSC facility is visually consistent with the existing and surrounding infrastructure in the general vicinity of the project site. The proposed addition and second story administrative floor may impact the visual character and views of the project site within the designated SRA. These potential impacts area associated with the potential use of incompatible colors and the potential to create glare or night lighting impacts which may impact the surrounding areas. These light impacts may adversely affect the biological resources within the immediate vicinity of the JSC facility as well. The Biological Resources section discusses further details of the potential lighting impacts.

Mitigation/Conclusion. To ensure the scenic value of the surrounding landscape is protected, mitigation measures will be applied to the project addressing the impacts associated with glare and/or night lighting, and colors and materials. These measures will reduce the potential for night lighting impacts and will require colors and material that are compatible with the surroundings. Please refer to Exhibit B – Mitigation Summary Table for a detailed description of mitigation measures (see Biological Resources Section for lighting measures). With the incorporation of these mitigation measures, the aesthetic impacts can be reduced to less than significant levels.

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

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

Land Use Category: Public Facility

State Classification: Not prime farmland, Prime Farmland if irrigated

Historic/Existing Commercial Crops: None

In Agricultural Preserve? No

Under Williamson Act contract? No

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

Briones-Tierra complex, (15 - 50% slope).

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

Tierra. This moderately to steeply sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

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

Los Osos-Diablo complex (15 - 30% slope).

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

Diablo. This moderately sloping loamy claypan soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes,slow percolation. The soil is considered Class IV without irrigation and Class is not rated when irrigated.

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

Xererts-Xerolls-Urban land complex (0 - 15% slope). This nearly level to moderately sloping soils is poorly drained. The soil has unrated erodibility and unrated shrink-swell characteristics, as well as having unrated septic system constraints. The soil is considered Class is not rated without irrigation and Class is not rated when irrigated.

Impact. The project is located on a site dominated by industrial and office development with no agricultural activities occurring on the property. Although some agricultural activities occur to the north of the project site, these activities are separated from the site by Highway 1. Some agricultural activities occur on parcels to the southeast (grazing and dry farming); however, these areas are separated from the project by the existing industrial and office development associated with the County facilities. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☒	☐	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *Other:* _____	☐	☐	☐	☐

Setting. The Air Pollution Control District (APCD) has developed the 2009 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 1.5 acres. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project proposes to disturb soils that have been given a wind erodibility rating of low 2-7, which is considered low to high. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant, long term air quality impacts are expected to occur. However, due to the potential for high wind of on-site soils, temporary construction dust generation is considered a significant but mitigable impact.

The California Air Resources Board (CARB), the California Environmental Protection Agency, and other governmental agencies with jurisdiction are in the process of developing guidelines and thresholds to address a project's cumulative contribution to greenhouse gas (GHG). Over the last few years, a series of related legislative acts have been made relating to this issue.

There are seven greenhouses gases, as follows, and are in order of their global warming potential: Carbon dioxide, Methane, Nitrous oxide, Chlorofluorocarbons, Hydrofluorocarbons, Perfluorocarbons, and Sulfur hexafluoride.

As an interim effort until such time CARB formalizes a process for development to follow, the following is a qualitative discussion of the project's impacts, as well as measures to reduce the project's GHG production.

The proposed project will result in an increase of human activity, including increased use of vehicles and electricity, which will generate small increased amounts of carbon dioxide, nitrous oxides, and hydrofluorocarbons.

The project's cumulative contribution to GHG emissions is relatively small and considered insignificant based on APCD thresholds for GHG. At this time, further analyses of this project's impacts are considered overly speculative given that there is no empirical evidence available at the present to evaluate this issue further under CEQA for individual or cumulative impacts, nor a statewide cumulative assessment on how new development is expected to achieve 1990 emission levels. At such time that GHG guidelines and/or thresholds are established by the CARB, additional mitigation may be appropriate.

Mitigation/Conclusion. To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including, but not limited to, reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible. These measures are listing in Exhibit B – Mitigation Summary Table and will reduce potential air quality impacts to less than significant.

4. BIOLOGICAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in a loss of unique or special status species or their habitats?	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☐	☐
c) Impact wetland or riparian habitat?	☐	☒	☐	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. As noted above, the property is located northwest of the City of San Luis Obispo near a complex of County-operated facilities. The proposed expansion area is currently undeveloped. Access to the site is via Highway 1 to Kansas Avenue. The property is bordered by a riparian corridor of a tributary of Chorro Creek, Highway 1, and the existing Juvenile Hall Facility. No potential wetlands exist within the proposed expansion area.

The proposed project was surveyed for biological resources by Brooke Langle (Terra Verde, January 2010). According to the biological survey, there is ongoing maintenance of the site in the form of weed and vegetation abatement for fire suppression, including trimming of the riparian woodland along the south side of the property. The entire proposed expansion area was mowed in compliance with California Department of Fire (CalFire) weed abatement requirements during the April field surveys.

Habitat Types. The results of the research of the area surrounding the property indicate that 97 sensitive species, 56 plant and 41 wildlife species, have the potential to occur on-site. No sensitive species were observed within the proposed expansion area during the appropriately-timed surveys (e.g., blooming and nesting seasons). At least three sensitive species are known to exist within Chorro Creek and its riparian corridor.

Non-native Annual Grassland. Most of the proposed expansion area supports non-native annual grassland, with scattered coastal scrub species native to the area. A few native bunchgrasses, purple needlegrass (*Nassella pulchra)*, were observed in patches, but were not present in sufficient number to be considered an individual plant community. The non-native annual grassland is dominated by wild oats (*Avena fatua*) and soft chess brome (*Bromus hordeaceus*). Other common species in this plant community were foxtail barely (*Hordeum murinum*), ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis ssp. rubens*), rattail fescue (*Vulpia myuros*), English plantain (*Plantago lanceolata*), and burclover (*Medicago polymorpha*). A few native shrubs occur within the grassland area including coyote brush (*Baccharis pilularis*) and California sage (*Artemisia californica*). Several weedy species were also found throughout the grassland, including mustard (*Brassica nigra*), bull thistle (*Cirsium vulgare*), filaree (*Erodium botrys* and *E. cicutarium*), Russian thistle (*Salsola tragus*), teasel (*Dipsacus sylvestris*), and bristly ox-tongue (*Picris echioides*). This plant community provides habitat for wildlife species common to this region, such as western fence lizards, gophers, deer, coyote, blue jays, and sparrows. It may also provide foraging habitat for raptor species.

Riparian Woodland. This plant community borders the existing property and the proposed expansion area. It is dominated by a dense stand of arroyo willows (*Salix lasiolepis*) with occasional California sycamores (*Platanus racemosa*). Several native species exist in the understory and include poison oak (*Toxicodendron diversilobum*), coffeeberry (*Rhamnus californica*), blackberry (*Rubus ursinus*), and stinging nettle (*Urtica dioica*). Riparian woodlands are an important vegetation community based on the diversity of aquatic and terrestrial species that utilize these areas. They typically provide shade for fish species, insects drop to feed aquatic species, drinking water for birds and wildlife, and essential aquatic habitat for reptiles and amphibians. Riparian woodlands also provide a migratory corridor for numerous fisheries species, including steelhead. All plant and wildlife species observed during the field surveys are listed in the survey prepared by Terra Verde.

Sensitive Species. The proposed expansion area does not support special status species. It is likely that special status species utilize the adjacent riparian corridor based on numerous findings of these species in the nearby reach of Chorro Creek (CNDDB records, personal communications). The riparian corridor is not proposed to be disturbance as a part of this project.
Please refer to the survey prepared by Terra Verde for a complete list of sensitive status species with the potential to occur on-site.

Impact. The proposed project was surveyed for biological resources by Brooke Langle (Terra Verde, January 2010). The report included a review for any sensitive botanical or wildlife that may exist on or near the proposed project site as well as on-site surveys for sensitive species.

The proposed expansion area exists on a relatively flat parcel. In order to improve the site for the expansion project, existing vegetation will be cleared, the area will be graded level, and the addition will be constructed and associated infrastructure will be extended. The existing emergency access road on the southern boundary of the site will require widening to 16 feet and altered to provide an all-weather surface. Plans for the road at this time call for minor grading, installation of a small section of retaining wall, and placement of decomposed granite on the road surface. Drainage is anticipated to be held on-site. For purposes of the survey prepared for this project, the proposed expansion area and emergency access road were considered, with a buffer of approximately 100 feet. This buffer was

chosen due to the location of the property and the anticipated vegetation clearance requirements for fire safety.

Due to the small project size, available open space surrounding the property and avoidance of the riparian corridor, habitat corridors are not likely to be adversely affected by the proposed expansion project.

Vegetation. All of the non-native and native grassland species that exist within the proposed expansion area will be permanently removed. In addition, several native shrubs (coyote brush), up to two sycamore trees, and one willow tree will be removed. Tree removal is necessary for proposed improvements to the existing emergency access fire road, as required by CalFire. The proposed expansion project avoids impacts to waters that fall under the jurisdiction of the U.S. Army Corps of Engineers. The California Department of Fish and Game has been contacted to determine if a 1600 streambed alteration agreement is required for minor impacts to the riparian corridor. Although the project does not alter the creek or significantly alter the surrounding riparian vegetation, the Department has recommended applying for an agreement to cover any potential incidental impacts to the creek (Mr. Mike Hill, CDFG, personal communication).

Nesting birds. Potential impacts for nesting birds, including those protected by the Migratory Bird Treaty Act, may occur only if grading and vegetation clearing occurs during the typical nesting period (March 1 to August 15). No nesting birds were observed during the on-site surveys, and as such are not expected to occupy the proposed expansion project construction area this season. Short-term, temporary impacts to habitats of nesting birds (and other wildlife in the area) may include construction noise and vibration. These impacts are considered significant but mitigable.

Unnamed Tributary to Chorro Creek and Drainages. There are no blue line drainages or creeks that will be directly impacted by the proposed expansion project. The County will continue to maintain an existing, small (~1-inch) plastic drain pipe from the existing recreation yard which drains the field and outlets above the emergency access road and away from the creek. The proposed expansion project design avoids any changes to existing drainage and thereby avoids impacting the creek and its riparian corridor.

Lighting. Lighting for the existing Juvenile Hall facility is located throughout buildings, along the fence between the outdoor yard and the secondary "no person area" fence near the existing emergency road, and the riparian corridor of the creek. This lighting is necessary for safety purposes and operational standards, including deterrence of illegal drug and alcohol drop offs to the exercise yard. In addition to the existing lighting, four perimeter lights at the southern most edge of the facility will be installed along the proposed small security fence. These new lights will be directed toward the existing facility rather than toward the riparian area. This action will be an improvement from the current lighting arrangement. The County has reviewed plans drafted to date for the proposed expansion project which indicates that the with the proposed JSC facility additions, primarily the incorporation of the second story Administrative floor, the potential exists for adverse impacts from the brightness and glare of lights. The addition of glare or night lighting to the surrounding site, may adversely affect the biological resources within the area. However, mitigation measures are feasible to reduce these lighting impacts; thus, impacts are considered significant but mitigatable.
Southwestern Pond Turtle. Southwestern pond turtles have been documented in Chorro Creek and may utilize the unnamed tributary and riparian area adjacent to the proposed project site. Uplands may be used for travel and nesting. Ongoing maintenance will likely deter pond turtles from nesting within the proposed project area. Turtles within the proposed project area during construction may be injured or killed during clearing, grading, and earth-disturbing activity. Completion of the proposed project will not impact turtle habitat in the creek or its riparian corridor. Construction impacts are considered significant but mitigable.

California red-legged frog. California red-legged frogs have been documented in Chorro Creek and may utilize the tributary and riparian area adjacent to the proposed project site. Frogs may also utilize the uplands surrounding the creeks in the area for movement, including dispersal and foraging. The ongoing maintenance of the County property for fire control and weed suppression will likely deter frogs from relying on the grasslands adjacent to the creek. Additionally, if a frog were to travel across the project site, they would encounter a paved road, road shoulder, and would shortly encounter Highway 1. Nonetheless, frogs may use or travel through the uplands on the project site. Frogs may be indirectly impacted in the short-term by construction noise or vibration. Frogs present during clearing, grading, and earth-disturbance may be killed or injured. Impacts are considered significant but mitigable.

Steelhead. Steelhead have been documented in Chorro Creek and may utilize the unnamed tributary bordering the proposed project site. Expansion of Juvenile Services Center as currently planned will not directly impact steelhead. It is possible that indirect impacts from erosion and sedimentation may occur to the aquatic habitat, thus, potentially impacting steelhead if present. Impacts are considered significant but mitigable.

Mitigation/Conclusion. In order to reduce impacts to less than significant levels, mitigation measures addressing impacts related nesting birds, tree removal, riparian corridor vegetation, sensitive status species including California red legged frog, southwestern pond turtles, and steelhead will be required. Please refer to Exhibit B – Mitigation Summary Table for a detailed description of required mitigation measures. With inclusion of the required mitigation measures, biological resource impacts will be reduced to a less than significant level.

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

Setting. The project is located in an area historically occupied by the Chumash . No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is located in an area that would be considered culturally sensitive due to the presence of physical features typically associated with prehistoric occupation. In this case, the tributary to Chorro Creek located on-site would provide suitable water resources and foraging/hunting opportunities. In order to evaluate the proposed projects impacts to cultural resources, an Archaeological Inventory Survey and an Extended Phase I Archaeological Survey was prepared for the project site (CRMS, July 30, 2009 and January 11, 2010). According to the archaeological report prepared, no evidence of cultural materials were noted on the property. Impacts to historical, archaeological or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?	☐	☐	☒	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☒	☐	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
e) Include structures located on expansive soils?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☒	☐	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐
h) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
i) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
*j) Other:*_____	☐	☐	☐	☐

Setting

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

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: Unlikely due to the distance to any known sepentine rock outcrop (at least one mile).

Shrink/Swell potential of soil: Low to high

Other notable geologic features? None

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

Within the 100-year Flood Hazard designation? No

Closest creek? Unnamed blue line tributary to Chorro Creek Distance? On-site (forming southern site boundary)

Soil drainage characteristics: Not well drained to very poorly drained

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

SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the the project's soil erodibility is as follows:

Soil erodibility: Low to moderate

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

Impact. As proposed, the project will result in the permanent disturbance of approximately 1.5 acres. Proposed grading activities would result in disturbed soil, and potential down-gradient sedimentation if not adequately controled. An erosion and sedimentation control plan will be required and shall include, but not be limited to, the use of straw wattles; silt fencing, hydroseeding, and rip-rap. Implementation of these measures would mitigate potential erosion and sedimentation impacts. It is important to note that the proposed project includes a drainage retention basin designed to retain stormwater runoff on-site, minimizing impacts related to sedimentation of the tributary to Chorro Creek.

A Storm Water Pollution Prevention Plan (SWPPP) will be required based on the area of proposed disturbance (1.5 acres). Implementation of the SWPPP will ensure against significant erosion and sedimentation impacts. Because the applicant will be required to implement erosion and sediment control measures associated with the SWPPP, a separate erosion and sediment control plan will not be required, as the County is not subject to the Land Use Ordinance sections referenced above.

The project will increase impervious area which has the potential to result in downstream flooding impacts and carry polluted runoff. To minimize these impacts, the applicant will be required to implementation of Low Impact Development (LID) measures in addition to the proposed retention basin.

Mitigation/Conclusion. Implementation of erosion and sediment control measures along with incorporation of at least two LID measures will reduce potential impacts associated with Geology and Soils to less than significant levels. Please refer to Exhibit B – Mitigation Summary Table for mitigation measures required for sedimentation and erosion control and Low Impact Development requirements.

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

Setting. The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area.

With regards to potential fire hazards, the subject project is within the moderate to high Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 5-10 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. Although the project site is within the moderate to high fire hazard severity zone, the project is an addition to the existing Juvenile Services Center which is located in the vicinity of several other County administration facilities. The addition of the proposed project would not result in construction in an un-developed area or otherwise require emergency services in an un-serviced area. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

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

Setting. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

A portion of the project site is within close proximity to a transportation noise source (Highway 1) and development within the following distances from the noise source would exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ areas within the 60 dB to 65 dB range - 225 feet from road centerline, and closer;
- ✓ areas within the 65 dB to 70 dB range – 125 feet from road centerline, and closer;
- ✓ areas above the 70 dB level - 125 feet from road centerline, and closer.

Impact. At its closest, the proposed additions would be approximately 160 feet from the centerline of the identified noise source (Highway 1). Although a portion of the proposed additions would be within the 60-65 dB range stipulated above, it is important to note that the Highway 1 (the identified noise source) is elevated from the proposed structural development such that the building roof would be at the same approximate elevation of Highway 1, avoiding any open windows, doors or vents that might directly face the noise source. The outdoor use areas would also be located below the identified noise sources as discussed above. This difference in elevation/topography provides for the attenuation of sound, minimizing noise impacts. These topography and design features, combined with construction standards set forth in the Uniform Building Code, will reduce noise impacts to less than significant levels.

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

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

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

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project is not subject to the inclusionary housing ordinance requirements and no mitigation measures are necessary.

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

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

Police: County Sheriff Location: San Luis Obispo (Kansas Ave.)

Fire: Cal Fire (formerly CDF) Hazard Severity: Moderate to Response Time: 5-10 minutes

High

Location: Approximately 2.3 miles to the southeast

School District: San Luis Coastal Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. The purpose of the proposed project is to better facilitate the administration of County Juvenile Services for the community and surrounding region. As such, the proposed project would result in an overall improvement in police capabilities for the region. Although the project site is within the moderate to high fire hazard severity zone, the project is an addition to the existing Juvenile Services Center, along with several other County administration facilities located on the property. The addition of the proposed project would not result in construction in an un-developed area or otherwise require emergency services in an un-serviced area. No adverse impacts to public services have been identified.

Mitigation/Conclusion. No impacts were identified and no mitigation measures are required.

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

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

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

12. TRANSPORTATION/ CIRCULATION - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. The county has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the project's access streets (Highway 1 and Kansas Avenue) are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to Caltrans. The primary concerns provided by Caltrans relates to interior circulation roads and the requirement for an encroachment permit within the Highway 1 right of way if improvements are required at the Highway 1 and Kansas Avenue intersection. The County has incorporated those concerns into the project design. No significant traffic-related concerns were identified.

Impact. The proposed project includes the relatively small addition of 20 beds (with the potential for 10 additional beds in the future) to the existing Juvenile Services Center. It should be noted that this addition does not result in a significant increase in trips to and from the property as the juveniles being housed would not have the ability to come and go, or otherwise generate new vehicle trips. A small amount of additional traffic associated with the administrative activities will not result in a significant change to the existing road service or traffic safety levels.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐

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

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems. All wastewater systems that generate 2,500 gpd day of effluent are required to have and maintain a Waste Discharge Permit issued by RWQCB. Permits may also be required by the County's Environmental Health Division as well as the Public Works Department. Public agency control of community wastewater systems are encouraged but not required when such an agency is not prepared to oversee such a wastewater system. The current system would have a requirement for a waste discharge permit from the Regional Water Quality Control Board (RWQCB) to operate.

Impact. The project proposes to use the existing wastewater treatment facility located just west of the project site to handle wastewater effluent. The expansion to the existing JSC facility, specifically the addition of 20 additional beds (potential for 30 beds in total) will result in an increased amount of wastewater generated at the JSC facility. Based on the proposed project, the existing wastewater system has the capacity to handle the project's additional effluent.

Mitigation/Conclusion. The existing wastewater system has capacity to serve the proposed project therefore no wastewater impacts are expected to occur and no mitigation is required.

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

14. WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Adversely affect community water service provider?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project proposes to use existing water services as its water source. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek from the proposed development is a blue line tributary to Chorro Creek which courses throught the subject property. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion.

Impact. In order to respond to stormwater runoff concerns the proposed Juvenile Services Center addition includes a retention basin designed to ensure that the project results in, at a minimum, no-net-increase in stormwater runoff from the site. Additionally, the project will include Low Impact Development design techniques to address stormwater concerns. These measures will ensure that impacts related to sedimentation will be less than significant.

According to the County water calculations, it is expected that the 20 additional beds (potential for 30 beds in the future) will require a total of 6.3 acre feet of water per year or 0.21 acre feet per year for each additional bed.

Mitigation/Conclusion. Although the project is not anticipated to significantly impact the County of San Luis Obispo water supply, every effort to conserve water shall be made to minimize cumulative impacts to water supplies. Water conservation measures are included in Exhibit B – Mitigation Summary Table and will reduce water related cumulative impacts to a less than significant level.

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

15. LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). The project site is within a Sensitive Resource Area/Highway Corridor designation which recognizes this portion of Highway 1 as a scenic viewing corridor, offering views of The Morros mountain range (also called the "Seven Sisters") extending from Morro Rock to the west, through the City of San Luis Obispo.

Impact. According to the San Luis Obispo Area Plan section of the County General Plan, the Sensitive Resource Area (SRA) designation covers the highly scenic and important backdrops and natural landmarks visible from scenic highways and the urban area, and is applied to locations of rare or endangered plants and animals. Scenic and visual qualities of distant ridges, peaks and hillsides, as well as the closer or "foreground" elements such as rock outcrops, oak woodlands, creeks and other visually appealing natural formations and vegetation contribute to the widespread perception by local residents and visitors alike that the San Luis Obispo area is a desirable place to live or visit.

With respect to the project site, the SRA applies to the scenic nature of this portion of Highway 1 and views of The Morros mountain chain. Specifically, The SRA covers this area from the tops of these hills, peaks and connecting ridges down to the 280-foot elevation.

Although the portion of Highway 1 that fronts the proposed project site is protected under the SRA Combining Designation, it is important to note that the project development would be an addition to an existing structure on a site dominated by industrial and office development. The proposed addition to the Juvenile Services Center and associated lighting scheme has been designed to appear as a continuation of the existing building, with a compatible architectural design. In addition, the location of both the existing structure and proposed addition are below the 280-foot elevation threshold stipulated in the San Luis Obispo Area Plan and would be located at or below the viewer's eye level as experienced from Highway 1.

Because of the current use of the site for industrial and office development, the low elevation of the proposed development and the elevated nature of Highway 1 fronting this site and the fact that the proposed additions will be visually contiguous with the existing JSC facility, the project is considered to be compatible with the surrounding area. Impacts are considered less than significant.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

a)	***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***	☐	☒	☐	☐
b)	***Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)***	☐	☒	☐	☐
c)	***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***	☐	☐	☒	☐

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

Exhibit A - Initial Study References and Agency Contacts

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

Contacted	Agency	Response
☐	County Public Works Department	**Not Applicable**
☐	County Environmental Health Division	**Not Applicable**
☐	County Agricultural Commissioner's Office	**Not Applicable**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☐	Air Pollution Control District	**Not Applicable**
☒	County Sheriff's Department	**In File****
☐	Regional Water Quality Control Board	**Not Applicable**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Game	**In File****
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☒	CA Department of Transportation	**In File****
☐	Community Service District	**Not Applicable**
☒	Other US Fish and Wildlife Service	**In File****
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

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

Other documents

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

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

Archaeological Inventory Survey of the Juvenile Hall Expansion, a ± 2 Acre Parcel at 1065 Kansas Avenue, San Luis Obispo, San Luis Obispo County, California. CRMS. July 30, 2009.

Extended Phase I Archaeological Survey of the Juvenile Hall Expansion, a ± 2 Acre Parcel at 1065 Kansas Avenue, San Luis Obispo, San Luis Obispo County, California. CRMS. January 11, 2010.

Biological Resource Assessment, Juvenile Hall Expansion, County of San Luis Obispo General Services Department, 1065 Kansas Ave, San Luis Obispo, California APN: 073-221-002. Terra Verde Environmental Consulting. Revised January 29, 2010.

Exhibit B - Mitigation Summary Table

AESTHETIC RESOURCES

AS-1 Prior to occupancy or use, the applicant shall implement a design plan that demonstrates the main exterior wall surfaces and architectural design will include one of the following:

a) The County-approved exterior color shades and chroma so no colors seen from (Highway 1) will have a color with a value or intensity greater than "6" (preferably less (darker)) as provided in the Munsell Book of Color. These colors shall blend with the surrounding natural environment and shall support the architectural theme of the structure while at the same time have low reflective qualities or brightness, or

b) The proposed additions shall appear to be a continuation of the existing building, with the same architectural design and color scheme. The entire JSC facility shall have a consistent design and will retain its compatible visual appearance with the surrounding infrastructure.

Prior to commencement of construction, the applicant shall receive approval of colors and material by the Department of Planning and Building.

AIR QUALITY

AQ-1 Fugitive Dust (PM_{10}). To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including, but not limited to, reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible. **The following measures shall be shown on all applicable construction and/or grading plans:**

(1) Reduce the amount of the disturbed area where possible;
(2) Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency shall be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible;
(3) All dirt stock-pile areas shall be sprayed daily as needed; and
(4) All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible, and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
(5) Permanent dust control measures identified in the approved project plans shall be implemented as soon as possible following completion of any soil disturbing activities;
(6) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established;
(7) All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
(8) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
(9) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114;
(10) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and
(11) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

BIOLOGICAL RESOURCES

BIO-1 To protect sensitive bird species and those species protected by the Migratory Bird Treaty Act, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season (March 1 – August 15). If avoiding construction during this season is not feasible, a qualified biologist shall survey the area one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species and all activity will remain outside of that buffer until the applicant's biologist has determined that the young have fledged. If special status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Game biologist, and/or the U.S. Fish and Wildlife Service. This measure applies to work that may occur beyond the 2009 nesting season. There were no nesting birds observed during the 2009 surveys and no birds are anticipated to begin a nest late in the season.

BIO-2 Prior to occupancy or use, the applicant shall replace at a 2:1 ratio the two sycamores and one willow tree removed. The replacement shall occur in the disturbed area at the western edge of the expansion area. This area is currently disturbed and in a weedy condition. All planting shall occur on the edge of or in line with the existing riparian woodland. If planting at this location is not feasible, the applicant will seek out an appropriate off site planting location as approved by the Environmental Coordinator. Prior to occupancy, the applicant shall provide a tree mitigation plan for review and approval by the Environmental Coordinator. The mitigation plan shall demonstrate compliance with the following measures:

a. Species – Trees shall be of the same species of the trees impacted. The species shall be clearly specified on the plans.
b. Size – Replacement trees shall be from either vertical tubes or deep, one gallon container sizes.
c. Planting – Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading completed in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter case, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (enough for 6- 12" of cover). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
d. Maintenance – Newly planted trees shall be maintained until successfully established. This shall include protection from animals, regular weeding of at least a three foot radius out from the planting and adequate watering. Hand removal of weeds shall be kept up on a regular basis at least once in late spring (April) and once in early winter (December).
e. Irrigation/Watering – Irrigation details shall be clearly shown on the plans. Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period.

BIO-3 Prior to initial earth-disturbance, silt fencing shall be installed along the edge of the riparian corridor. The silt fence shall be installed by the end of the first day of clearing and/or earth-disturbance. This fencing will act as both an erosion and sedimentation control measure, but will also delineate the limits of disturbance and required avoidance of the riparian corridor. This fencing shall be maintained and remain in place until all disturbed areas have been stabilized. Additionally, high visibility fencing, such as t-posts and yellow rope and/or orange safety fencing, shall be used to delineate the construction area to ensure that equipment and personnel do not affect suitable habitat outside of and adjacent to construction areas.

BIO-4 Work activities will, to the extent possible, be scheduled during that time of year when impacts to California red-legged frog would be minimized. In order to minimize potential impacts to the adjacent creek and wildlife in the creek and its riparian corridor (including, steelhead, California red-legged frog, and southwestern pond turtle), clearing, grubbing, and grading will only occur during the non-rainy season (October 15 – April 15). Earth-disturbing work may be approved on a case by case basis by the Environmental Resources Management Division of the County if the weather forecast is clear for reasonable periods of time.

BIO-5 In order to ensure no sensitive species or habitats are impacted, an environmental training will be conducted prior to the start of construction. Specifically, prior to the commencement of any activities at the proposed project site, a qualified biologist with demonstrable experience with California red-legged frog will conduct a training session for all construction personnel. At a minimum, the training will include a description of California red-legged frogs and its habitat (both breeding and dispersal), a discussion of those specific measures that are being implemented to avoid take of the species, and the limits of the proposed project site boundary. Workers shall also be informed of the additional sensitive species, steelhead and the southwestern pond turtle and directed to halt work if any of these species are observed within the proposed project area. Work may only resume after the County's biologist has cleared the area (e.g., identified species as not protected, consulted with the regulatory agencies to gain necessary authorizations, etc). Workers on the site shall also be instructed to not impact any riparian vegetation outside of limits of construction.

BIO-6 A qualified biologist will survey the proposed project site a minimum of 48 hours before the onset of grading or construction activities. If any life stage of California red-legged frog is found within the work area, the U.S. Fish and Wildlife Service will be contacted for guidance as to how to proceed. If southwestern pond turtles are observed, the California Department of Fish and Game will be contacted for guidance on how to proceed.

BIO-7 A qualified biologist shall be present at the work site during all initial clearing, grading, and earth-disturbing work. The biologist will monitor project activities to ensure compliance with all take avoidance measures. If the biologist recommends that work be stopped because take of California red-legged frog is likely to occur as a result of project activities, the resident engineer in charge of construction activities will be notified immediately and all actions that could result in take of California red-legged frog will cease until the U.S. Fish and Wildlife Service has been notified to determine how to proceed.

BIO-8 During construction activities, refueling, maintenance, concrete washout, staging of equipment, and hazardous materials storage shall occur at least 60 feet away from the creek and its riparian corridor. Equipment left on site overnight shall be moved as far as possible from the riparian corridor. These materials and any stationary/non-working equipment shall not be placed in a location where a spill would drain directly toward aquatic habitat. Prior to the onset of work, the applicant will prepare a plan to identify how they will respond to any accidental spills. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.

BIO-9 The County shall ensure that all areas disturbed by the proposed expansion project are properly stabilized, including seeding and/or planting. Seed mix and plant material shall be of regionally native stock obtained from local sources.

BIO-10 Prior to initiation of construction activities, the applicant shall submit a lighting plan demonstrating that directed views of the light sources along the external walls of the additions to the JSC facility are shielded from the surrounding site and sensitive resources. New lights shall be directed toward the existing facility rather than toward the riparian area to reduce the impact on biological resources.

BIO-11 The number of access routes, size of staging areas, and the total area of the activity will be limited to the minimum necessary to successfully complete the proposed expansion project. As needed, environmentally sensitive areas will be established to confine access routes and construction areas to those necessary areas such that take of California red-legged frog is avoided and impacts to its habitat are kept to a minimum.

GEOLOGY AND SOILS

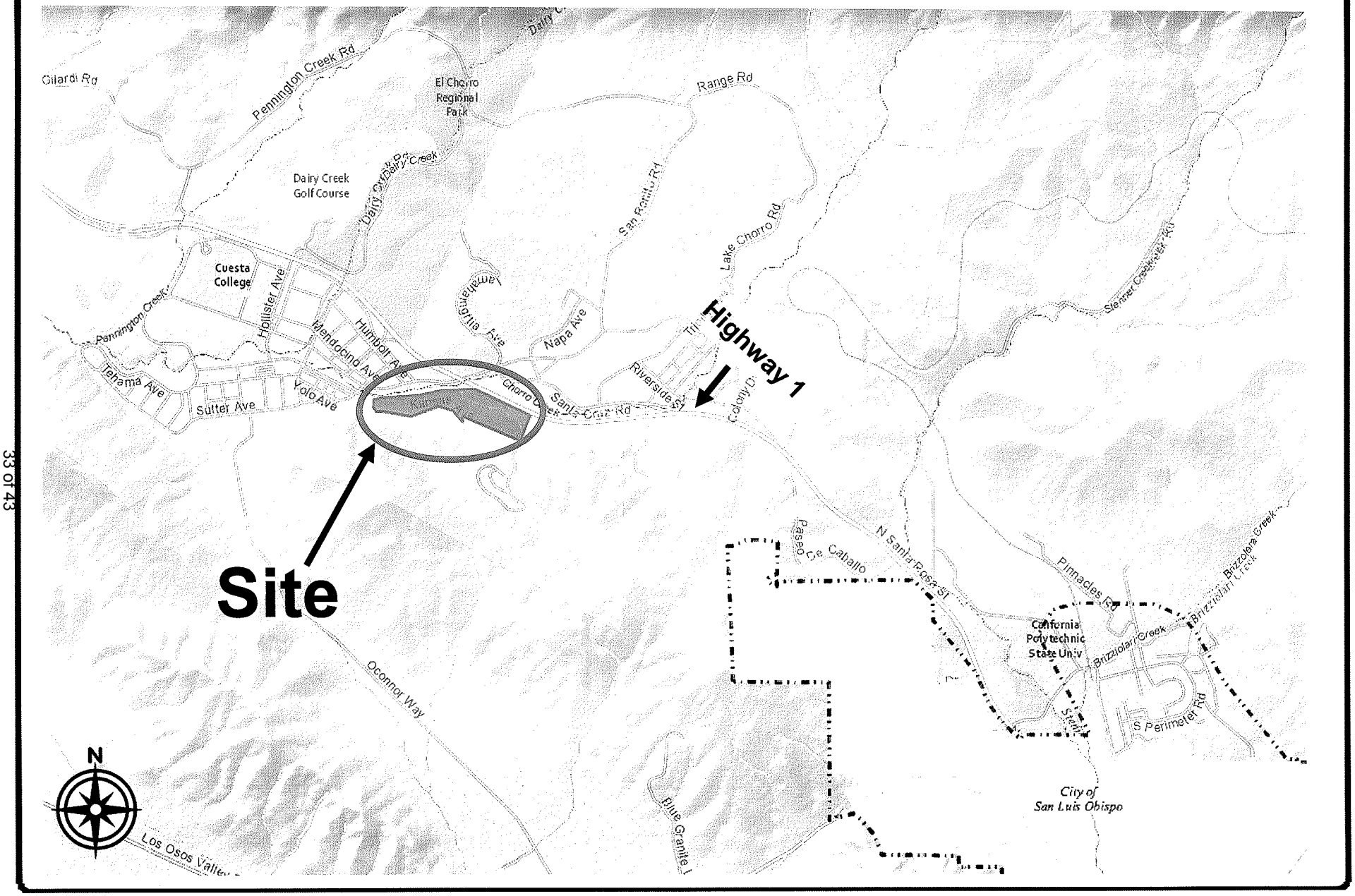
GS-1 Prior to initiation of construction activities, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for the proposed project. **During all construction activities,** the applicant shall implement the requirements of the approve SWPPP.

GS-2 Prior to initiation of construction activities, the applicant shall include a minimum of two (2) Low Impact Development (LID) design measures. These measures may include but are not limited to: vegetated swales, disconnected downspouts, porous pavement, amended soils, etc.

WATER

W-1 Construction plans shall show the use of all feasible indoor water conservation measures, including but not necessarily limited to: low water-use toilets, showerheads, and faucets; automatic shut-off devices for bathroom and kitchen faucets; and point-of–use supplemental water heater systems or circulating hot water systems in bathrooms and kitchen (when 20 feet or more from water heater). Also, landscape plans shall show the use of all feasible outdoor water conservation measures including but not necessarily limited to: grouping plants together with similar water requirements, limit landscape area, use of low water-use plant materials, limit turf area, use of soil moisture sensors, and use of drip irrigation systems. Once approved, these measures shall be installed **prior to occupancy or use.**

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



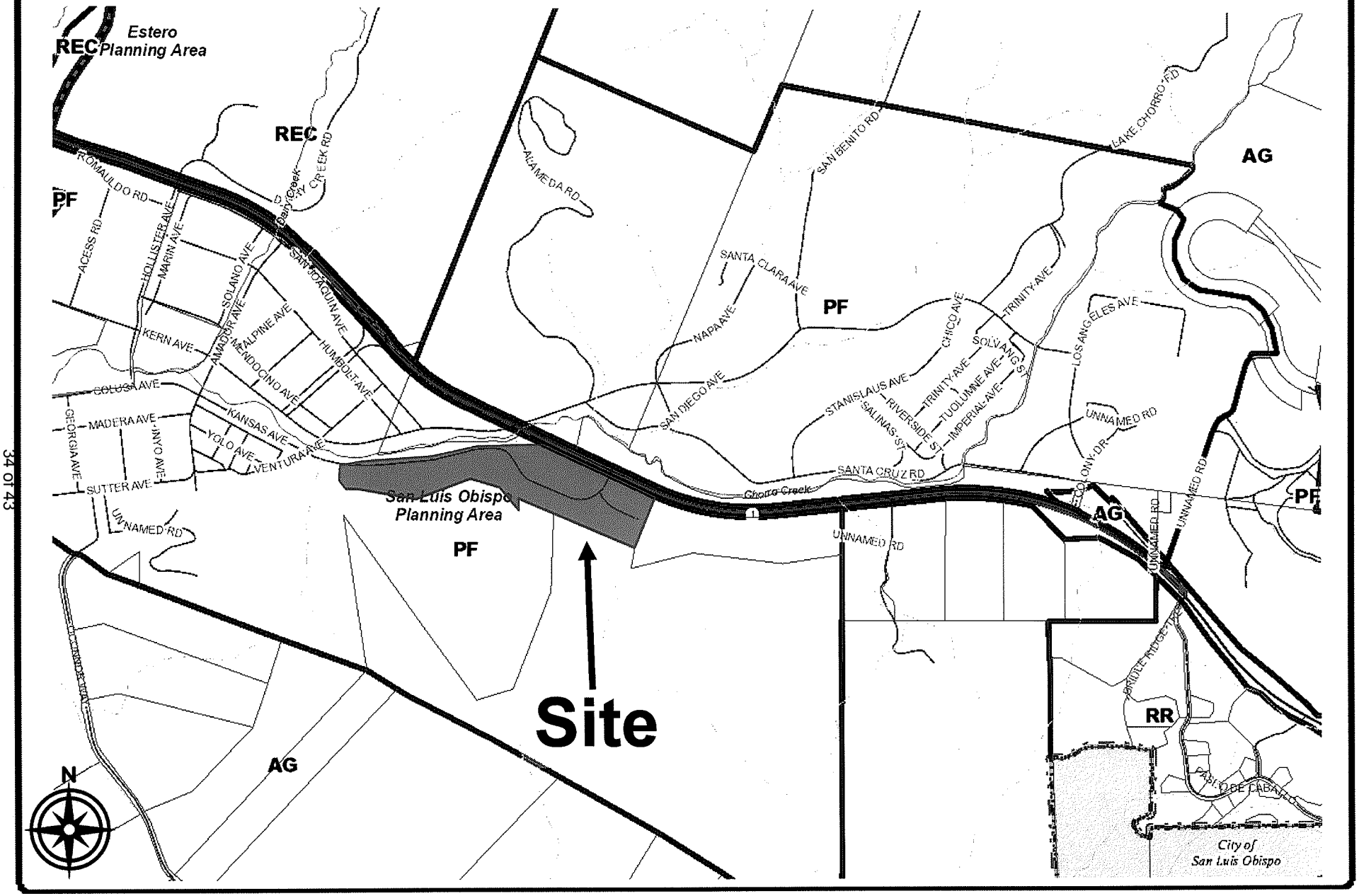
PROJECT

Juvenile Services Center

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



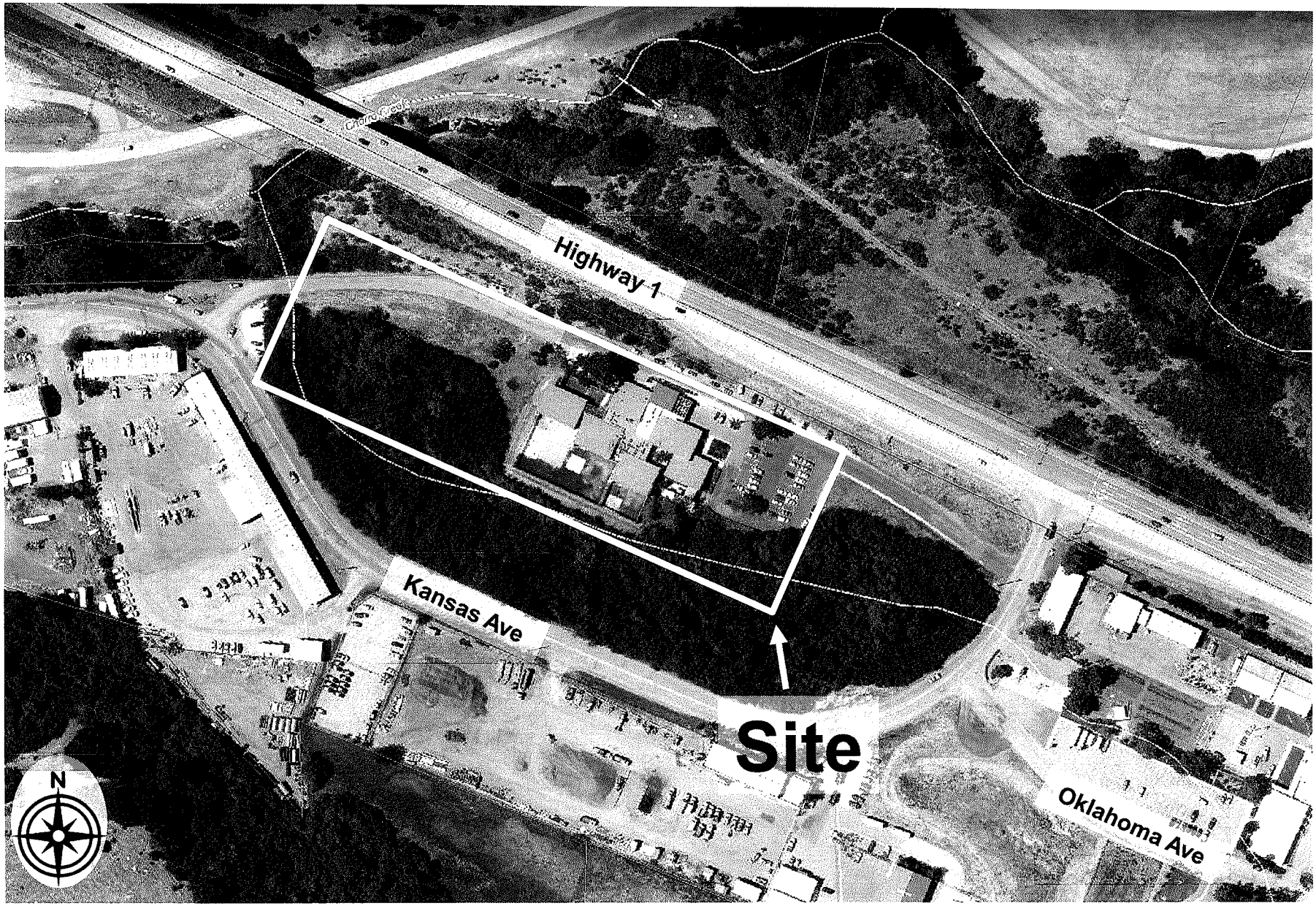
PROJECT

Juvenile Services Center

EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



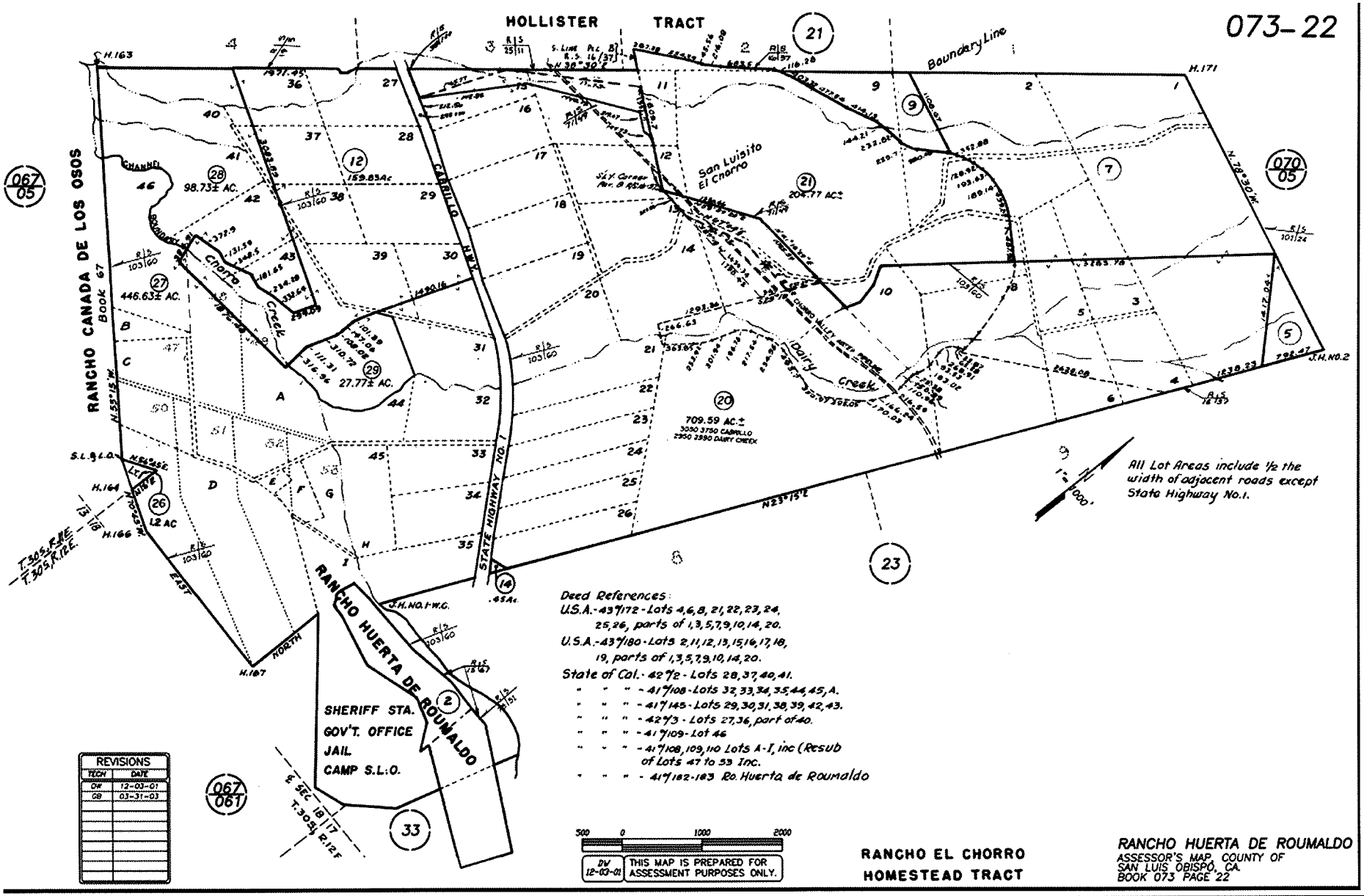
PROJECT

Juvenile Services Center

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



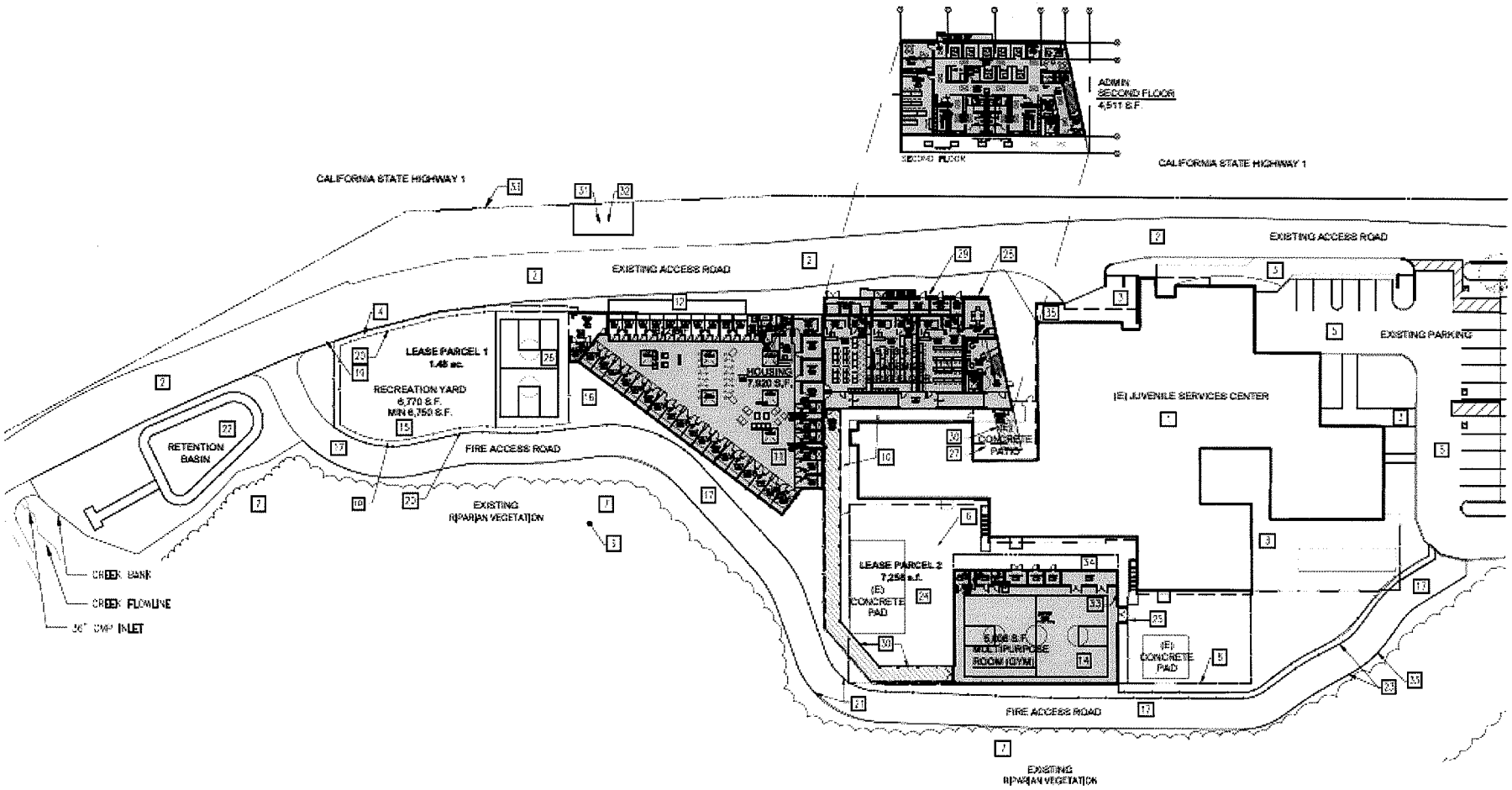
PROJECT

Juvenile Services Center

EXHIBIT

Assessor Parcel Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



NEW ARCHITECTURAL SITE PLAN

1"=50'

PROJECT

Juvenile Services Center

EXHIBIT

Site Plan

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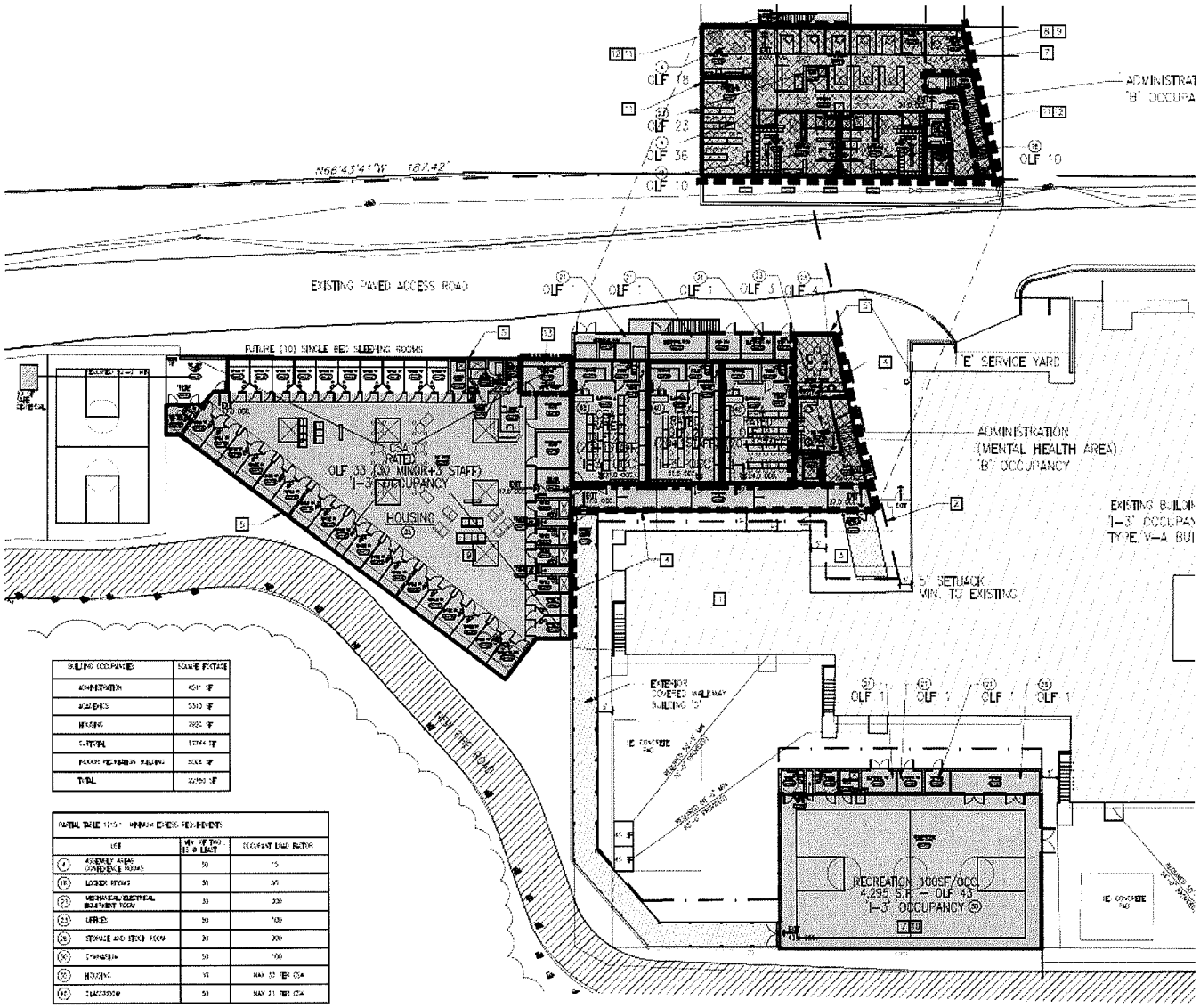
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



BUILDING OCCUPANCIES	SQUARE FOOTAGE
ADMINISTRATION	4511 SF
ACADEMICS	5313 SF
HOUSING	7924 SF
SUBTOTAL	17744 SF
INDOOR RECREATION BUILDING	5006 SF
TOTAL	22750 SF

PARTIAL TABLE 1015.1 MINIMUM EXRESS REQUIREMENTS

	USE	MIN. OF TWO IS IN LEAST	OCCUPANT LOAD FACTOR
4	ASSEMBLY AREAS CONFERENCE ROOMS	50	15
18	LOCKER ROOMS	50	50
23	MECHANICAL/ELECTRICAL EQUIPMENT ROOM	50	300
23	OFFICES	50	100
26	STORAGE AND STOCK ROOM	50	300
30	GYMNASIUM	50	100
32	HOUSING	50	MAX 30 PER CSA
40	CLASSROOM	50	MAX 21 PER CSA

CODE PLAN - FLOOR PLAN

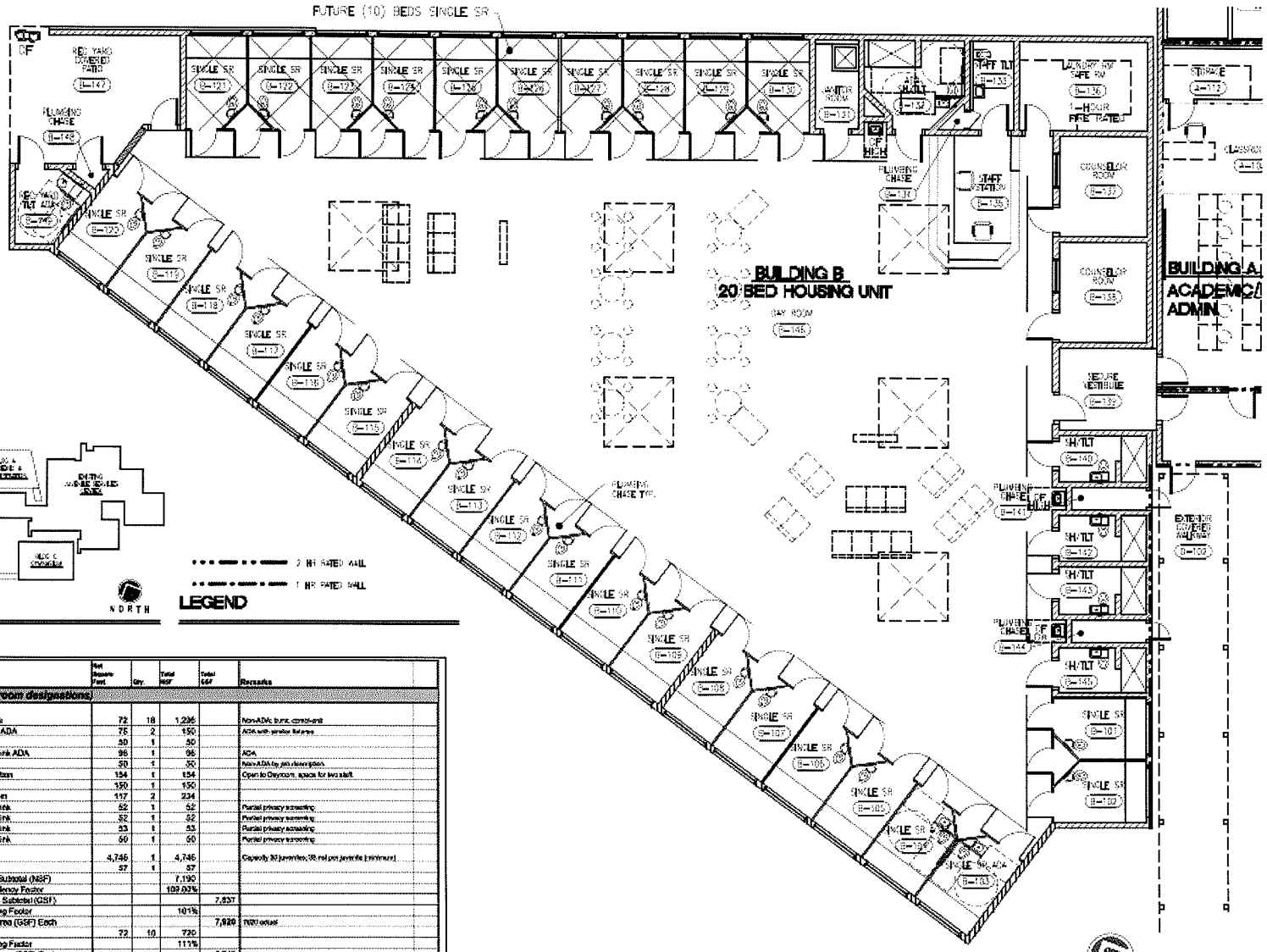
PROJECT

Juvenile Services Center

EXHIBIT

Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



KEY PLAN

LEGEND

Rm #	Space	Net Square Feet	Qty.	Total NSF	Total GSF	Remarks
20-Bed Housing E (B room designations)						
B101-B102, B106-B120	Sleeping Rooms	72	18	1,296		Non-ADA; bunk, closet-unit
B103, B104	Sleeping Room ADA	75	2	150		ADA with similar features
B131	Janitor	30	1	30		
B132	Toilet/Shower/Sink ADA	96	1	96		ADA
B133	Staff Toilet	50	1	50		Non-ADA by job description
B135	Counselor's Station	154	1	154		Open to Daycom, space for two staff
B136	Laundry Room	150	1	150		
B137, B138	Counseling Room	117	2	234		
B140	Toilet/Shower/Sink	52	1	52		Partial privacy screening
B141	Toilet/Shower/Sink	52	1	52		Partial privacy screening
B143	Toilet/Shower/Sink	53	1	53		Partial privacy screening
B145	Toilet/Shower/Sink	50	1	50		Partial privacy screening
B146	Dayroom	4,746	1	4,746		Capacity 30 juveniles; 35 staff per juvenile (minimum)
B149	Rec Yd Toilet	57	1	57		
	Functional Net Subtotal (NSF)			7,190		
	Circulation/Efficiency Factor			109.02%		
	Functional Area Subtotal (GSF)				7,837	
	Building Grossing Factor			101%		
	Total Building Area (GSF) Each				7,920	7920 actual
B121-B199	Future 10 Beds	72	10	720		
	Building Grossing Factor			111%		
	Total Building Area (GSF) Each				8,742	8742 actual

HOUSING PROGRAM SQUARE FOOTAGES

FLOOR PLAN

PROJECT

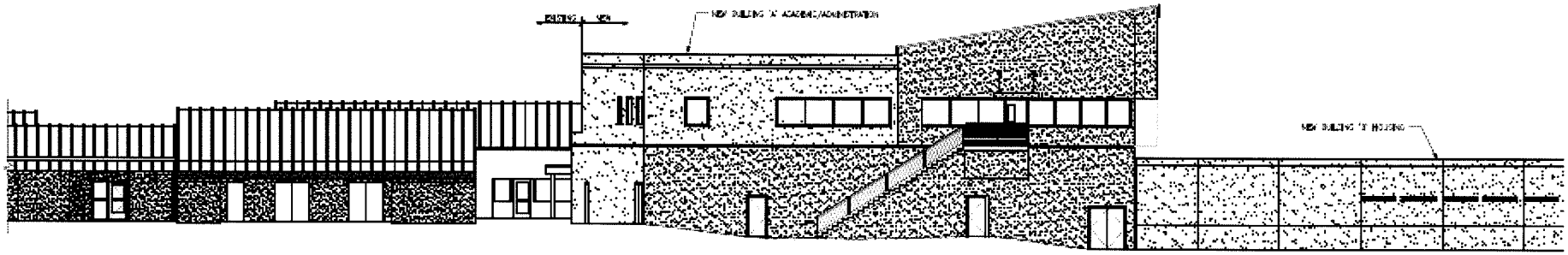
Juvenile Services Center

EXHIBIT

Floor Plan

39 of 43

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EXTERIOR ELEVATION – NORTH

BUILDING 'A' ADMINISTRATION / ACADEMICS AND BUILDING 'B' HOUSING

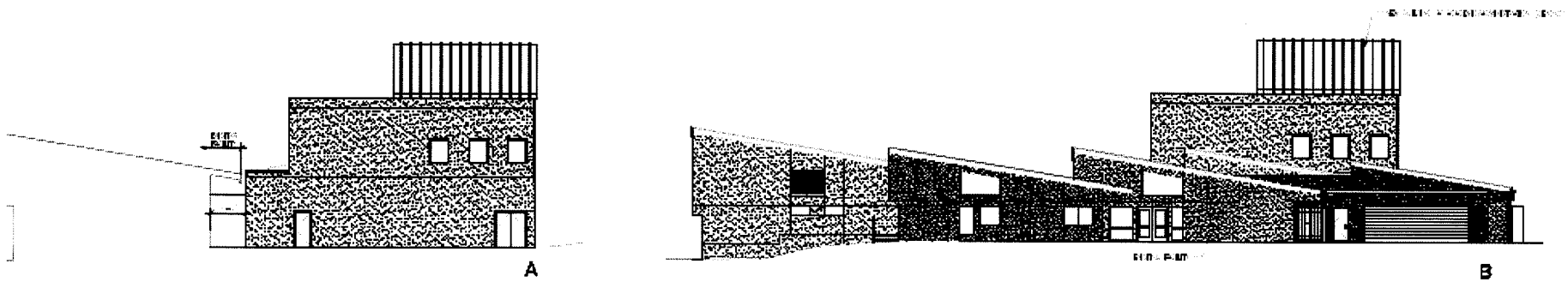
PROJECT

Juvenile Services Center

EXHIBIT

North Elevation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EXTERIOR ELEVATION - EAST

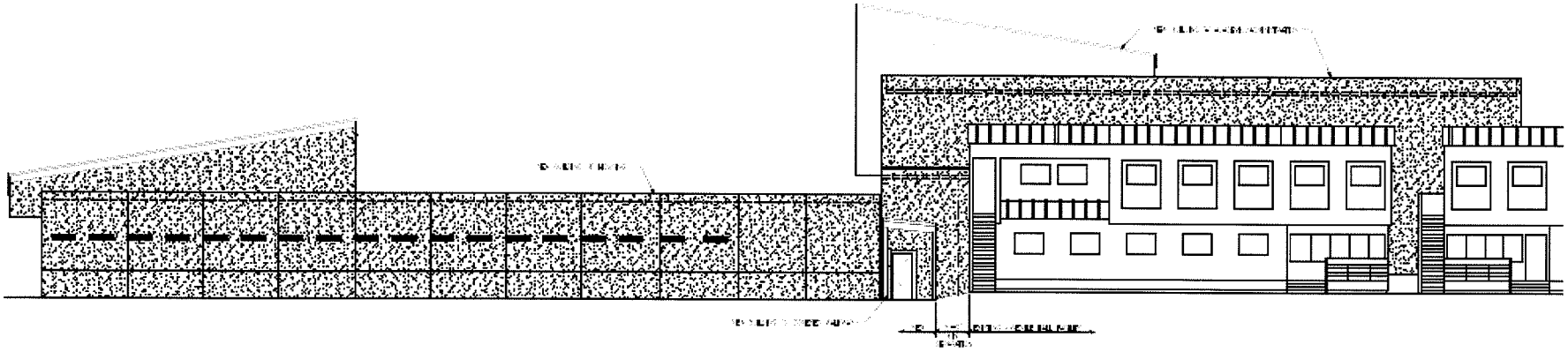
PROJECT

Juvenile Services Center

EXHIBIT

East Elevation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EXTERIOR ELEVATION - SOUTH

BUILDING 'A' ADMINISTRATION / ACADEMICS AND BUILDING 'B' HOUSING

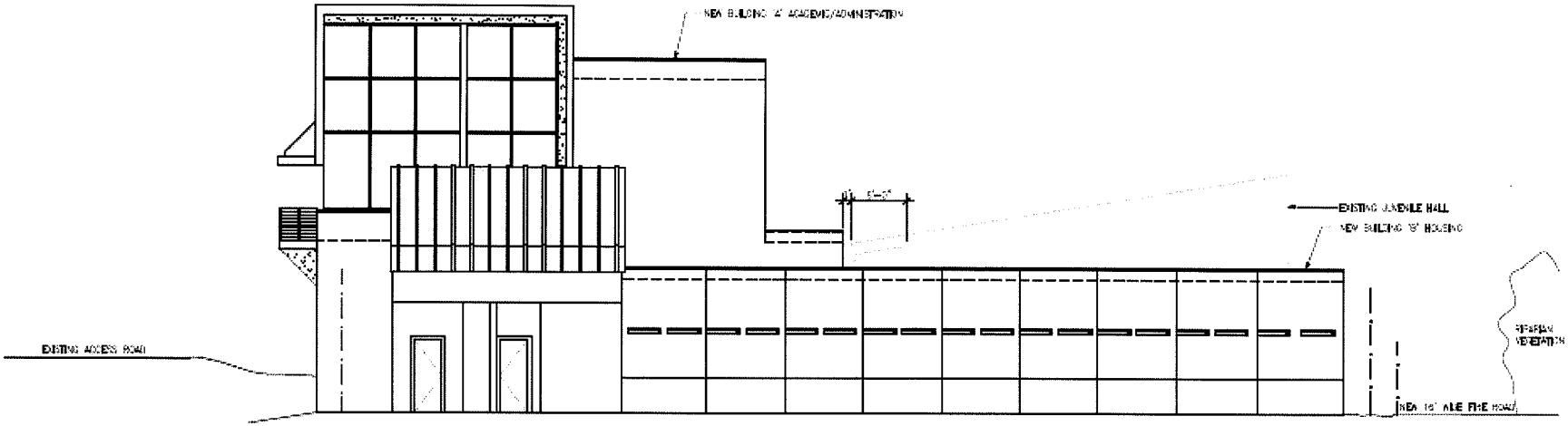
PROJECT

Juvenile Services Center

EXHIBIT

South Elevation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



EXTERIOR ELEVATION - WEST

52 / A200

1/8"=1'-0"

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PROJECT

Juvenile Services Center

EXHIBIT

West Elevation