



COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (SF)

ENVIRONMENTAL DETERMINATION NO. ED03-339

DATE: February 13, 2004

PROJECT/ENTITLEMENT: Loomis Minor Use Permit; D020330P

APPLICANT NAME: Daniel Loomis
ADDRESS: P.O. Box 910, Arroyo Grande, CA 93421
CONTACT PERSON: Wayne Stuart, MWA Architects **Telephone: (805) 544-4334**

PROPOSED USES/INTENT: A request to allow for grading and construction of a tank storage yard and a 960 square foot modular office building, which will result in the disturbance of approximately 30,000 square feet of an approximate 3.27acre parcel..

LOCATION: On the west side of Hutton Road, approximately 800 feet northwest of the Highway 166/Highway 101 interchange, approximately one mile north of the City of Santa Maria.

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

OTHER POTENTIAL PERMITTING AGENCIES: Army Corps of Engineers

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on February 27, 2004
(Circle one) 20-DAY 30-DAY **PUBLIC REVIEW PERIOD begins at the time of public notification**

Notice of Determination		State Clearinghouse No.	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i>			
<input checked="" type="checkbox"/> <i>Responsible Agency</i> approved/denied the above described project on _____ and has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:			
Department of Planning and Building, County of San Luis Obispo, County Government Center, Room 310, San Luis Obispo, CA 93408-2040			
County of San Luis Obispo			
Signature	Title	Date	Public Agency

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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Loomis Minor Use Permit; ED03-339, D020330P

Project Applicant Daniel Loomis
Address: P.O. Box 910
City, State, Zip Code: Arroyo Grande, CA. 93421
Telephone #: (805) 473-7265

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____
- Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date:

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No: Loomis Minor Use Permit, ED03-339, D020330P

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

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

Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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

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

Prepared by(Print)	Signature	Ellen Carroll, Environmental Coordinator	Date
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. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by Daniel Loomis/MWA Architecture for a Minor Use Permit to allow for the location of a tank storage yard. Site disturbance will result in approximately 30,000 square feet of grading. The project is located on Hutton Road, approximately 800 feet northwest of the Highway 166/Highway 101 interchange, in the South County (Rural) Area Plan.

ASSESSOR PARCEL NUMBER: 090-301-055

SUPERVISORIAL DISTRICT #: 4

B. EXISTING SETTING

PLANNING AREA: South County - Rural

LAND USE CATEGORY: Commercial Service

COMBINING DESIGNATION(S): Flood Hazard

EXISTING USES: Undeveloped

TOPOGRAPHY: Level

VEGETATION: Grasses, forbs, ornamentals, riparian along the northern edge of the property

PARCEL SIZE: 3.27 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Recreation/Speedway

East: Agriculture/ Highway 101, crops

South: Commercial Service/Commercial Service office/storage facility under construction

West: Residential Suburban/Scattered residences

C. ENVIRONMENTAL ANALYSIS

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

**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) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located on Hutton Road, a local road which runs in a north westerly direction in front of the project site. The road is adjacent to Highway 101 and will be visible from the freeway.

Impact. The project site is at a lower grade than the freeway and the applicant has limited the building heights to less than 23 feet. Planning area standards require submittal of a landscaping plan with tall-growing trees to buffer views of the use from the freeway.

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

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: Marimel Silty Clay Loam, Drained. As described in the NRCS Soil Survey, this soil is considered Class III for "non-irrigated" soil, and Class I for "irrigated" soil.

Impact/Mitigation/Conclusion. The project is located in a predominantly non-agricultural (i.e., residential, commercial service) area with no agricultural activities occurring on the property or immediately surrounding the property. Existing grazing activity is located across the freeway. The property is less than three acres which would limit crop production capability. No impacts to agricultural resources are anticipated and no mitigation measures are recommended.

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

Impact. No significant increases in PM 10 and ozone are expected to occur with this project.

Mitigation/Conclusion. 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 the threshold warranting any mitigation. Therefore, no mitigation measures are necessary and the potential impacts are considered less than significant.

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

Setting. The property is within the following habitats: Cropland and Pasture. The Natural Diversity Database (2002) identified the following sensitive species or habitats within close proximity of the proposed project: None. The project site is adjacent to the Nipomo Creek and appears to have some riparian vegetation on the northern boundary of the site.

Impact. The proposed project is located directly adjacent to Hutton Road and does not propose any site disturbance which would impact the creek and related vegetation. The project will be conditioned to provide a sedimentation and erosion control plan to ensure the project will not have a detrimental effect on the creek (discussed further in the Geology and Soils section).

Mitigation/Conclusion. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Therefore, no significant biological impacts are expected to occur and no mitigation measures are necessary. However, on the project site directly to the south of this property the Army Corps of Engineers conducted a site visit and determined that the site was potentially a wetland and that some mitigation was perhaps warranted. This project will be conditioned to receive Army Corps of Engineers permits or provide evidence that permits are unnecessary prior to issuance of any construction permits.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact/Mitigation/Conclusion. The project is located in an area historically occupied by the Obispeno Chumash. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials were noted on-site and no impacts are anticipated.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Geology. The topography of the project is level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. No active faulting is known to exist on or near the subject property. A fault does run in a northwesterly direction approximately 500 feet from the southwest corner of the property. There is no evidence that measures above what will already be required by ordinance or code are needed. The project is not within a known area containing serpentine rock.

Drainage. Nipomo Creek is found approximately 100 feet west of the northwest corner of the property. The area proposed for development is within the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are not well drained. A drainage plan has been requested by the Public Works Department to be reviewed and approved prior to issuance of construction permits. The project has been conditioned to comply with this requirement.

Sedimentation and Erosion. The soil types include: Marimel Silty Clay Loam, Drained. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and has a moderate shrink-swell characteristic.

Impact. The proposed project is within the 100-year flood hazard designation and will be built on soil that is not well drained. The Public Works Department has required that there be balance cut and fill on the site that the finished floor be at least one foot above flood level per Ordinance standards. The proposed plans show balanced cut and fill and a finished floor measurement that is above the flood level.

Mitigation/Conclusion. The above mentioned mitigation measures including a drainage plan, a sedimentation and erosion control plan, balanced cut and fill and a finished floor measurement one foot above flood level will lessen impacts to levels of insignificance. In addition, the applicant will have to provide measures for restraining the tanks in order to avoid having the tanks float and cause a hazard downstream.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact L. & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination and does not propose use of significant amounts of hazardous materials. No significant fire safety risk was identified.

Impact. No impacts as the result of hazards or hazardous materials are anticipated.

Mitigation/Conclusion. No mitigation measures are proposed because the project is not located in an area of known hazardous material contamination and does not propose the use of hazardous materials.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is located within 300 feet of the centerline of Highway 101. According to the Noise Element, the noise level from the freeway is between 65 and 70 decibels which requires noise mitigation in order to lessen the impact to future employees of the project.

Mitigation. In order to reduce the impact of the traffic noise from Highway 101 to acceptable levels of 45dba for interior spaces, mitigation measures outlined in the Noise Element will be required. These measures are outlined in "Exhibit B - Mitigation Summary Table" of this document.

9. POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. POPULATION/HOUSING -

Will the project:

	Potentially Significant	Impact L. & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact/Mitigation/Conclusion. The project will not result in a need for a significant amount of new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

In its efforts to provide for affordable housing, the county currently administers a Community Development Block Grant program, which provides grants to projects relating to affordable housing throughout the county.

In addition, the county will be considering an Inclusionary Housing Ordinance during FY 2002/2003. While the outcome is uncertain, should the ordinance be approved, future commercial development would likely be required to pay a fee towards securing affordable housing.

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

Setting. The closest CDF fire station is the Nipomo fire station, which is about 4 miles from the proposed project. The closest Sheriff substation is in Oceano, which is about 14 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

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

Schools: At buildout, the County's population will overburden the existing school system unless additional classroom space is added. The Lucia Mar School District charges impact fees to fund additional schools as needed. State law restricts mitigation of school impacts to the levying of these

fees and other measures adopted by the school district. Provision of adequate facilities for the population is the responsibility of the school district. Fees will be required through construction permits for the commercial structure.

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

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

Setting/Impact/Mitigation/Conclusion. The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource, and will not create a significant need for additional park or recreational resources.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts - The proposed project fronts Hutton Road, a local road which is currently operating at an acceptable Level of Service (LOS) "C". The project is approximately .1 mile north of the intersection of Highway 166 and Highway 101, which is an intersection that is currently at an

acceptable LOS "C". Referrals were sent to County Public Works and Caltrans. Public Works had concerns relative to slow moving vehicles and the need for a left turn channelization. Caltrans expressed concerns regarding impacts to the intersection at Hutton Road and the Highway 101/166 intersection with the project directly to the south.

A traffic study was prepared by Orosz Engineering Group, Inc. (July 2003), for the project directly to the south which determined that that project would generate about 194 daily trips, with a peak hour demand of 52 trips. With that project included, the LOS on Hutton Road would remain at acceptable levels. Because this project is primarily for warehousing and storage, traffic impacts are seen as less than significant to warrant any mitigation.

As for cumulative impacts, the project was within the generally envisioned uses expected for this property, as considered in the South County Circulation Study. The project will be subject to its fair-share contribution of the regional improvements recognized in the South County Circulation Study.

Mitigation/Conclusion - Based on the proposed project and implementation of the proposed left hand channelization proposed by Public Works, individual and cumulative impacts will be reduced to less than significant levels.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. (For on-site systems) Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater system will be placed is Marimel Silty Clay Loam, Drained. For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the soil's ability to percolate or "filter" effluent, the soil's depth and the slope on which the system is placed. To assure a successful system that meets the Central Coast Basin Plan, additional analysis or engineering is needed when one or more factors exist: the ability of the soil to "filter" effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has "poor filtering" characteristics) or is too slow (slower or more than 120 minutes per inch); the topography on which a system is placed is steep enough to potentially allow "daylighting" of effluent downslope; or the separation between the bottom of the leach line to bedrock or high groundwater is less than five feet.

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

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

- **Slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, that shows the leach area can adequately percolate to achieve this threshold.

The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) that contains soil that does not remain in a saturated condition for any length of time. Otherwise, special engineering will be required to provide this separation. Prior to building permit approval, it must be shown to the satisfaction of the county that future leach lines of a new septic system show that at least a 5' separation will exist between the bottom of the trench and the top of the high groundwater area. An engineered system may be required to achieve Basin Plan requirements.

Impact. The project proposes to use an on-site system to handle wastewater effluent.

Mitigation/Conclusion. A geotechnical investigation (*GSI Soils, Inc., May, 2003*) was done on the project site directly to the south which identified percolation rates for the soil ranges from 52 to 56 minutes per inch for all leach line locations which is within the allowable range. No additional measures above what is already required for a standard septic system is needed.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Impact - Water Usage. The project proposes to use an on-site well as its water source. A reasonable "worst case" indoor water usage would likely be about .060 acre-feet/year (afy) based on 960 square feet of office.

Impact/Setting - Surface Water Quality. The topography of the site is level. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. No additional measures are considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels.

Mitigation/Conclusion. To assure that adequate water will be available for the proposed development, the project will be subject to County's Title 19 (Building and Construction Ordinance, Sec. 19.20.238), which states that no grading or building permit shall be issued until either the water purveyor provides a written statement that potable water service will be provided (community systems), or an on-site well is installed, tested and certified to meet minimum capacity requirements and Health Department approval. To conserve water, the project will be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.240), which requires the following water-conserving fixtures for domestic use: toilets limited to 1.6 gallons/flush; showerheads and faucets limited to 2.75 gallons/minute; spas and hot tubs shall use recirculating systems; and water supply piping shall be installed so each dwelling unit may be served by a separate water meter.

15. LAND USE - Will the project:

Inconsistent Potentially Inconsistent Consistent Not Applicable

- a) *Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?*
- b) *Be potentially inconsistent with any habitat or community conservation plan?*
- c) *Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?*
- d) *Be potentially incompatible with surrounding land uses?*
- e) *Other _____*

Setting/Impacts - The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, South County Area Plan, etc.). Referrals were sent to several agencies to review for various policy consistencies (e.g., Public Works). The project was found to be consistent with these documents. The use is an allowed use and the site design is consistent with the South County rural planning area standards.

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

The surrounding uses are as follows: North - Proposed storage yard, undeveloped ; South - RV sales lot; East - Highway 101, grazing across the freeway ; West - scattered residential. The proposed project is compatible with these surrounding uses because it is in an area that has been designated for this type of commercial storage use.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

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

- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

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

G:\Virtual Project Files\Land Use Permits\Fiscal 2002-2003\Minor Use Permit\D020330P - Loomis\Environmental Determination\Loomis IS_SF.wpd

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<u>X</u>	County Public Works Department	Attached
<u> </u>	County Environmental Health Division	Not Applicable
<u> </u>	County Agricultural Commissioner's Office	Not Applicable
<u> </u>	County Airport Manager	Not Applicable
<u> </u>	Airport Land Use Commission	Not Applicable
<u> </u>	Air Pollution Control District	Not Applicable
<u> </u>	County Sheriff's Department	Not Applicable
<u> </u>	Regional Water Quality Control Board	Not Applicable
<u> </u>	CA Coastal Commission	Not Applicable
<u> </u>	CA Department of Fish and Game	Not Applicable
<u>X</u>	CA Department of Forestry	Attached
<u> </u>	CA Department of Transportation	Not Applicable
<u> </u>	Nipomo Community Service District	Not Applicable
<u>X</u>	Community Advisory Council	Attached

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

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

<u>✓</u> Project File for the Subject Application	<u> </u> <u> </u> Area Plan and Update EIR
<u> </u> County documents	<u> </u> <u> </u> Circulation Study
<u> </u> Airport Land Use Plans	<u> </u> <u>Other documents</u>
<u>✓</u> Annual Resource Summary Report	<u>✓</u> Archaeological Resources Map
<u>✓</u> Building and Construction Ordinance	<u>✓</u> Area of Critical Concerns Map
<u> </u> Coastal Policies	<u>✓</u> Areas of Special Biological
<u>✓</u> Framework for Planning (Coastal & Inland)	Importance Map
<u>✓</u> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<u>✓</u> California Natural Species Diversity Database
<u> </u> <u>✓</u> Agriculture & Open Space Element	<u>✓</u> Clean Air Plan
<u> </u> <u>✓</u> Energy Element	<u>✓</u> Fire Hazard Severity Map
<u> </u> <u>✓</u> Environment Plan (Conservation, Historic and Esthetic Elements)	<u>✓</u> Flood Hazard Maps
<u> </u> <u>✓</u> Housing Element	<u>✓</u> Natural Resources Conservation Service Soil Survey for San Luis Obispo County
<u> </u> <u>✓</u> Noise Element	<u> </u> <u>✓</u> Regional Transportation Plan
<u> </u> <u>✓</u> Parks & Recreation Element	<u> </u> <u>✓</u> Uniform Fire Code
<u> </u> <u>✓</u> Safety Element	<u> </u> <u>✓</u> Water Quality Control Plan (Central Coast Basin - Region 3)
<u>✓</u> Land Use Ordinance	<u> </u> Other _____
<u> </u> Real Property Division Ordinance	<u> </u> Other _____
<u>✓</u> Trails Plan	
<u> </u> Solid Waste Management Plan	

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

- Traffic Impact Assessment, Orosz Engineering Group, Inc., July 21, 2003
- Geotechnical Investigation, GSI Soils, Inc., May 2003

Exhibit B - Mitigation Summary Table

Aesthetics

- V-1 **Prior to issuance of construction permits**, the applicant shall submit an exterior lighting plan that will limit off-site lighting glare and include shielded lighting.
- V-2 **Prior to issuance of construction permits**, the applicant shall submit a landscaping plan per planning area standards which provides tall-growing trees to soften the appearance of the project when viewed from Highway 101.
- V-3 **Prior to final inspection**, the applicant shall install landscaping along the property frontages to soften the appearance of the site per the approved landscaping plan.

Geology and Soils

- GS-1 **Prior to issuance of construction permits**, the applicant shall submit a drainage plan to be reviewed and approved by the Public Works Department.
- GS-2 **Prior to issuance of construction permits**, the applicant shall submit a sedimentation and erosion control plan for review and approval by the Public Works Department.
- GS-3 **Prior to ground disturbing activities**, the applicant shall retain a qualified soils engineer to monitor installation of the proposed leachfield.
- GS-4 **During installation of the proposed leachfield**, the applicant shall have a soils engineer monitor the installation of the leachfield.

Noise

- N-1 **Prior to issuance of construction permits**, the applicant shall submit plans that show interior noise levels below 45 dba in order to comply with the County Noise Element.



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VIC KAT HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/14/05

TO: From: TIM TOMLINSON

FROM: To: South County Team SF
(Please direct response to the above) LA 1111/12-1300P
Project Name and Number

Development Review Section (Phone: 781- 4224)

PROJECT DESCRIPTION: Tank storage yard

Return this letter with your comments attached no later than: 7/23/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
 YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Flood Hazard: Grading- balanced cut/fill on site. Storage- All tanks need to be restrained so as not to float away and become hazards, downstream. roads- why the 4' conc sidewalk?

Date: 7-21-05 Name: TIM TOMLINSON Phone: 5271



Dave Flynn

07/18/2003 06:24 PM

To: Mike Goodwin/CountyofSLO@Wings
cc: Dale Ramey/CountyofSLO@Wings, Rosemarie
Gaglione/CountyofSLO@Wings, Larry Rohloff/CountyofSLO@Wings
Subject: Re: Referrals from Planning [1]

On MUP for Tank Storage Yard on Hutton Road. Need left turn channelization for high volume trucks and driveway configured with tapers per HDM 405.7. Let's go over traffic demand ops if you feel these improvements are unwarranted.

For MUP for strawberry fields/material for Craig at Via Concha at Willow. Need to direct all traffic thru via concha intersection with willow. No access onto willow. Needs traffic control plan for truck operations and to clean roadway each day under permit.

MUP for SLO Coastal School District. Need a complete traffic study which shows buildout plus project (preferably using the existing TP+ model). Edwards plans are rather extensive.

Don't support waivers on CG&SW for Nelson in Santa Margarita.

Need to review Tract 2548 for Omkar in templeton with me and Larry. Parking issues.

Dave Flynn
781-4463



CDF/San Luis Obispo County
Fire Department

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

August 7, 2003

RECEIVED
AUG 15 2003
Planning & Bldg

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

Dear South County Team,

COMMERCIAL FIRE SAFETY PLAN

Name: Loomis Project Number: D020330P

The Department has reviewed the minor use plans submitted for the proposed tank storage yard and office project located on Hutton Rd., Nipomo. The property is located within a moderate fire hazard severity area and will require a minimum 8-10 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

FIRE SAFETY DURING CONSTRUCTION

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

WATER STORAGE TANK

- A minimum of 6000 gallons of water in storage shall be required.
- Emergency water tanks shall have a(n):
 - automatic fill.
 - sight gage.
 - venting system.
 - The minimum water main size shall not be less than six (6) inches.
 - Pressures may not be less than 20 psi, nor more than 150 psi (Appendix IIIA).

WATER SUPPLY CONNECTION

- One fire hydrant shall be required.
- Fire hydrants are to be located with a maximum normal spacing of 300 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2 1/2-inch outlets with National Standard Fire thread, and one 4-inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.
 - On a non-skid surface, center of roadway, to the fire hydrant side.

ACCESS

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

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV.

ADDRESSING

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

FINAL INSPECTION

The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently South San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at www.cdfsls.org - Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,

Gilbert R. Portillo
Fire Inspector

C Mr. Daniel Loomis, owner
Mr. Wayne Stuart, agent

San Luis Obispo Department of Planning & Building

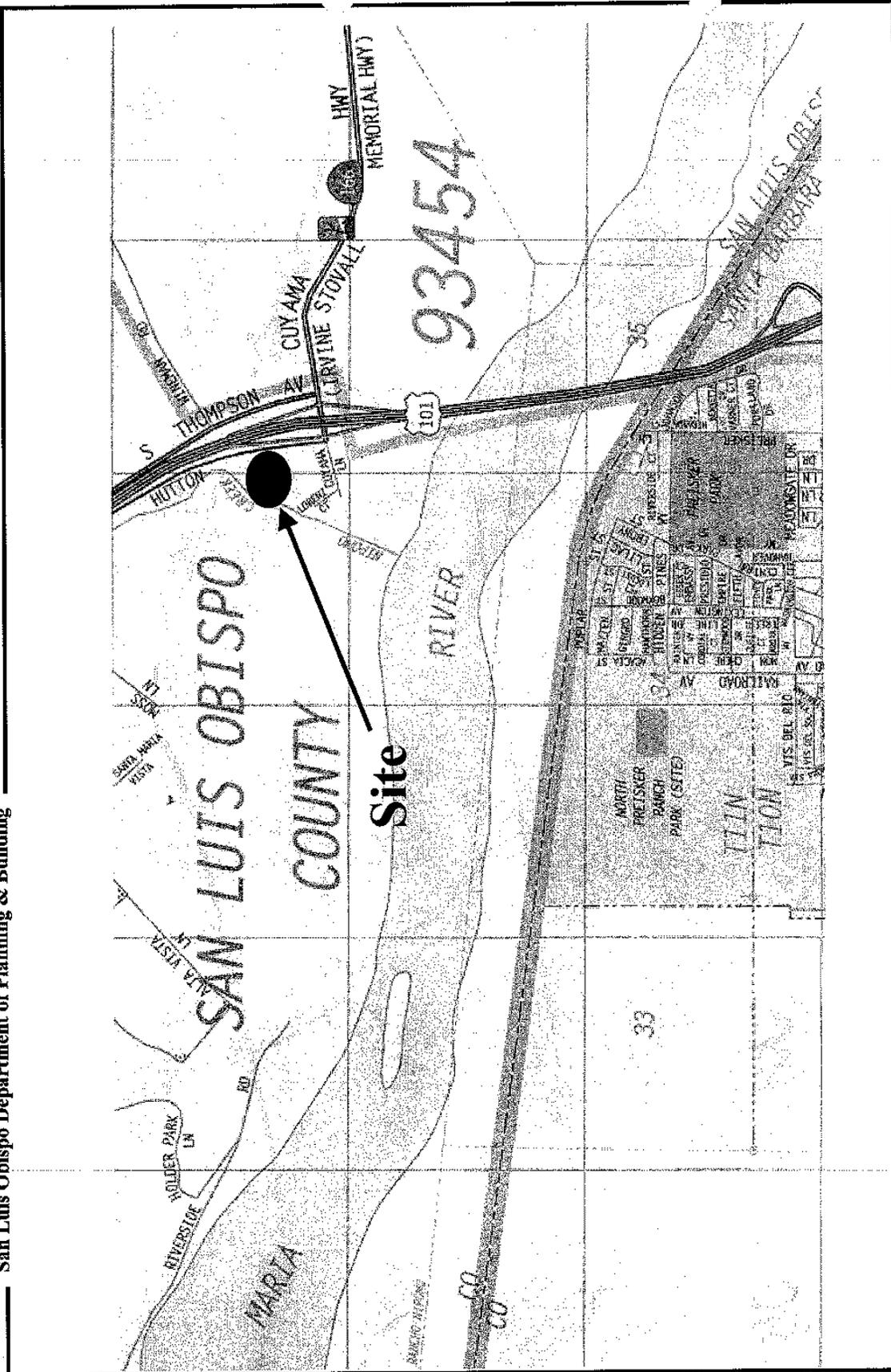


Exhibit
VICINITY MAP

Project
Loomis Minor Use Permit
D020330P

San Luis Obispo Department of Planning & Building

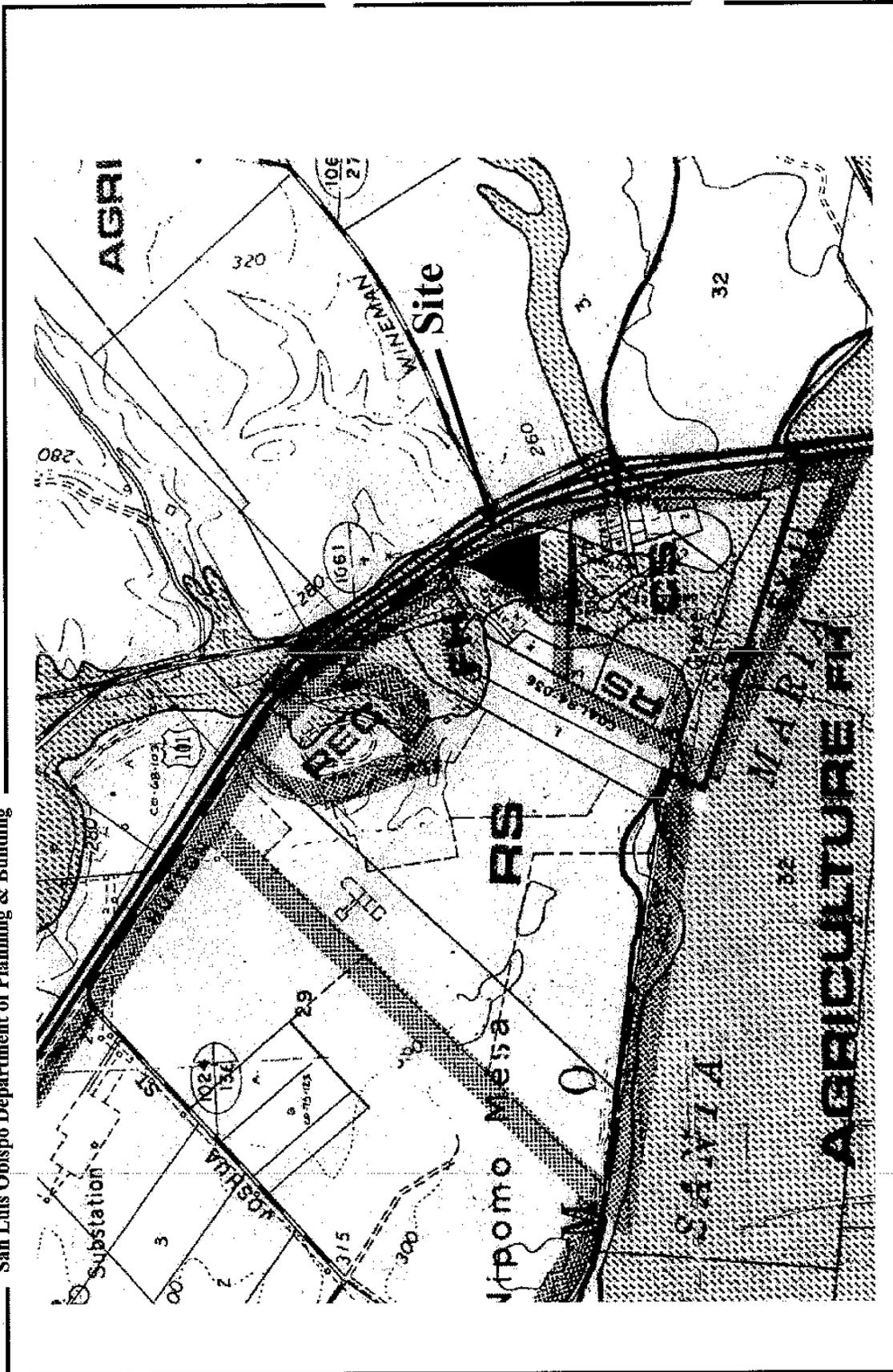


Exhibit
 Land Use Category Map

Project
 Loomis Minor Use Permit
 D020330P

