



COUNTY OF SAN LUIS OBISPO
FOR OFFICIAL USE ONLY (RH)
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED05-325

DATE: October 9, 2008

PROJECT/ENTITLEMENT: Adams Conditional Use Permit /Coastal Development Permit DRC2005-00144

APPLICANT NAME: Scott Adams
ADDRESS: PO Box 3106 Shell Beach CA, 93448
CONTACT PERSON: EDA Design Telephone: (805) 549-8658

PROPOSED USES/INTENT: Request by Mr. Scott Adams and Ms. Kathryn Boland for a Development Plan/Coastal Development Permit to allow the construction of an 88,127-square foot mini storage facility and a 1,900-square foot car wash. The proposed project would include the construction of the following components: 16 single-story buildings, a 492 square foot office, 1,379.5-square foot care-takers unit, 13,750 square feet of landscaping and one stormwater retention basin with 9,560 cubic feet of capacity. Related improvements including: a septic system/leach fields, parking, paving, retaining wall, lighting and perimeter fencing. The project will result in the disturbance of the entire 4.67-acre parcel. The proposed project is within the Industrial land use category.

LOCATION: The project is located on the south side of Willow Road, approximately 1000 feet east of Sheridan Road, in the village of Callender/Garrett. The site is within the South County (coastal) planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 200
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

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

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. on October 23, 2008
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 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 200, San Luis Obispo, CA 93408-2040

Ryan Hostetter

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



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

(ver 2.1) Using Form

Project Title & No. Adams Development Plan /Coastal Development Permit
DRC2005-00144 ED 05-325

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 checked="" type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> 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.

Prepared by (Print) Morro Group/County of San Luis Obispo Signature [Signature] Date 9/11/08

Reviewed by (Print) John Nally Signature [Signature] (for) Ellen Carroll, Environmental Coordinator Date 9/11/08

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 Mr. Scott Adams and Ms. Kathryn Boland for a Development Plan/Coastal Development Permit to allow the construction of an 88,127-square foot mini storage facility and a 1,900-square foot car wash. The proposed project would include the construction of the following components: 16 single-story buildings, a 492 square foot office, 1,379.5-square foot care-takers unit, 13,750 square feet of landscaping and one stormwater retention basin with 9,560 cubic feet of capacity. Related improvements including: a septic system/leach fields, parking, paving, retaining wall, lighting and perimeter fencing. The project will result in the disturbance of the entire 4.67-acre parcel. The proposed project is within the Industrial land use category, and is located on the south side of Willow Road, approximately 1000 feet east of Sheridan Road, in the village of Callender/Garrett. The site is within the South County (coastal) planning area.

ASSESSOR PARCEL NUMBER(S): 091-192-032

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: South County (Coastal), Callender-Garrett

LAND USE CATEGORY: Industrial

COMBINING DESIGNATION(S): Local Coastal Plan/Program

EXISTING USES: Agricultural uses

TOPOGRAPHY: Gently rolling

VEGETATION: Ruderal

PARCEL SIZE: 4.67 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Suburban; residential	<i>East:</i> Industrial; agricultural uses
<i>South:</i> Industrial; undeveloped	<i>West:</i> Industrial; commercial use

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 site consists of a 4.67-acre parcel located on Willow Road in Nipomo, California (refer to Figures 1 through 3). Currently the parcel is being used to cultivate strawberries. There are no existing structures or landscaping within the parcel. Ruderal vegetation dominates the Highway 1 right-of-way and northern portion of the parcel. To the west of the subject parcel is an existing mini-storage complex (Fortress Mini-storage). To the south and to the west are parcels used for agricultural purposes. As seen from Highway 1/Guadalupe Road, the project site is visible for approximately 1.5 miles from the northbound lane and approximately 0.5 mile from the southbound lane along Willow Road. From the southbound lane, the project site is partially obscured from view for approximately 0.25 mile due to the adjacent mini-storage facility.

Impact. The applicant proposes to construct a mini-storage facility including: 16 individual storage buildings, a caretaker's residence, office, and attached garage; parking areas; a water storage tank; and; perimeter fencing and landscaping. All of the 16 storage buildings would be one-story, and would range in size from 4,000 to 9,200 square feet each. Each structure would be 12.5 feet in height above final grade. Proposed colors include light stone corrugated metal siding and roofing, and charcoal storage unit doors. The proposed caretaker's residence would be 13 feet 11 inches in height above final grade. This structure would consist of light stone colored fiber-cement wall siding and matching exterior plaster finish, sierra trim, and grey Class "B" asphalt shingle roofing. The doors to the residence would be beige.

The applicant also proposes to construct a 1,900 square foot carwash facility. The carwash facility would have the capacity for four vehicles, and a vacuum station that could service two vehicles. The proposed car wash facility would be 18 feet in height above final grade. This structure would consist

of the same exterior materials as the proposed caretaker's residence described above, and would include a Class "B" asphalt shingle roof and beige block walls.

The applicant proposes to install shielded light fixtures throughout the proposed project site in order to provide exterior lighting and reduce potential light and glare impacts to neighboring properties and other outside resources (e.g., passing traffic). Proposed lighting includes metal halide shielded wall lighting fixtures manufactured by Lithonia Lighting.

The entire perimeter of the storage facility would consist of a combination of a retaining wall structure and six foot decorative wrought iron fence. The retaining wall structure would extend almost the entire length of the northern perimeter (approximately 280 feet) in combination with a 22-foot long rolling security gate. The retaining wall structure would also be constructed between the storage units that are proposed at the perimeter of the property. The wrought iron fence would encompass the eastern and southern sides of the property boundary.

Proposed landscaping would include a mixture of trees including Monterey cypress, incense cedar, New Zealand Christmas tree, and evergreen pear. Shrubs would include manzanita, wild lilac, pink escallonia, daylily, coffeeberry, toyon, Indian Hawthorne. Groundcovers and vines include evergreen clematis and hydroseed mixes of native seed and perennial ryegrass. The majority of the proposed landscaping would be installed along Willow Road property frontage. Trees and shrubs planted in this area would provide screening of the proposed facility. In addition, evergreen clematis would be planted along the eastern and southern boundary of the property in association with the decorative wrought iron fencing. Evergreen clematis is a vine which would attach to the fencing and provide additional screening of the mini-storage. Several of these plants are not considered to be drought tolerant species.

Prior to establishment of proposed landscaping, constructed structures would be visible as seen from Highway 1. The applicant has submitted a revised exterior colors and materials board for County review and approval. The color and materials board include muted earth-tone exterior colors to further blend the development into the surrounding environment. Based on the design of the proposed project, short-term impacts would be considered less than significant, and implementation of the proposed landscape plan would further reduce potential impacts.

Mitigation/Conclusion. Implementation of these colors and materials would reduce visual impacts to a level of insignificance. The applicant has also submitted the features and specifications of the proposed lighting fixtures to demonstrate that light and glare impacts would be less than significant. The applicant has agreed to implement and maintain the proposed landscape plan to ensure adequate screening using drought tolerant plant species from the County approved list.

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 checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES

- Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d) *Other:* _____

Setting. The soil type mapped for the project site is as follows:

Oceano sand, (0 - 9 % slope). This nearly level to gently sloping soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

The project site is located within the Industrial land use category. The project site has historically been utilized for agricultural purposes, and continues to support this use. Currently, the site is used for strawberry row crops. Surrounding land use categories include Residential Suburban to the north, Industrial to the east, south and west. A mini-storage unit complex exists to the west of the proposed project site.

Impact. The proposed project was referred to the County Agriculture Department for review (Lynda Auchinachie; February 2, 2006). While the site has been used for production agriculture in the past, due to the underlying land use category (Industrial), surrounding land use categories (Industrial, Residential Suburban) and surrounding commercial and residential uses, the County Agriculture Department determined that the project would not result in short-term or long-term impacts to agricultural resources.

Mitigation/Conclusion. No mitigation is necessary.

3. AIR QUALITY - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 County is within the South Central Coast Air Basin, which is currently considered by the state as being in "non-attainment" (exceeding acceptable thresholds) for particulate matter (PM₁₀, or

fugitive dust). The project is nearest to the Nipomo-Guadalupe Road Air Quality Monitoring Station. Based on the latest air monitoring station information, the trend in air quality in the general area is degrading due to particulate matter exceedances. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NO_x) and reactive organic gases (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM₁₀) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NO_x (e.g., application of the 2003 CEQA Air Quality Handbook) have helped reduce the formation of ozone.

In 1994, the South County Area Plan was adopted and associated EIR certified. As a part of that analysis, a cumulative assessment of the build-out impacts of the planning area was completed. While cumulative impacts to air quality was identified in the South County Area Plan Update EIR as potentially significant and unavoidable, the findings recognized that the existing cumulative air quality mitigation program, combined with a slight improvement over the previous Area Plan build-out would offset some of these impacts.

The proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting during both the construction and operational phases of the proposed project.

Impact. As identified by the APCD, air quality impacts during construction include: the potential release of naturally occurring asbestos during grading, un-permitted developmental burning, the creation of fugitive dust (PM₁₀), and un-permitted use of equipment requiring a APCD registration or permit (Alexander Bugrov; February 17, 2006).

Naturally-Occurring Asbestos. According to the APCD, the project site is located in an area potentially containing naturally occurring asbestos (NOA). NOA has been identified by the state Air Resources Board (ARB) as a toxic air contaminant. Exposure and disturbance of rock and soil that contains asbestos can result in the release of fibers to the air and consequent exposure to the public. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

The State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations states that prior to construction permit issuance, a geologic investigation must be submitted to the County to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request must be filed with the District.

In accordance with the ATCM, an evaluation for the presence of asbestos was conducted within the project site (GeoSolutions, Inc.; April 27, 2007). The results of this survey determined that NOA is not present within the project site.

Developmental Burning. On February 5, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning under restrictions may be allowed. Unregulated burning would result in a potentially significant air quality impact.

Fugitive Dust (PM₁₀). Implementation of the proposed project would result in the disturbance of approximately 4.67 acres, not including road improvements, and would exceed APCD's threshold for

fugitive dust, requiring mitigation. In addition, the generation of dust would potentially affect local residents and agricultural operations in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

Construction Permit Requirements. The APCD notes that use of portable construction equipment 50 horsepower or greater may require registration with the APCD, or an APCD issued permit. Typical equipment meeting this requirement includes power screens, conveyors, diesel engines, crushers, generators, IC engines, concrete batch plants, rock and pavement crushing, tub grinders, and trommel screens.

Operational Permit Requirements. The APCD is unsure of the types of equipment that may be present at the project site. Operational sources may require APCD permits.

Mitigation/Conclusion. The project was referred to the APCD for potential air quality impacts and consistency with the Clean Air Plan (CAP). Per APCD's response (see attached), implementation of the proposed project would result in potentially significant short-term impacts during construction, and long-term impacts during operation of the facility, as discussed above. To mitigate these potential impacts, the APCD recommended the following measures be incorporated into the project:

Naturally-Occurring Asbestos. An evaluation for naturally-occurring asbestos was completed on April 27, 2007. The evaluation determined that naturally-occurring asbestos does not occur within the project site. Therefore, the applicant shall submit a completed exemption request form to APCD prior to construction.

Developmental Burning. To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning. If no alternative is available, the applicant must obtain a burn permit from the APCD and County Fire/CAL Fire and comply with all conditions required by these agencies.

Fugitive Dust (PM₁₀). To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including 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.

Construction Permit Requirements. The applicant shall consult with the APCD to obtain appropriate approvals and permits for proposed equipment.

Operational Permit Requirements. The applicant shall review the list of equipment and operations that may have permitting requirements within page A-5 of the APCD's CEQA Handbook.

In addition to the APCD's recommendations listed above, the residence that would be built within the proposed project, would be subject to the South County Air Quality Mitigation fee, which is intended to partially mitigate the cumulative effects of new residential development within the South County planning area. This program funds several strategies within the South County to improve air quality and reduce single-occupant vehicles, by: attracting transit ridership through regional bus stop improvements; encouraging carpooling through park-and-ride lot improvements and ridesharing advertising; promoting the use of bicycles through bike lane installation; reducing dust through limited road paving of several unpaved roads; and by providing electronic information/services locally to reduce vehicle trip lengths.

Implementation of the mitigation measures described above and listed in Exhibit B would mitigate all identified air quality impacts to less than significant levels.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Ruderal

Based on the latest California Diversity database, and other biological references, the following is a list of sensitive vegetation, wildlife and/or habitat that have been identified as potentially being within the vicinity of the proposed project:

Plants:

Marsh (swamp) sandwort (*Arenaria paludicola*) FE, SE, List 1B (app. 0.54, 0.77 miles northeast and, 0.56 miles north of the site.). Marsh sandwort (*Arenaria paludicola*) is a perennial herb that occurs in freshwater marsh habitats (Tibor, 2001). The typical flowering period for this species is May through August. It grows mainly in wetlands and freshwater marshes in a Mediterranean climate (cool, wet winters and dry, warm summers). The species grows from sea level to 450 m (1,476 ft). The plant can grow in saturated acidic bog soils and soils that are sandy with a high organic content. Marsh sandwort was once distributed along the coast of the western United States from Washington, south through Oregon to the Nipomo Dunes in San Luis Obispo County. As of May 14, 2001, the only remaining populations were located in California. One population is thought to be located in southern San Luis Obispo County at Black Lake Canyon on the Nipomo Mesa, one at Oso Flaco Lake (also in San Luis Obispo County) and the other in MacKerricher State Park, Mendocino County. There are contrasting reports on the number of populations currently found. Some sources claim that only one population is known (in Black Lake Canyon) and that the other populations have become extinct.

Sand Mesa Manzanita (*Arctostaphylos rudis*) List 1B.2 (app. 0.46 miles northeast of the site.). Sand mesa manzanita (*Arctostaphylos rudis*) is an evergreen shrub that occurs in chaparral and coastal scrub habitats (Tibor, 2001). The typical flowering period for this species is November through February. The species grows from 25 m to 260 m (82 ft to 853 ft). The sand mesa manzanita is a federal species of special concern, and the CNPS considers this plant to be rare, threatened, or endangered in California and elsewhere (List 1B.2).

Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*) List 1B.1 (app. 0.73 miles east of the site.). Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*) is a perennial herb that occurs in closed cone coniferous forest and coastal scrub habitats (Tibor 2001). The typical flowering period for this species is April through September. The species grows at 10 m to 200 m (33 ft to 656 ft) elevations. The

Kellogg's horkelia is a federal concern species and the CNPS considers this plant to be rare, threatened, or endangered in California and elsewhere (List 1B.1).

Nipomo Mesa lupine (*Lupinus nipomensis*) FE, SE, List 1B.1 (app. 0.6 miles south, 0.59 miles west and, 0.52 miles southwest of the site.). Nipomo mesa lupine (*Lupinus nipomensis*) is an annual herb that occurs in coastal dune habitat with pockets of bare sand (Tibor 2001). The typical flowering period for this species is March through May. The species grows at 10 m to 50 m (33 ft to 164 ft) elevations. The Nipomo mesa lupine is a federal endangered species and the CNPS considers this plant to be rare, threatened, or endangered in California and elsewhere (List 1B.1).

Dune larkspur (*Delphinium parryi* ssp. *blochmaniae*) List 1B.2 (app. 0.02 miles north of the site.). Dune larkspur (*Delphinium parryi* ssp. *blochmaniae*) is a perennial herb that is found within maritime chaparral and coastal dune habitats (Tibor, 2001). The typical flowering period is April through May. The species grows from sea level to 200 m (656 ft). The dune larkspur is a federal concern species and the CNPS considers this plant to be rare, threatened, or endangered in California and elsewhere (List 1B.2).

San Luis Obispo (curly-leaved) monardella (*Monardella frutescens*) List 1B.2 (app. 0.78 miles southwest and, 0.63 miles west of the site.). San Luis Obispo monardella is a perennial herb that is found on sandy soils and in stabilized coastal dunes and coastal scrub habitats. The species generally blooms from May through September. The CNPS considers this plant to be rare, threatened or endangered in California and elsewhere (List 1B.2).

Crisp monardella (*Monardella crispera*) List 1B.2 (app. 0.78 miles southwest of the site.). Crisp monardella (*Monardella crispera*) is a rhizomatous herb that occurs in coastal dune and coastal scrub habitats (Tibor, 2001). The typical flowering period for this species is April through August. The species grows at 10 m to 120 m (33 ft to 393 ft) elevations. The crisp monardella is federal concern species and the CNPS considers this plant to be rare, threatened, or endangered in California and elsewhere (List 1B.2).

Gambel's watercress (*Rorippa gambelii*) FE, ST, List 1B.1 (app. 0.63 miles north of the site.). Gambel's watercress occurs in association with freshwater marsh and brackish marsh habitats (Tibor 2001). It is found in marshes, swamps, and at the borders of lakes. The typical flowering period for this perennial herb is April through June. The species is known to exist at Oso Flaco Lake, near small twin lakes south of Arroyo Grande (west of the project site), on the south and north edge of Little Oso Flaco Lake, and near Black Lake Canyon Lake. Gambel's watercress is a Federal endangered and State threatened, and CNPS List 1B.1 plant.

Hoover's bentgrass (*Agrostis hooveri*) List 1B.2 (app. 0.55 miles north of the site.). Hoover's bentgrass (*Agrostis hooveri*) is a California Native Plant Society (CNPS) List 1B.2 (rare, threatened, or endangered in California and elsewhere) perennial herb. This species occurs in open chaparral and oak woodlands below 600 meters in the coastal and south coast areas of San Luis Obispo and Santa Barbara Counties, and within coastal dunes and coastal scrub habitat types. The elevation range for this species is 10 to 120 meters, and the blooming period is April through August.

Wildlife:

Monarch butterfly (*Danaus plexippus*). The Monarch butterfly (*Danaus plexippus*) is considered a "threatened phenomenon" by the State and "rare" under CEQA Guidelines Section 15380 because of declining availability of winter roosting habitat. Monarchs from west of the Rocky Mountains spend the winter along the California coast. Overwintering sites typically occur in dense, wind-protected tree

groves with eucalyptus (*Eucalyptus* spp.), Monterey pine (*Pinus radiata*), and/or Monterey cypress (*Cupressus macrocarpa*) near the coast from northern Mendocino to Baja California (CNDDDB, 2004).

California red-legged frog (*Rana aurora draytonii*) FT (app. 0.71 miles northeast of the site.). California red-legged frog (*Rana aurora draytonii*) typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development. California red-legged frog is considered federally threatened.

Habitat:

Vernal Pools – The proposed project is within the Santa Barbara vernal pool region, which is a generalized regional area with vernal pools known to exist within its boundaries. A vernal pool habitat will consist of seasonal wetland (i.e., an area with ponding water during the wet season and then drying up during the summer months). This habitat sometimes support sensitive aquatic plant and wildlife species, such as the federally-threatened vernal pool fairy shrimp, the spadefoot toad, the California Tiger salamander, and several sensitive aquatic plant species. During a field inspection, the project area's topography was inspected for the potential to support vernal pools (e.g., low-lying areas, natural or man-made ponding areas, etc.). No such topography was identified.

Central Dune Scrub (app 0.64 miles west of the site).

California red-Legged frog habitat (app. 0.38 miles west of the site).

Potential Pismo Clarkia Habitat (app. 0.37 miles northeast of the site).

Based on the literature and query the most recent version of the California Natural Diversity Data Base (CNDDDB, 2007) a total of 39 special-status plant species, 20 special-status animal species, and four natural communities have been documented within a ten mile radius of the project site. Because this list of sensitive biological resources is regional, a preliminary analysis of the range and habitat preferences of those species was conducted by Morro Group, Inc. in order to identify which special-status species have the potential to occur within the project site given the existing habitat, elevation, soil condition. This analysis also included the results of a previous biological and botanical assessment conducted by the applicant's biologist, Mr. David Wolff (2006, 2007; ESA, 2008).

Given that the project site contains Oceano Sand soils, the following special-status plant species have the potential to occur within the project site: Hoover's bent grass, sand mesa manzanita, Pismo clarkia, dune larkspur, mesa horkelia, Kellogg's horkelia, San Luis Obispo County lupine, Nipomo Mesa lupine, crisp monardella, San Luis Obispo monardella, and black-flowered figwort. None of these species were identified within the project site during the botanical survey conducted by David Wolff Environmental (see attached). At the time of the survey, the project site was reported as being actively farmed for strawberries. The black plastic sheeting associated with the strawberry farming practices onsite has eliminated the growth of any other vegetation within the field. The only other vegetation located onsite consists of ruderal species located along the east and south border of the field.

In regards to special-status animal species, the project site does not contain suitable habitat for any special-status species. Specifically, the property does not include any trees or shrubs which would provide nesting habitat for bird species, or monarch butterflies. The property also does not include wetland, stream, or riparian habitats required by special-status species such as California red-legged frog, steelhead, southwestern pond turtle, and other species identified within a ten mile radius of the

project site. In general, wildlife species are not expected to utilize the project site due to limited food and cover. Lastly, it should also be mentioned that the project site does not include any sensitive natural communities.

Based on a review of the proposed project, Caltrans has identified potential operational and safety issues, and requested a Two-Way-Left-Turn-Lane (TWLTL) be constructed (James Kilmer; March 10, 2006). Construction of the TWLTL from the Highway 1/Willow Road Intersection, north to the Highway 1/Sheridan Road Intersection has the potential to have secondary impacts to biological resources. Given the potential for secondary results, the project applicant had an additional survey conducted within this portion of the project site to determine the potential for sensitive biological resources. Based on the results of this survey, it was determined that the proposed road widening activities would not impact special-status animal species; however, there is a low likelihood that sensitive plant species may be impacted (David Wolff, December 23, 2007).

Impact. Based on the results of the *Biological and Botanical Assessment* (2006) and subsequent report *Addendum* (2007) prepared by David Wolff Environmental the presence of special-status plant species is unlikely; however, a botanical survey during appropriate blooming period would be necessary to determine absence/presence of special-status plant species such as Nipomo Mesa lupine and Pismo clarkia (Wolff, 2007). This focused botanical survey was conducted between April 9 and May 1, 2008 by David Wolff (ESA, 2008). Reference sites for special-status species were reviewed prior to the survey period to confirm that special-status plant species were in bloom. As a result, it was determined that impacts to special-status animal species are not anticipated. During construction of the proposed project, noise, dust, and operation of vehicles and equipment may result in harm to general wildlife species in surrounding areas.

Mitigation/Conclusion. No mitigation measures are necessary for special-status plant species, as no species are known to occur within the project area. To mitigate for potential impacts to wildlife, the applicant has agreed to clearly delineate the project area, establish designated staging and refueling area(s), and limit use and storage of equipment and materials to designated construction areas. Implementation of these measures would mitigate potential impacts to biological resources to less than significant.

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

Impact. The project site is located in an area considered culturally sensitive due to the presence of physical features typically associated with prehistoric occupation, and documented findings in the area. A Phase I (surface) survey of the subject parcel was conducted by Mr. Thor Conway (Heritage Discoveries; March 8, 2006). A follow-up Phase I survey (Heritage Discoveries; December 9, 2007) was conducted along Willow Road, based on secondary impacts associated with the construction of a Two-Way Left Turn Lane (TWLTL) (refer to Transportation and Circulation). No evidence of cultural

materials was noted on the property or along the Highway 1/Willow Road ROW, and the cultural report does not recommend monitoring during construction activities. Impacts to historical 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 - <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 California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 gently rolling. The area proposed for development is

outside of the Geologic Study Area designation. The landslide risk potential is considered negligible. The liquefaction potential during a ground-shaking event is considered low. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

A *Soils Engineering Report* was prepared for the project site (GeoSolutions, Inc.; May 12, 2006). Given the presence of loose soils encountered during the sub-surface investigation, it is anticipated that graded engineered fill pads will be constructed with all foundations excavated into engineered fill. All foundations are to be excavated into uniform competent material to limit the potential for distress of the foundation systems due to differential settlement. If cuts steeper than allowed by State of California Construction Safety Orders for "Excavations, Trenches, Earthwork" are proposed, a numerical slope stability analysis may be necessary for temporary construction slopes. The report provides recommendations for building pads, preparation of paved areas, conventional foundations, slab-on-grade construction, retaining walls, and pavement design.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek from the proposed development is approximately one mile to the north. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – The soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility and low shrink-swell characteristics.

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

Impact. As proposed, the project will result in the disturbance of approximately 4.67 acres. Additional disturbance will occur during construction of off-site road improvements. Based on the location, soil characteristics, and topography of the project site there is a potential for soil erosion and down-gradient sedimentation. Implementation of the project would also affect historic drainage patterns on the project site. The proposed project includes a grading and drainage plan to mitigate for these impacts.

Mitigation/Conclusion. Pursuant to County Ordinance, the applicant is required to submit a drainage plan and sedimentation and erosion control plan prior to issuance of construction permits. In addition, the applicant is required to prepare and implement a SWPPP. Implementation of standard requirements would further minimize the potential for geologic and soils impacts.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located within a high-severity fire hazard area with a 6-8 minute response time from the nearest County Fire Station. The location of the proposed project would not interfere with any emergency response or evacuation plans, and is not located in the immediate vicinity of an airport.

Impact. The proposed facility would include the storage of personal property within enclosed structures. Storage and use of hazardous materials is not proposed. The proposed project was referred to CAL Fire for review. CAL Fire did not identify any significant impacts; however, compliance with standard fire regulations would be required including, but not limited to, through access for fire trucks, installation of a fire hydrant, a fire extinguishing system/water supply connection, the installation of portable fire extinguishers, installation of a KNOX box (locked storage for key available to the fire department), and compliance with California Fire Code regulations (Gilbert Portillo; February 27, 2006).

Mitigation/Conclusion. Compliance with standard fire safety regulations would mitigate potential hazards and hazardous materials impacts to a level of insignificance.

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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. The project site is adjacent to Willow Road/Highway 1, and is approximately 0.65-mile northeast of the Unocal Refinery. In reviewing the County's Noise Element, the noise contour maps indicated that the majority of the property is within the 45 dB stationary noise contour. Based on the noise contour maps, the portion of the property frontage within 140 feet of Willow Road/Highway 1 is within the 60 to 65 dB noise contour. Noise sensitive land uses in the immediate vicinity include residences to the north on Wildwood Lane (Residential Suburban land use category) and residences to the south on Arriba Place (Residential Suburban land use category). In addition, the proposed caretaker's residence/office is considered a use sensitive to transportation-related noise. Per the request of the County, the applicant submitted a Noise Study, which addresses these two concerns (David Dubbinick Associates; May 8, 2006).

Impacts. Policy 3.3.5 of the County Noise Element states that noise created by new stationary noise sources that may increase noise levels affecting noise-sensitive land uses shall be mitigated such that noise levels are reduced to, or below, noise level standards listed in Table 3-2 of the Element. The County standards for the noise that can be produced by proposed projects are expressed in both an hourly energy average (Leq) and a not-to-be-exceeded peak level (Lmax). The County's standard for hourly Leq is 50 dB during the day and 45 dB during the night. The standard for maximum noise levels, Lmax, is 70 dB during the day and 65 dB during the night.

In regards to the proposed project, the noise level standard for noise-sensitive land uses (such as residences within the Residential Suburban land use category to the north) was measured from the property line during daytime hours (7:00 AM to 10:00 PM), as the proposed car wash would not be operated during the nighttime hours (10:00 PM to 7:00 AM). Noise generated by the proposed facility would include vehicle noise generated by customers, general operation of the storage facility, car wash facilities and vacuum stations.

Based on the noise study conducted for the proposed project, the existing background noise levels at the project site during the day had an Leq of 67.8 dB and an Lmax of 83 dB, as measured from 8 feet from the paved bike lane. Given these results, traffic on Willow Road is currently producing background noise levels in excess of the county-standard. Given this scenario, the County's noise element states that in situations where existing background sound levels exceed the limits the standard changes with the background level, a new use is not permitted to increase existing levels by more than 1 dB.

Operation of the vacuum stations would generate the highest level of noise. In order to determine the hourly Leq for the vacuum units, the Noise Study prepared for this project assumed that both vacuums would operate one quarter of the time during an hour. The noise level generated by the vacuum units was determined by measurements taken from existing vacuum units in San Luis Obispo and data from a previous study conducted in Sacramento. Measurements from that San Luis Obispo vacuums were taken at a distance of 30 feet, whereas the Sacramento vacuums were measured at 10 feet.

The nearest residential property line is located across Willow Road, approximately 200 feet north of the proposed location for the vacuum units. Based on the Noise Study calculations, operation of two vacuum units would result in an hourly Leq of 47.1 (assuming a constant background level of 40 dB), at a distance of 200 feet. The County standard for Leq is 50 dB, as determined from the property line of the receiving land use; therefore, operation of both vacuums would not exceed the acceptable noise threshold.

The Noise Study also estimated that at a distance of 200 feet the operating vacuums would result in an Lmax of 52.5 dB. Given this estimation, the noise from the vacuums is below the County standards for Lmax daytime levels. Further, the facility would not be operated past 6:00 p.m. Therefore, based on the results of the Noise Study and the hours of operation, no significant impacts would occur as a result of stationary noise generated by the project.

In regards to the traffic-related noise as it relates to the caretaker's residence, the rear wall of the unit is approximately 70 feet from the center of the near traffic lane. The standard measurement for 24-hour exposure is known as Ldn/CNEL. Ldn is a 24-hour Leq measurement with a 10 dB penalty added to the sound levels that occur during the night. The Community Noise Equivalent Level (CNEL), used exclusively in California, applies a further 3-dB penalty between 7:00 p.m. and 10:00 p.m.

In order to determine the Ldn, information within the County Noise Element was used to determine the existing and future Ldn along Willow Road/Highway 1. Specifically, the Noise Element indicates that an Ldn of 65 dB follows a contour line that is 63 feet from the centerline of the roadway. Therefore, at 70 feet (distance of caretaker building) the exterior sound level would drop to 64.3 dB, using the County's distance attenuation formula. Interior noise levels are typically 15 dB less than the exterior noise, resulting in 49.3 dB. The County standards for Ldn are 60 dB for the exterior of receptors and 45 dB for the interior. Given the County standards, traffic-related noise would be exceeded in regards to the exterior and interior of the caretaker's residence unless the appropriate mitigation is implemented.

Furthermore, previous studies have shown that traffic along Willow Road/Highway 1 is expected to quadruple by the year 2060. This increase in traffic would result in a Leq increase of 5.4 dB of noise. In suburban environments, the Leq is generally similar to the Ldn. Therefore, it can be estimated that the Ldn would also increase approximately 5.4 dB. An Ldn increase of approximately 5.4 dB would result in exterior noise levels of 69.7 dB and an interior noise level of 54.7 dB in year 2060. Both of these expected noise levels would exceed County noise thresholds unless appropriate mitigation is implemented.

Mitigation/Conclusion. To reduce noise-related impacts to the caretaker's residence, the applicant proposes to construct a six-foot tall concrete block retaining wall which would serve as a noise barrier, extending nearly the entire length of the property parallel to Willow Road/Highway 1. It is expected that the retaining wall would result in a considerable reduction in exterior transportation-related noise levels from Willow Road/Highway 1, resulting in potential impacts that are less than significant.

Construction of the noise wall has the potential to result in secondary significant visual impacts. As proposed, landscaping measures, which include a mix of trees and shrubs, would be installed on both sides of the proposed wall. Installation of landscaping measures would reduce potential secondary visual impacts from the retaining wall to a level that is less than significant (see Aesthetics).

9. POPULATION/HOUSING - <i>Will the project:</i>	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"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. 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 has recently adopted a revised Housing Element. The Housing Element Programs (Program HE 1.9) states that the County will implement an Inclusionary Housing Ordinance starting in 2006. Upon adoption of the ordinance, future commercial development would be required to pay a fee to support development of new affordable housing.

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, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
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 project area is served by the County Sheriff's Department and CAL Fire as the primary emergency responders. The closest CAL Fire station is the Mesa Station, which is approximately 1.6 miles to the east. The closest Sheriff substation is in Oceano, which is approximately 8 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

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. The County Trails Plan 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 or other recreational resource.

Impact. The proposed project will not create a significant need for additional park 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) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is accessed from Willow Road/Highway 1. Willow Road/Highway 1 is a two-lane state highway that serves as a secondary inter-city route in the area.

Impact. The applicant proposes to construct a mini-storage and car wash facility located on Willow Road/Highway 1. The proposed project was referred to the County Public Works Department and Caltrans for review. Given the proposed project's driveway location on Highway 1, Caltrans identified potential operational and safety issues, and requested a Two-Way-Left-Turn-Lane (TWLTL) be constructed (James Kilmer; March 10, 2006). The TWLTL would begin at the deceleration taper from the left-turn lane at Highway 1/Willow Road Intersection, north to the Highway 1/Sheridan Road Intersection. This will remove the project generated left-turn traffic from the fast-moving Highway 1 northbound through-lane traffic. Construction of the TWLTL will require the widening of Highway 1 but should not involve the acquisition of more Right Of Way (R/W). Public Works and Caltrans notes that further approval of engineered drawings and encroachment permits for the construction of the TWLTL and driveway would be required to construct the road improvements.

In addition to improvements made along Willow Road/Highway 1, the project site is located within South County Traffic Fee Area 2, and the applicant is required to contribute traffic mitigation fees to the County. The County uses the fees to fund road improvement projects through-out the South County area, including the affected roadways.

Mitigation/Conclusion. Implementation of the proposed project would require the applicant to construct a TWLTL from the deceleration taper at the left-turn lane at Highway 1/Willow Road

Intersection, north to the Highway 1/Sheridan Road Intersection. Widening of Highway 1 and construction of the TWLTL along this section would mitigate potential project-specific impacts to less than significant. However, widening of Highway 1 has the potential to result in secondary impacts to biological and archaeological resources. The applicant has provided an addendum to the original biological and archaeological reports which evaluates the secondary impacts related to the widening of Highway 1. As a result of the follow up surveys, no secondary impacts were identified. Regarding cumulative impacts, the applicant is required to contribute to the South County Traffic Fee program, which would mitigate the project's contribution to cumulative traffic impacts. Based on implementation of these measures, potentially significant traffic impacts would be less than significant.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</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. As described in the NRCS Soil Survey (see Agriculture section for soil types and descriptions), the main limitation for on-site wastewater systems relates to: poor filtering characteristics. These limitations are summarized as follows:

Poor Filtering Characteristics – due to the very permeable soil; without special engineering, larger separations will be required between the leach lines and the groundwater basin to provide adequate filtering of the effluent; to achieve compliance with the Central Coast Basin Plan, depth to groundwater information will need to be provided at the building permit stage.

Impact. The project proposes to use an on-site system as its means to dispose of wastewater. The applicant submitted a percolation test (GeoSolutions, Inc.; May 11, 2006). Based on the results of the test, the percolation rate was less than one minute per inch. It appears that an adequate area is available for an on-site system.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to ensure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. The underlying groundwater source within the proposed project site is the Santa Maria groundwater basin, which is made up of three interconnected sub areas (Tri-Cities, Nipomo Mesa, Santa Maria). Based on the most recent comprehensive study completed for this basin (State Department of Water Resources (DWR), "Water Resources of the Arroyo Grande-Nipomo Mesa Area"; 2002), while extractions will increase above current levels over the next twenty years, the study concludes that "Supplies appear adequate to meet water demands through water year 2020". However, the study recognizes that there is a sizeable local pumping depression on the Nipomo Mesa that has changed the dynamics of flow between two sub areas (Santa Maria, Nipomo Mesa). The study warns that seawater intrusion could result from this existing pumping depression if water management practices are not changed in the future and this depression continues to grow. Due mainly to the absence of current evidence of seawater intrusion, DWR concludes that the basin is not in a state of overdraft but does recommend a number of measures to improve monitoring of the basin as well as increase the use of recycled water.

On June 26, 2007, the Board of Supervisors certified RMS Level of Severity 3 for water supply in the Nipomo Mesa area, defined as the area subject to the 1.8% growth limit, as depicted in the Growth Management Ordinance. The County Flood Control and Water Conservation District will implement improved well monitoring and water quality monitoring programs for this area. Water purveyors in the Nipomo Mesa area are encouraged to strengthen their water conservation programs, increase their use of reclaimed water and continue their efforts to secure supplemental water. A planning area standard will be enacted by which building permits will be required to include the full range of water conservation measures, including both interior and outdoor measures. Interior measures would include: low water-use toilets, showerhead, faucets; low water-use clothes washers; automatic shut-off devices for bathroom and kitchen faucets, and; point-of-use supplemental water heater systems in bathrooms and kitchen, or circulating hot water systems. Outdoor measures would include: low water-use landscape; limited landscape area; limited turf area; low water-use plant materials; hardware; soil moisture sensors; drip irrigation system; separate meter for outdoor water management, and; an operating manual to instruct homeowner how to use and maintain water conservation hardware.

The Board of Supervisors also directed staff to process a general plan amendment (planning area standard) that would expand the application of landscape standards in the LUO (Sec. 22.16.020) for projects in the area subject to the 1.8% growth limit. Low water-use landscapes will be required for all developer-installed landscapes on parcels of five acres or less in any land use category (currently, this provision applies to parcels of two acres or less). Homeowner provided landscaping for projects approved with Minor Use Permits, Conditional Use Permits or Site Plans must also comply with Section 22.16.020. Section 22.16.030 will also apply to projects with a potential total irrigated landscape area of 1,500 square feet or greater (currently, projects less than 2,500 square feet are exempt). In an effort to monitor the effectiveness of these water conservation measures, each annual update of the Growth Management Ordinance will include data to indicate if the water use rate per dwelling unit is trending downward. If progress toward water conservation targets is not evident, further growth limitations may be recommended. While the planning area standards described above are not applicable to the proposed project, because it is within the Coastal Zone and subject to the Coastal Zone Land Use Ordinance, the proposed project would use water drawn from the Santa Maria Groundwater Basin.

In regards to surface water quality, the topography of the project is nearly level to gently rolling. The closest creek (an unnamed stream) from the proposed development is approximately one mile away. As described in the NRCS Soil Survey, the soil surface is considered to have low 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. When construction is conducted in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. As proposed, the applicant would obtain water from the Woodland Park Mutual Water Company. A "Will Serve Letter" was prepared by the water company on March 3, 2007, documenting that the applicant is entitled to water service for domestic purposes only, including fire protection. It is estimated that the water company can provide up to 800 gallons per day. Because water provided by Woodland Park Mutual Water Company would only be used for domestic purposes, the applicant also proposes to construct an on-site well as its water source to support an onsite car wash facility.

Based on preliminary estimates generated by the applicant's car wash engineer, a typical self-serve car wash facility uses approximately 15 gallons of water per vehicle and it has been estimated that a car wash facility at this location would process approximately 24 vehicles per day per bay (Andy Murillo, February 7, 2006). Under these conditions, the car wash facility would use approximately 360 gallons per day (gpd) per stall, for an estimated total of 1,440 gpd.

In regards to the on-site well, a preliminary water supply study was conducted on October 17, 2005, which demonstrated that the on-site well site is capable of producing an average of 64 gallons per minute. The total well capacity is approximately 92,160 gallons resulting in an adequate supply of water for the proposed car wash services. However, use of groundwater for the use of the car wash would result in cumulative impacts to the Nipomo Mesa water basin. Further, the use of the well site has the potential to impact the capacity of four adjacent well sites managed by the Woodland Park Mutual Water Company, resulting in potentially significant impacts. Two of these wells are located on Hillview Place to the south, one is on Silver Charm Drive to the north, and the last one is located just east of Fortress Mini-storage (Gail Johnson, WPMWC; personal communication, 2/14/08).

Regarding surface water quality, the proposed project will result in the disturbance of approximately 4.67 acres. Although the project is not within close proximity to surface water sources, erosion and down-gradient sedimentation may occur during grading activities, resulting in a potentially significant impact.

Mitigation/Conclusion. To conserve water, the proposed project would be subject to the County's Title 19 (Building and Construction Ordinance, Sec. 19.20.240). In addition, the applicant has agreed to implement all applicable measures listed in Title 22.16.030, including but not limited to the following

water-conserving fixtures for domestic use: toilets limited to 1.6 gallons/flush; showerheads and faucets limited to 2.75 gallons/ minute. Pursuant to Section 23.04.180 (and subsequent sections) of the CZLUO also requires water efficient landscaping. Therefore, the applicant has agreed to update the proposed plant palette with drought tolerant species.

In regards to the car wash facility, the applicant has agreed to install a car wash reclaim system that uses the best available technology in order to significantly reduce water use to a level that is less than conventional car wash systems. Current available systems may reduce typical water consumption by 80% or more. As a result, installation of a water reclamation system would reduce the projects cumulative impact on the water supply of the Nipomo Mesa area. Based on implementation of water conservation measures and installation of a water recycling system for the car wash, water impacts would be reduced to insignificance.

The applicant is also required to prepare and implement an erosion and sedimentation control plan, and Stormwater Pollution Prevention Plan (SWPPP) to minimize the potential for down-gradient surface water contamination. Based on implementation of standard requirements, potential impacts to surface water would be less than significant.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</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. 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.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL Fire for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used). The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>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?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>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)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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", 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 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) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	Attached
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	Attached
<input checked="" type="checkbox"/>	Nipomo Community Service District	None
<input checked="" type="checkbox"/>	Other <u>Woodland Park Mutual Water Company</u>	Attached
<input type="checkbox"/>	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.

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

Aquamizer, Inc. Car wash recycling systems. Website: <http://www.aquamizer.com>

GeoSolutions, Inc. May 11, 2006. *Percolation Testing for Storm-water Basin.*

GeoSolutions, Inc. May 12, 2006. *Soils Engineering Report.*

GeoSolutions, Inc. April 27, 2007. *Evaluation for Presence of Asbestos.*

Heritage Discoveries, Inc. March 8, 2006. *Phase I Archaeological Surface Survey.*

Heritage Discoveries, Inc. December 3, 2007. *Additional Archaeological Survey – Willow Road Mini Storage Project.*

Murillo, Andy. February 7, 2006. Letter to Mr. Scott Adams regarding Car Wash Facility.

David Dubbink Associates. May 8, 2006. *Noise Study.*

David Wolff Environmental. October 14, 2006. *Biological and Botanical Assessment.*

David Wolff Environmental. December 23, 2007. *Biological and Botanical Assessment Addendum.*

ESA Biological Resources. 2008. *Highway 1/Willow Road Improvements Floristic Inventory and Rare Plant Survey for the Adams Conditional Use Permit, Hernandez Tract Map 2719, and Murphy Tract Map 2810.*

Woodland Park Mutual Water Company. March 3, 2006. Will Serve Letter.

Exhibit B - Mitigation Summary Table**Aesthetic Resources**

- V-1 At the time of application for construction permits, the applicant shall submit final architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. Exterior colors shall have a chroma and value of 6 or less.
- V-2 Prior to occupancy or final inspection, whichever occurs first, the applicant shall implement the proposed landscaping plan, consistent with the preliminary plan shown on the attached Figures. Final plant selection shall include low-water use (drought tolerant) plants only, consistent with the County-approved plant list and drip irrigation shall be used. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryperson) to the Department of Planning and Building stating that the planting has been completed.
- V-3 To guarantee the success of the landscaping, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new vegetation until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.
- V-4 At the time of application for construction permits, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Highway 1. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first. Security lighting shall be shielded so as not to create glare when viewed from Highway 1.

Air Quality

- AQ-1 As of February 25, 2000, the APCD prohibits developmental burning of vegetative material within San Luis Obispo County. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application. For any questions regarding these requirements, Karen Brooks of APCD's Enforcement Division may be contacted (805-781-5912).
- AQ-2 At the time of application for construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:

All required PM₁₀ measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to ensure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to permit issuance.

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

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

AQ-3 Prior to issuance of grading and construction permits for both road improvements and individual lot development, the applicant shall submit an exemption request with the APCD due to the absence of naturally occurring asbestos within the project site.

AQ-4 Prior to implementation of construction activities the applicant shall consult with the APCD to obtain appropriate approvals and permits for proposed equipment.

Biological Resources

BR-1 Prior to issuance of construction permits, the applicant shall clearly delineate the location of high-visibility construction fencing within the project plans. The fencing shall be installed within the boundaries of the construction area in order to limit the use of heavy equipment and

vehicles to existing roadways and defined staging areas.

- BR-2 Prior to the issuance of construction permits, the applicant shall include a measure within the construction plans which prohibits washing of concrete, paint, or equipment and refueling and maintenance of equipment outside of a designated area. Hay bales, sandbags, and sorbent pads shall be available to contain contaminated water and/or spilled fuel (in the event of a leak or spill). Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

Geology and Soils

- GS-1 Prior to issuance of construction permits for the first phase of development, the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) to the County Planning Department. The SWPPP shall apply to the project as a whole.

Noise

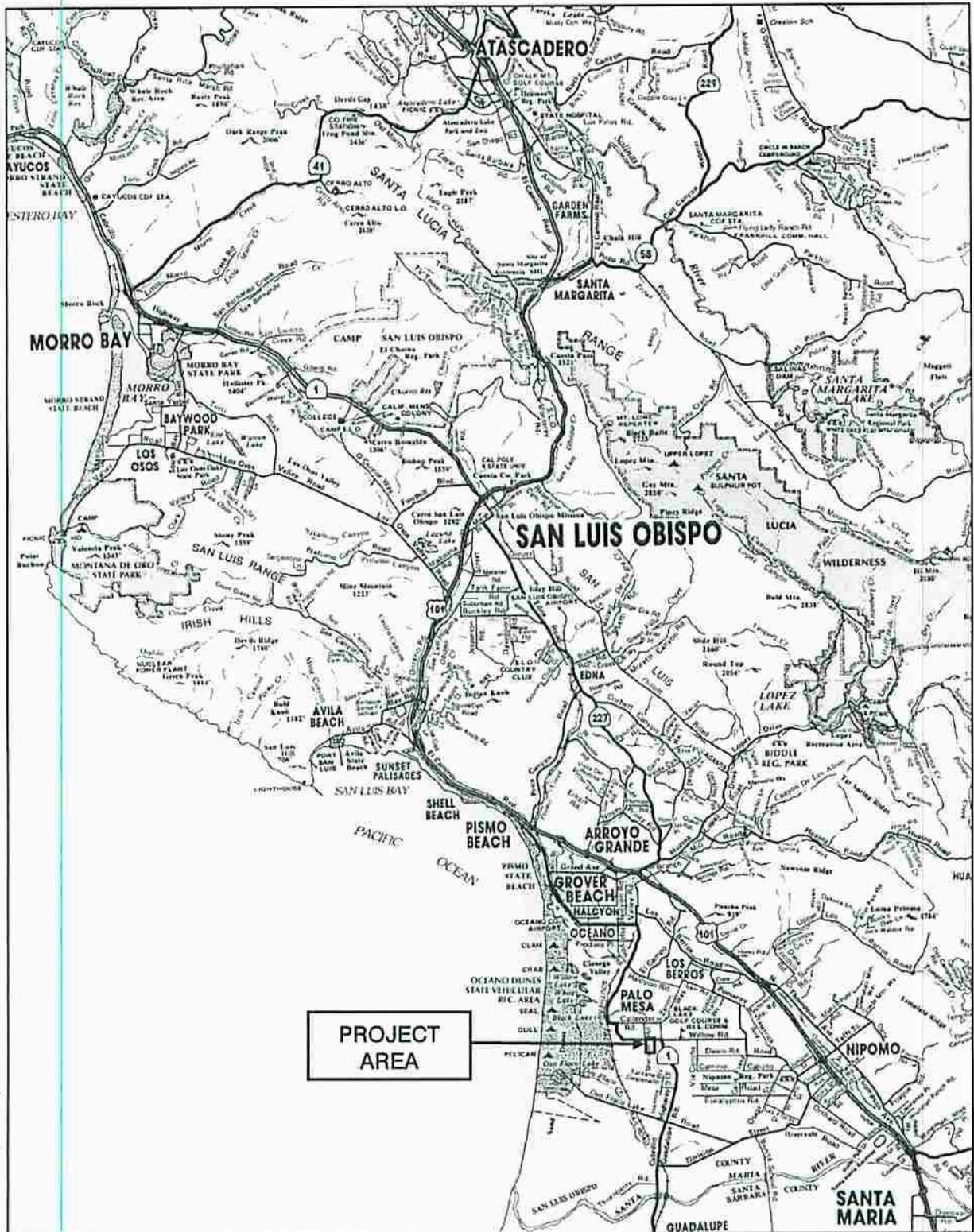
- N-1 Prior to issuance of construction permits, the applicant shall submit plans showing the construction of a six-foot, solid noise wall along the property frontage. The applicant shall implement the proposed colors and materials plan, and proposed landscape plan, which includes shrub and tree plantings on both sides of the noise wall.

Transportation and Circulation

- T-1 Prior to issuance of construction permits, the applicant shall submit final plans showing roadway improvements to Highway 1, including a two-way-left-turn-lane (TWLTL) which would extend from Highway 1/Sheridan Road to Highway 1/Willow Road intersections. Plans shall be approved by the California Department of Transportation (Caltrans) prior to submittal to the County. The applicant shall obtain an Encroachment Permit from Caltrans for road widening and driveway installation.
- T-2 Prior to final inspection and occupancy, the applicant shall submit evidence that the conditions and requirements stipulated in the Caltrans Encroachment Permit are completed to the satisfaction of Caltrans.
- T-3 Prior to final inspection and occupancy, the applicant shall complete highway improvements identified in the Caltrans Encroachment Permit, including the TWLTL along Highway 1.
- T-4 Prior to issuance of construction permits for the first phase of development, the applicant shall contribute to the South County Traffic Fee program.

Water

- W-1 Prior to issuance of construction permits for the car wash facility, the applicant shall submit final plans showing the use of a water reclamation system. The water reclamation system shall utilize "Best Available Technology", and shall reclaim 80% or more of the used wash water.

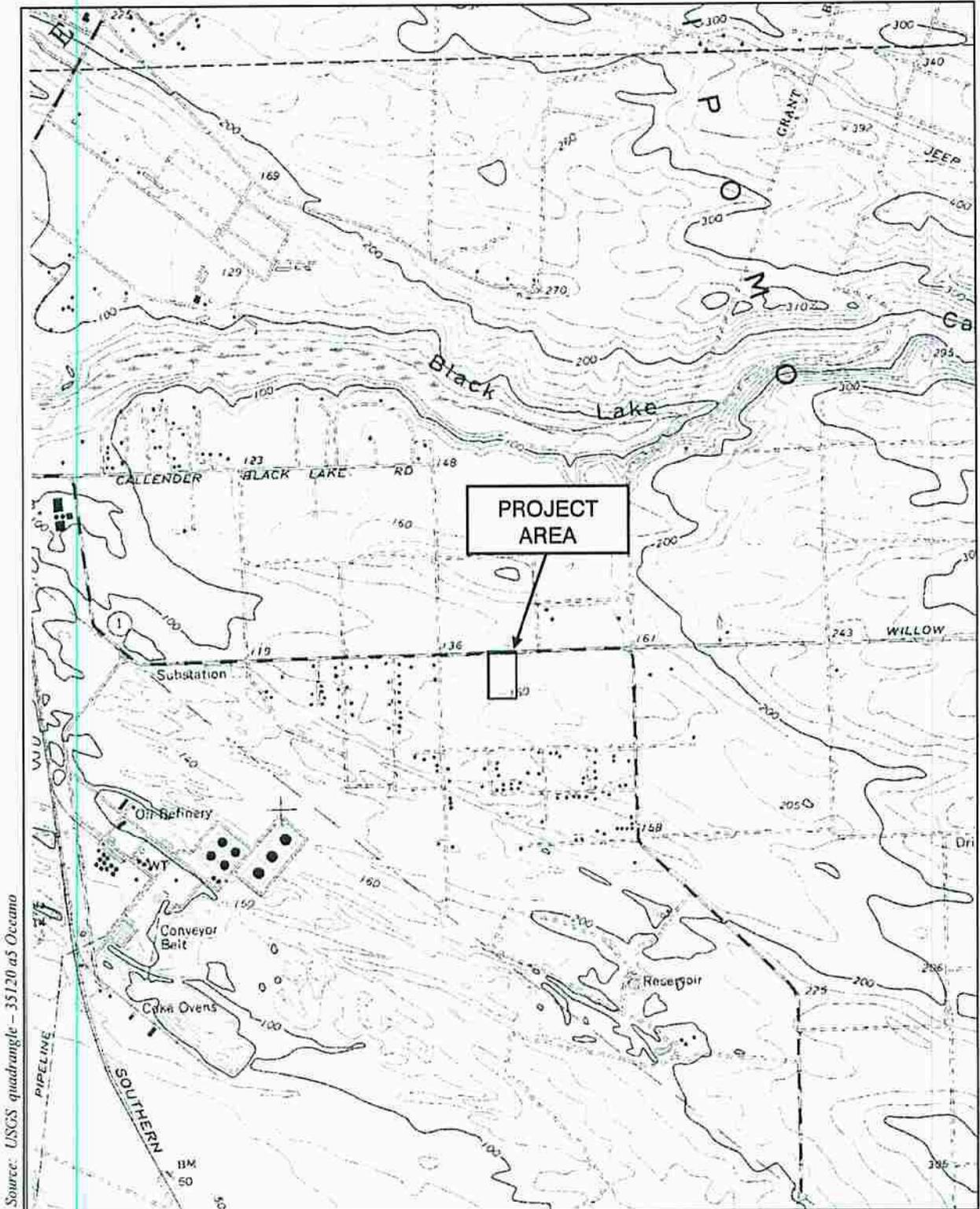


Source: Compass maps



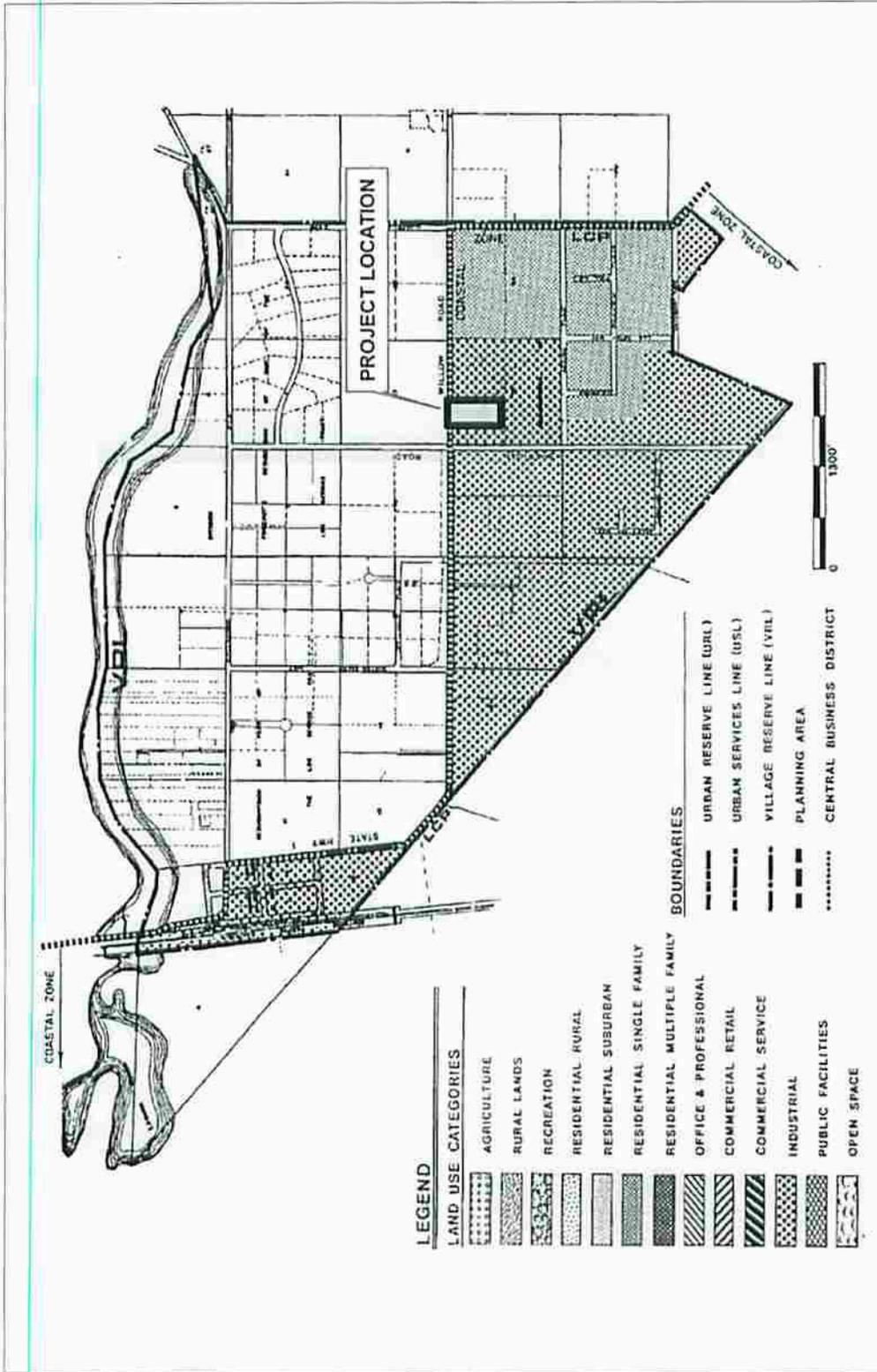
NORTH
Not to Scale

PROJECT VICINITY MAP
FIGURE 1



NORTH
1:24,000

PROJECT LOCATION MAP
FIGURE 2



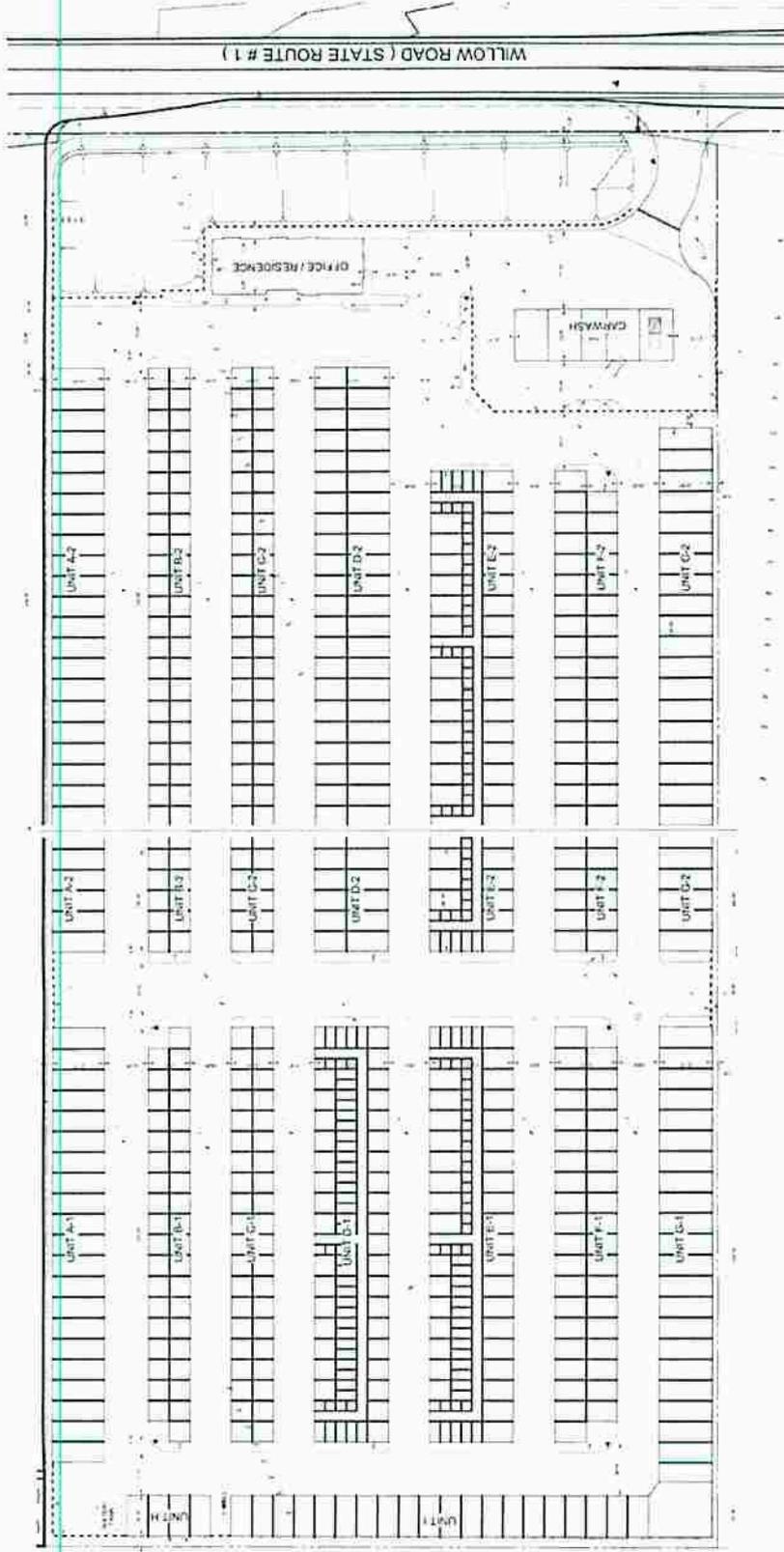
Source: Local Coastal Plan, South County



NORTH

Marro Group, Inc.

LAND USE MAP
FIGURE 3

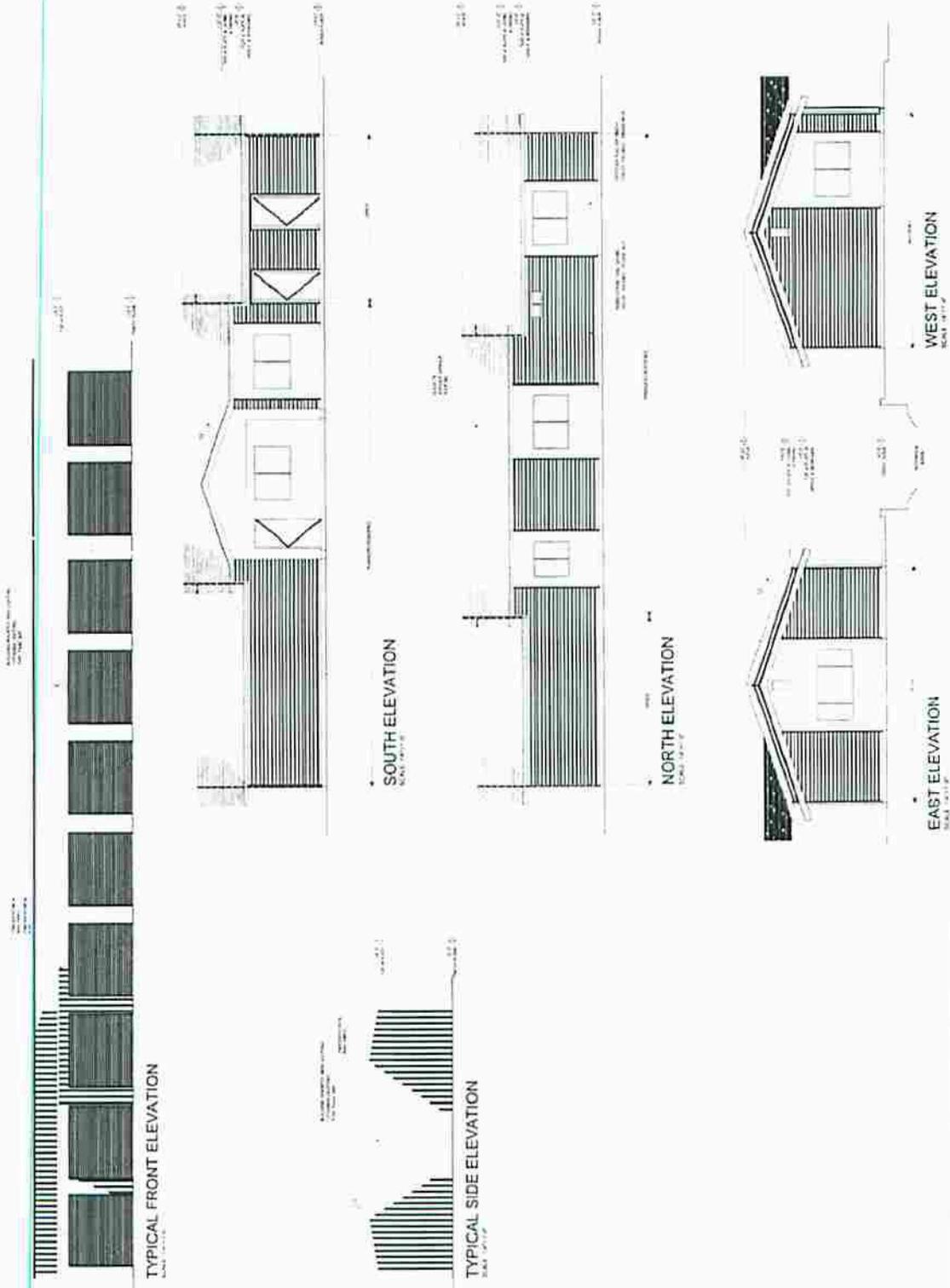


Source: EDA Design Professionals



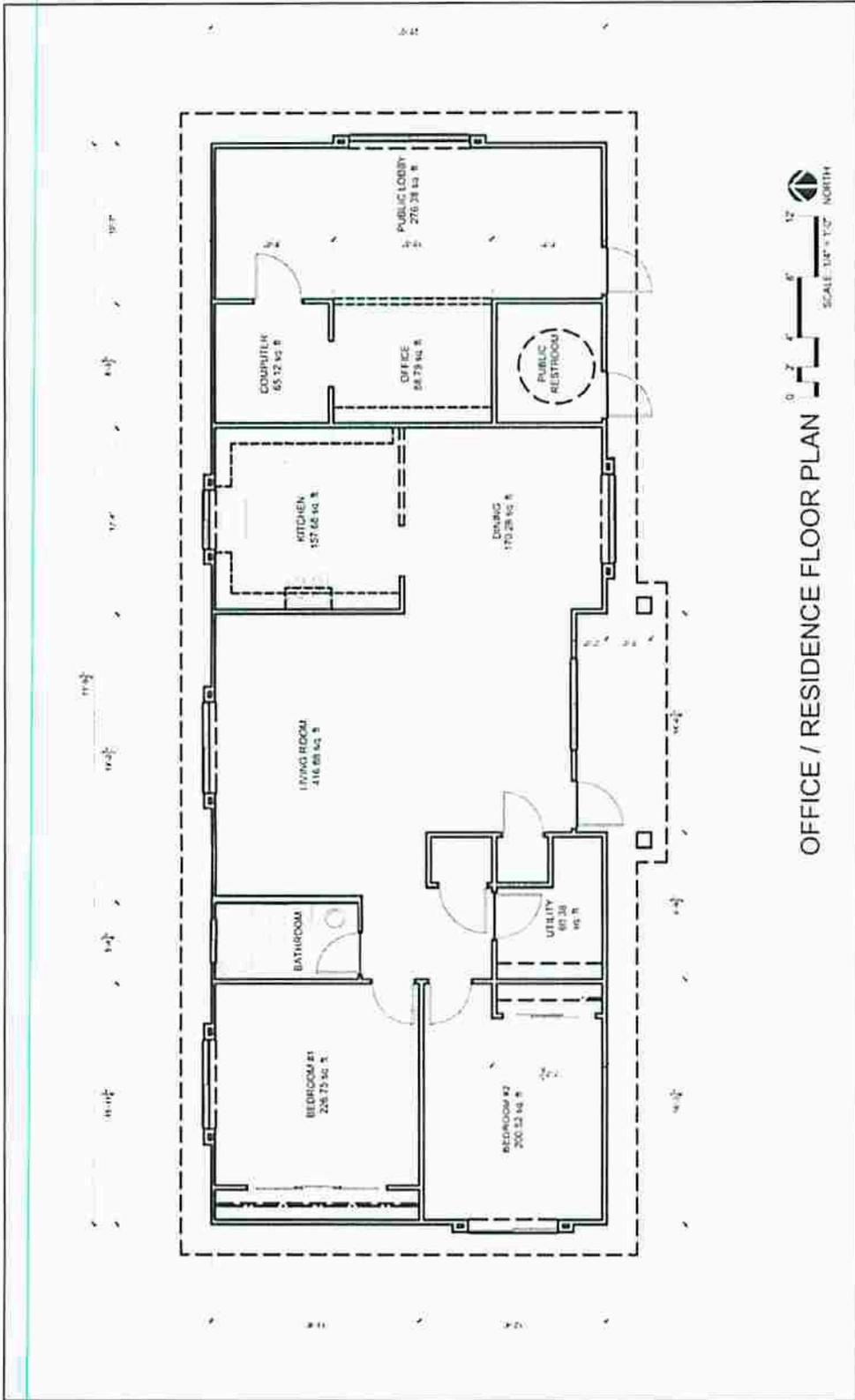
NORTH

SITE PLAN
FIGURE 4



Source: EDA Design Professionals

STRUCTURE ELEVATIONS
FIGURE 5



OFFICE / RESIDENCE FLOOR PLAN

Source: EDA Design Professionals

FLOOR PLAN
FIGURE 6

SAN LUIS OBISPO COUNTY
PLANNING/BUILDING
DEPT

2008 SEP 29 PM 3:42



letter of transmittal

to: County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

date: September 29, 2008

job #: 2-3068-000

re: Willow Road Self Storage

Attn: Ryan Hostetter

we are sending you: attached under separate cover via _____ the following items:
 shop drawings prints plans samples specifications
 copy of letter change order Delivery, Email

copies	date	no.	Descriptions
1	09/16/08	7	Developer's Statement for the Adams Development/Coastal Development Permit

these are transmitted as checked below:

for approval approved as submitted resubmit _____ copies for approval
 for your use approved as noted submit _____ copies for distribution
 as requested returned for corrections return _____ corrected prints
 for your review & comment _____
 for bids due _____ prints returned following loan to us

COMMENTS:

Please do not hesitate to contact me should something further be required.

copy to: File _____

signed: CC Rogers
Christine Rogers, Project Administrator

If enclosures are not as noted, kindly notify us at once

1998 santa barbara street • suite 200
san luis obispo, ca 93401
tel 805 • 549 • 8658 fax 805 • 549 • 8704
www.edainc.com

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR



September 11, 2008

EDA & Associates
Attn: Christine Rogers
1998 Santa Barbara St
San Luis Obispo, CA 93401

SUBJECT: DEVELOPER'S STATEMENT FOR THE ADAMS DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT DRC2005-00144

Dear Ms. Rogers:

The initial study for the above referenced application has indicated that potentially significant environmental impacts may occur with the development of the project. In order to issue a negative declaration, which is a statement that all potentially significant impacts can be mitigated to insignificant levels, an agreement called a Developer's Statement can be executed where the applicant agrees to perform certain actions that will become part of the project. Please review the enclosed Developer's Statement. If you are in agreement with this Statement, please have the owner(s) sign, date and return it to my attention at the Department of Planning and Building so we may complete the environmental review process.

If you have any questions, concerns, or comments about this Developer's Statement, or would like to suggest alternate mitigation measures that would work better with your project, please feel free to contact me at (805) 788-2351.

Sincerely,

Ryan Hostetter
Project Manager

Environmental Determination: ED05-325

Date: September 11, 2008

**DEVELOPER'S STATEMENT FOR THE
ADAMS DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT;
DRC2005-00144**

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

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

AESTHETIC RESOURCES

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Monitoring: The Planning and Building Department shall verify required elements on plans, and compliance in the field.

- V-2 Prior to occupancy or final inspection, whichever occurs first, the applicant shall implement the proposed landscaping plan, consistent with the preliminary plan shown on the attached Figures. Final plant selection shall include low-water use (drought tolerant) plants only, consistent with the County-approved plant list and drip irrigation shall be used. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryperson) to the Department of Planning and Building stating that the planting has been completed.

Monitoring: The Planning and Building Department shall verify required elements on plans, and compliance in the field.

- V-3 To guarantee the success of the landscaping, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman) to monitor the new vegetation until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one

Environmental Determination: ED05-325

Date: September 11, 2008

year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Monitoring: The Planning and Building Department shall verify required elements on plans, and compliance in the field.

V-4 At the time of application for construction permits, the applicant shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from Highway 1. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first. Security lighting shall be shielded so as not to create glare when viewed from Highway 1.

Monitoring: The Planning and Building Department shall verify required elements on plans, and compliance in the field.

AIR QUALITY

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Monitoring: The Planning and Building Department shall verify compliance.

AQ-2 At the time of application for construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans prior to construction permit issuance:

All required PM₁₀ measures shall be shown on applicable grading or construction plans. In addition, the developer shall designate personnel to ensure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the APCD prior to permit issuance.

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

Environmental Determination: ED05-325

Date: September 11, 2008

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

Prior to commencement of construction activities, the applicant shall notify the APCD, by letter, that the above air quality mitigation measures have been applied.

Monitoring: The Planning and Building Department shall verify required elements on plans, and compliance in the field.

- AQ-3 Prior to issuance of grading and construction permits for both road improvements and individual lot development, the applicant shall submit an exemption request with the APCD due to the absence of naturally occurring asbestos within the project site.

Monitoring: The Planning and Building Department shall verify compliance.

- AQ-4 Prior to implementation of construction activities the applicant shall consult with the APCD to obtain appropriate approvals and permits for proposed equipment.

Environmental Determination: ED05-325

Date: September 11, 2008

Monitoring: The Planning and Building Department shall verify compliance.

BIOLOGICAL RESOURCES

BR-1 Prior to issuance of construction permits, the applicant shall clearly delineate the location of high-visibility construction fencing within the project plans. The fencing shall be installed within the boundaries of the construction area in order to limit the use of heavy equipment and vehicles to existing roadways and defined staging areas.

Monitoring: The Planning and Building Department shall verify required elements on plans, and compliance in the field.

BR-2 Prior to the issuance of construction permits, the applicant shall include a measure within the construction plans which prohibits washing of concrete, paint, or equipment and refueling and maintenance of equipment outside of a designated area. Hay bales, sandbags, and sorbent pads shall be available to contain contaminated water and/or spilled fuel (in the event of a leak or spill). Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

Monitoring: The Planning and Building Department shall verify required elements on plans, and compliance in the field.

GEOLOGY AND SOILS

GS-1 Prior to issuance of construction permits for the first phase of development, the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP) to the County Planning Department. The SWPPP shall apply to the project as a whole.

Monitoring: The Planning and Building Department shall verify receipt and approval of required documents, and compliance in the field.

NOISE

N-1 Prior to issuance of construction permits, the applicant shall submit plans showing the construction of a six-foot, solid noise wall along the property frontage. The applicant shall implement the proposed colors and materials plan, and proposed landscape plan, which includes shrub and tree plantings on both sides of the noise wall.

Monitoring: The Planning and Building Department shall verify compliance.

Transportation and Circulation

- T-1** Prior to issuance of construction permits, the applicant shall submit final plans showing roadway improvements to Highway 1, including a two-way-left-turn-lane (TWLTL) which would extend from Highway 1/Sheridan Road to Highway 1/Willow Road intersections. Plans shall be approved by the California Department of Transportation (Caltrans) prior to submittal to the County. The applicant shall obtain an Encroachment Permit from Caltrans for road widening and driveway installation.

Monitoring: The Planning and Building Department shall verify receipt and approval of required documents, and compliance in the field.

- T-2** Prior to final inspection and occupancy, the applicant shall submit evidence that the conditions and requirements stipulated in the Caltrans Encroachment Permit are completed to the satisfaction of Caltrans.

Monitoring: The Planning and Building Department shall verify receipt and approval of required documents, and compliance in the field.

- T-3** Prior to final inspection and occupancy, the applicant shall complete highway improvements identified in the Caltrans Encroachment Permit, including the TWLTL along Highway 1.

Monitoring: The Planning and Building Department shall verify receipt and approval of required documents, and compliance in the field.

- T-4** Prior to issuance of construction permits for the first phase of development, the applicant shall contribute to the South County Traffic Fee program.

Monitoring: The Planning and Building Department shall verify compliance.

Water

- W-1** Prior to issuance of construction permits for the car wash facility, the applicant shall submit final plans showing the use of a water reclamation system. The water reclamation system shall utilize "Best Available Technology", and shall reclaim 80% or more of the used wash water.

Monitoring: The Planning and Building Department shall verify compliance.

Environmental Determination: ED05-325

Date: September 11, 2008

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

Kirby K. Gordon Atty for 9-16-08
Signature of Owner(s) applicant Adams/Boland Date

Kirby K. Gordon Attorney At Law
Name (Print) #061313



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

September 11, 2008

EDA & Associates
Attn: Christine Rogers
1998 Santa Barbara St
San Luis Obispo, CA 93401

SUBJECT: DEVELOPER'S STATEMENT FOR THE ADAMS DEVELOPMENT PLAN/COASTAL
DEVELOPMENT PERMIT DRC2005-00144

Dear Ms. Rogers:

The initial study for the above referenced application has indicated that potentially significant environmental impacts may occur with the development of the project. In order to issue a negative declaration, which is a statement that all potentially significant impacts can be mitigated to insignificant levels, an agreement called a Developer's Statement can be executed where the applicant agrees to perform certain actions that will become part of the project. Please review the enclosed Developer's Statement. If you are in agreement with this Statement, please have the owner(s) sign, date and return it to my attention at the Department of Planning and Building so we may complete the environmental review process.

If you have any questions, concerns, or comments about this Developer's Statement, or would like to suggest alternate mitigation measures that would work better with your project, please feel free to contact me at (805) 788-2351.

Sincerely,

Ryan Hostetter
Project Manager

**DEVELOPER'S STATEMENT FOR THE
ADAMS DEVELOPMENT PLAN / COASTAL DEVELOPMENT PERMIT;
DRC2005-00144**

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

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

AESTHETIC RESOURCES

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year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

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Environmental Determination: ED05-325Date: September 11, 2008

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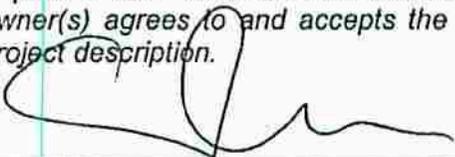
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Environmental Determination: ED05-325

Date: September 11, 2008

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Signature of Owner(s)

9/29/08

Date

Scott Adams

Name (Print)

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR



THIS IS A NEW PROJECT REFERRAL

DATE: ~~2-6-06~~ ~~2-24-06~~ 3/1/06

FROM: file Parks

Ryan Hostetter

TO: FROM: - South County Team - North County Team - Coastal Team

PROJECT DESCRIPTION: File Number: DRC2005-00144 Applicant: Adams
CWP for self-storage complex, located on 4.67 acres,
in Nipomo on Willow Rd. APN: 091-192-032.

Return this letter with your comments attached no later than: 2-21-06 ASAP

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

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 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?

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

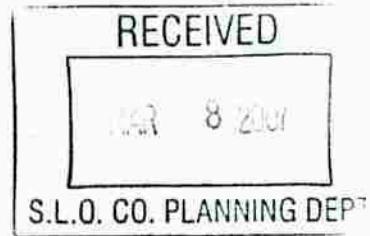
NO COMMENT

Date: 3/1/06 Name: SHAUN COOPER Phone: X4388



fax transmittal

date: March 6, 2007
to: Ryan Hottstetter
fax no: 805-781-2351
job no.: 2-3068-000
from: Christine Rogers
pages: # 2 (including cover sheet)
re: DRC 2005-00144 Adams Development Plan



Message:

Per your correspondence dated February 13, 2007, the attached "Will Serve Letter", issued by the Woodland Park Mutual Water Company, is being provided to satisfy the conditions of the application submitted.

Please do not hesitate to contact me should something further be required.

The original will follow via U.S. Mail.

**1998 santa barbara street
san luis obispo, ca 93401
tel 805•549•8658 fax 805•549•8704
www.edainc.com**

Woodland Park Mutual Water Co.

Office: 729 Calle Bendita
P.O.Box 667
Arroyo Grande, Ca. 93421

Phone (805) 343-0101
FAX (805) 343-2234

WILL SERVE LETTER

March 3, 2007

Scott Adams and Kathy Boland
760 Mattie Rd., Ste. A-1
Pismo Beach, CA 93449

RE: APN# 091-192-032

Dear Mr. Adams & Ms. Boland,

Your property, which is listed above, located in the Callender Garrett Tract of the County of San Luis Obispo, lies within the service district of this water company.

Therefore, you will be entitled to water service for domestic purposes (*Domestic* meaning that the water will stay on the property for onsite use), including fire protection, and you will have all the same rights and responsibilities of the Shareholders of this company, once you have purchased a share.

You may use this letter for permitting purposes with the County Planning and Building Department. This Company is in compliance with all Federal, State and County testing regulations concerning the quality of the water provided, and we have copies of test results on file in our office and with the County Environmental Health Department. Any questions can be directed to the Company office.

Sincerely,



Gail Dunlap Johnson
Secretary

Cc: San Luis Obispo County Planning Department
San Luis Obispo Environmental Health Department
EDA Design Professionals
Kirby Gordon



CDF/San Luis Obispo County Fire Department

635 North Santa Rosa Street • San Luis Obispo • California • 93405
Phone: 805-543-4244 • Fax: 805-543-4248

February 27, 2006

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

Subject: Adams/DRC2005-00144

Dear Coastal Team,

I have reviewed the conditional use permit application you submitted for the self-storage complex project located at 750 Willow Rd., Nipomo. The project is within a high fire severity zone with a 6-8 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2001 California Fire Code (CFC), the 2001 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Roof Coverings:

The roof type will have to be consistent with the requirements of Table 15A of the 2001 CBC and no less than a Class "B" roof.

Roof Access:

- All buildings over 18 feet in height will have fixed laddering at two exterior remote locations or provide landscaping which reduces the ladder access height to 18 feet. The exception to this requirement is if the building has a protected stairway to the roof.

Fire Flow Requirements:

Must comply with the requirements outlined in the Water Supply Standard which is available on the website, www.cdfslo.org on the permits page. A community/commercial type water system is required.

Water Supply Connection:

Fire hydrants are to be located as outlined in Appendix III B of the CFC. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified

by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

Fire Protection Systems:

This project will require installing fire sprinkler system in all buildings. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be located within 20 feet of a County standard hydrant and visible on fire engine approach to the building. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

Technical Report:

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at <http://www.cdfslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

Exiting:

All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Building Set Backs:

A minimum 30-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.

Note: Setbacks are subject to County Planning Department approval.

Commercial Access Road:

- A commercial access road must be 20 feet wide for two way traffic.
- A commercial access road must be 16 feet wide for one way traffic (only allowed in limited circumstances).
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 902.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required (See Exhibit 5).

Knox Box:

- Must have a KNOX key box for fire department access.
- An application for the Knox Box can be obtained from the County Fire Department.
- A request shall be in writing on your company letterhead.

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Gate must have battery back up.
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 5 inches high with a ½" stroke. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

If I can provide additional information or assistance on this mater please don't hesitate to contact me at (805)543-4244.

Sincerely,



Gilbert R. Portillo

Fire Inspector

c: Mr. Scott Adams
EDA Design Professionals

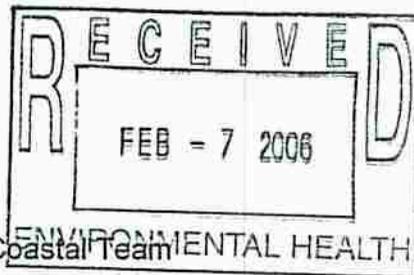


RTH

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 2-6-06

TO: Env. Health

FROM: - South County Team - North County Team

- Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00144 Applicant: Adams
CUP for self-storage complex, located on 4.67 acres,
in Nipomo on Willow Rd. APN: 091-192-032.

Return this letter with your comments attached no later than: 2-21-06

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

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 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?

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

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

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

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

Assure adequate and potable water supply for development. An intent to serve from Woodland park should be required. Soil testing for on-site septic is recommended. Due to building and impervious

2/17/06 J. Sal 781-5551

Date Name Phone
surfaces the location of the septic system should be evaluated.

RTH



February 17, 2006

Coastal Team, Dept. of Planning and Building
County of San Luis Obispo
County Government Center
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding the CUP for Adams Self-Storage Complex
Project Referral. (DRC2005-00144)

Dear Coastal Team,

Thank you for including the San Luis Obispo County Air Pollution Control District (SLO APCD) in the environmental review process. We have completed our review of the proposed project located at 750 Willow Rd in Nipomo. This project involves the development of a self-storage complex on a 4.67 vacant lot. The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE MITIGATION

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. Any project with a grading area greater than 4.0 acres exceeds the APCD's PM10 quarterly threshold. **This project exceeds this threshold and shall be conditioned to comply with all applicable Air Pollution Control District regulations pertaining to the control of fugitive dust (PM10) as contained in section 6.5 of the Air Quality Handbook. All site grading and demolition plans noted shall list the following regulations:**

- a. Reduce the amount of the disturbed area where possible,
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,
- c. All dirt stock pile areas should be sprayed daily as needed,
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities,

- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating native grass seed and watered until vegetation is established,
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD,
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used,
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site,
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114,
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site, and
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible

All PM10 mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and finished grading of the area.**

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD-web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators (50 hp or greater);
- IC engines; and,
- Concrete batch plants.

Project Referral for CUP for Adams Self-Storage Complex

February 17, 2006

Page 3 of 3

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

OPERATIONAL PHASE MITIGATION

Operational Permit Requirements

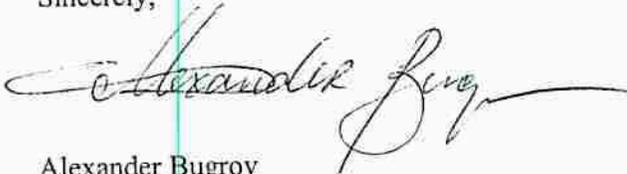
Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Portable generators (50 hp or greater);
- Electrical generation plants or the use of standby generator;
- Boilers;
- IC Engines; and,
- Cogeneration facilities.

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,



Alexander Bugrov
Air Quality Specialist

AAB/sll

cc: Tim Fuhs, Enforcement Division, APCD
David Dixon, Engineering Division, APCD
Karen Brooks, Enforcement Division, APCD
Mr. Scott Adams

Attachments:

Naturally Occurring Asbestos Construction & Grading Project - Exemption Request Form.

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DEPARTMENT OF PLANNING AND BUILDING



HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 2-6-06

TO: Ag

FROM: - South County Team - North County Team - Coastal Team

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

NO COMMENT

2/15/06
Date

L. AUCHINCHE
Name

781-5914
Phone



S. LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

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FEF - 7 2006

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TO: PW

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- North County Team

- Coastal Team

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see attached conditions note change to Access
& improvements

2-27-06 6-1-7
Date

Jim Coulter 5271
Name Phone

EXHIBIT B

CONDITIONS OF APPROVAL FOR PPC 2005-00144 by Adams / _____

Approved Project This approval authorizes the division of a _____ acre parcel into _____ parcels of _____ acres / square feet each.

Access and Improvements

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

- a. HWY 1 ^{widened} ~~constructed to~~ ^{complete} the project side of an section within a min. 60 foot dedicated right-of-way, with a min. paved width to be 23ft from centerline, fronting the property. With a two way left turn lane
- b. _____ widened to complete a way left turn lane section fronting the property. a two way left turn lane for access for access.
- c. _____ constructed to a _____ section from the property to _____ (minimum paved width to be _____ feet).

The applicant offer for dedication to the public by certificate on the map or by separate document:

- a. For future road improvement _____ feet along _____ to be described as _____ feet from the recorded centerline.
- b. For future road improvement _____ feet along _____ to be described as _____.
- c. For road widening purposes _____ feet along _____, to be described as _____ feet from the recorded centerline.
- d. The _____ foot road easement as shown on the tentative parcel map with a _____ foot radius property line return at the intersection of _____.
- e. A _____ foot radius property line return at the intersection of _____.
- f. The _____ foot road easement terminating in a county cul-de-sac as shown on the tentative map.

The intersection of _____ and _____ be designed in accordance with California Highway Design Manual.

Access be denied to lots _____ from _____ and that this be by certificate and designation on the map.

- The future alignment of _____ shall be shown on the map as reserved for future public right-of-way.
- A private easement be reserved on the map for access to lots _____
- A practical plan and profile for access to lots _____ be submitted to the Department of Public Works and the Department of Planning and Building for approval.
- All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
- All driveways shall be constructed in accordance with County Standard Improvement Specification and Drawings. All driveways constructed on county roads require an encroachment permit

Improvement Plans

- Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
 - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - h. Trail plan, to be approved jointly with the Park Division.
- The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
- If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

Attachment 6

- a. Submit a copy of all such permits to the Department of Public Works OR
- b. Document that the regulatory agencies have determined that said permit is not longer required.

Drainage

- _____ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.
- The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.
- Submit complete drainage calculations to the Department of Public Works for review and approval.
- ~~If calculations so indicate,~~ drainage must be ~~retained/detained~~ in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
- ~~If a drainage basin is required,~~ the drainage basin along with rights of ingress and egress be:
 - a. granted to the public in fee free of any encumbrance.
 - b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
 - c. reserved as a drainage easement in favor of the owners and assigns.
- If a drainage basin is required, a zone of benefit be formed within _____ for maintenance of the drainage basin. Application to be filed with the Department of Public Works Administrator.
- If a drainage basin is required, this development be annexed to _____ for maintenance of the drainage basin. Evidence of acceptance to be filed with the Department of Public Works.
- The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal

- Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3111
FAX (805) 549-3329
TDD (805) 549-3259
<http://www.dot.gov/dist05>



*Flex your power!
Be energy efficient!*

March 10, 2006

SLO-1 PM - 5.30

Ryan Hostetter, Planner
County of San Luis Obispo
Department of Planning & Building
County Government Center
San Luis Obispo, CA. 93408

RECEIVED

MAR 14 2006

Planning & Bldg

Dear Ms. Hostetter;

RE: Adams Conditional Use Permit for Self-Storage Complex - New Project Referral

District 5 Development Review has reviewed the above referenced project and as a result, the following comments were generated.

Given this proposed project's driveway location on State Route (SR) 1, we request of the Lead Agency to condition this project to construct a Two-Way-Left-Turn-Lane (TWLTL) from the beginning of deceleration taper for the left-turn lane at State Route 1/Willow Road intersection, north to the State Route 1/Sheridan Road Intersection. This will remove the project generated left-turn traffic from the fast-moving Highway 1 northbound through-lane traffic.

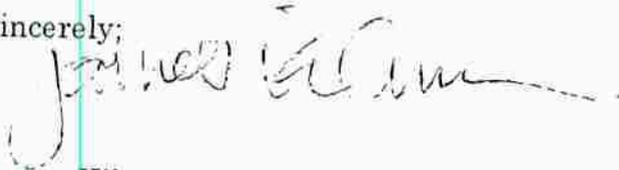
Constructing the TWLTL will require the widening of SR 1 but should not involve the acquisition of more Right Of Way (R/W) as there appears to be enough existing R/W. Construction of the TWLTL will require an encroachment permit from us. Also, if the applicants propose to improve the driveway connection onto SR 1, they will need an encroachment permit for that as well from the District 5 Permits Office. The two activities could probably be combined into one encroachment permit for a resultant, cost savings. For more information regarding the permit process, please contact Mr. Steve Senet at (549-3206) or visit The Department's Website at: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Please be advised that all work done in the State's R/W will be done to the Department's engineering and environmental standards and at no cost to the State. Furthermore, the conditions of approval and the requirements for obtaining the encroachment permit are at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditions and requirements.

Ms. Hostetter
March 10, 2006
Page 2

Also, if a Department encroachment permit will be required for this proposed project, please set as a condition of occupancy and defined in the conditions for the building permit, the requirement that the applicant substantiate that the conditions and requirements stipulated in the Department's Encroachment Permit were in fact completed to those standards (through a letter of acknowledgement from the District 5, Permits Office) to be included in the Lead Agency's file for this project

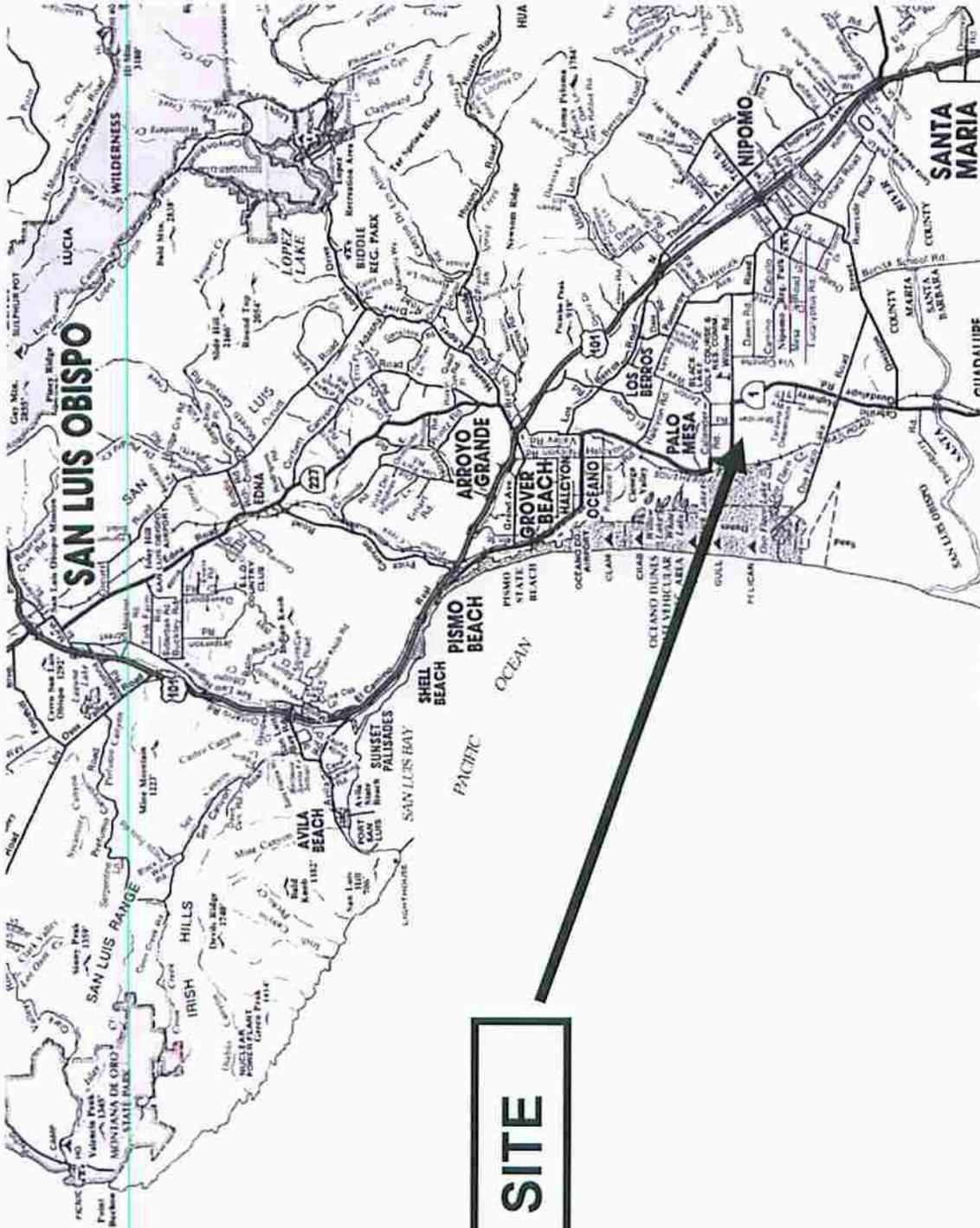
Sincerely;



James Kilmer
District 5
Development Review

c: File, D. Murray, J. McKrell, P. McClintic, S. Senet,

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



SITE

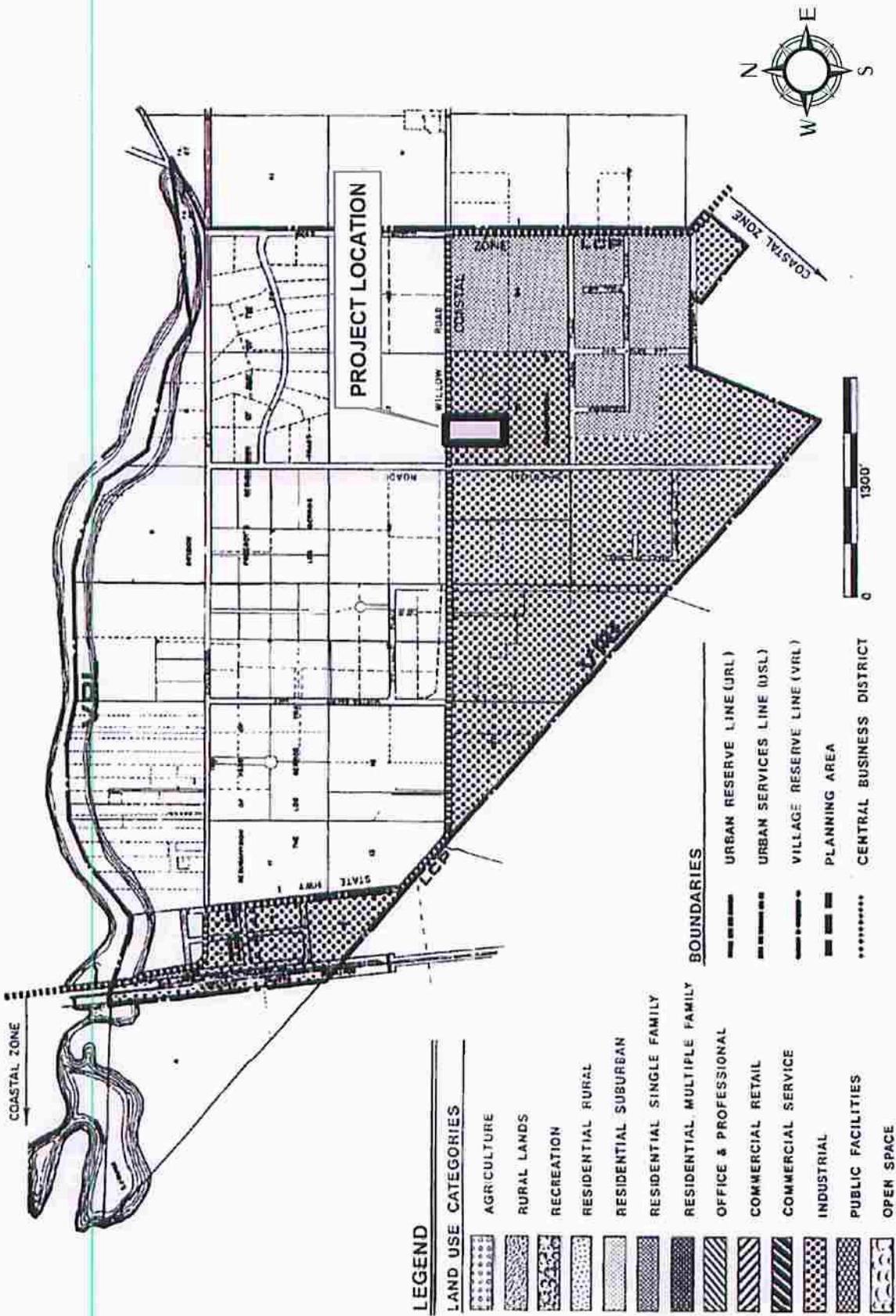
PROJECT

Development Plan/CDP
Adams & Boland DRC2005-00144



EXHIBIT

Vicinity



PROJECT

Development Plan/CDP
Adams & Boland DRC2005-00144

EXHIBIT

Land Use Category





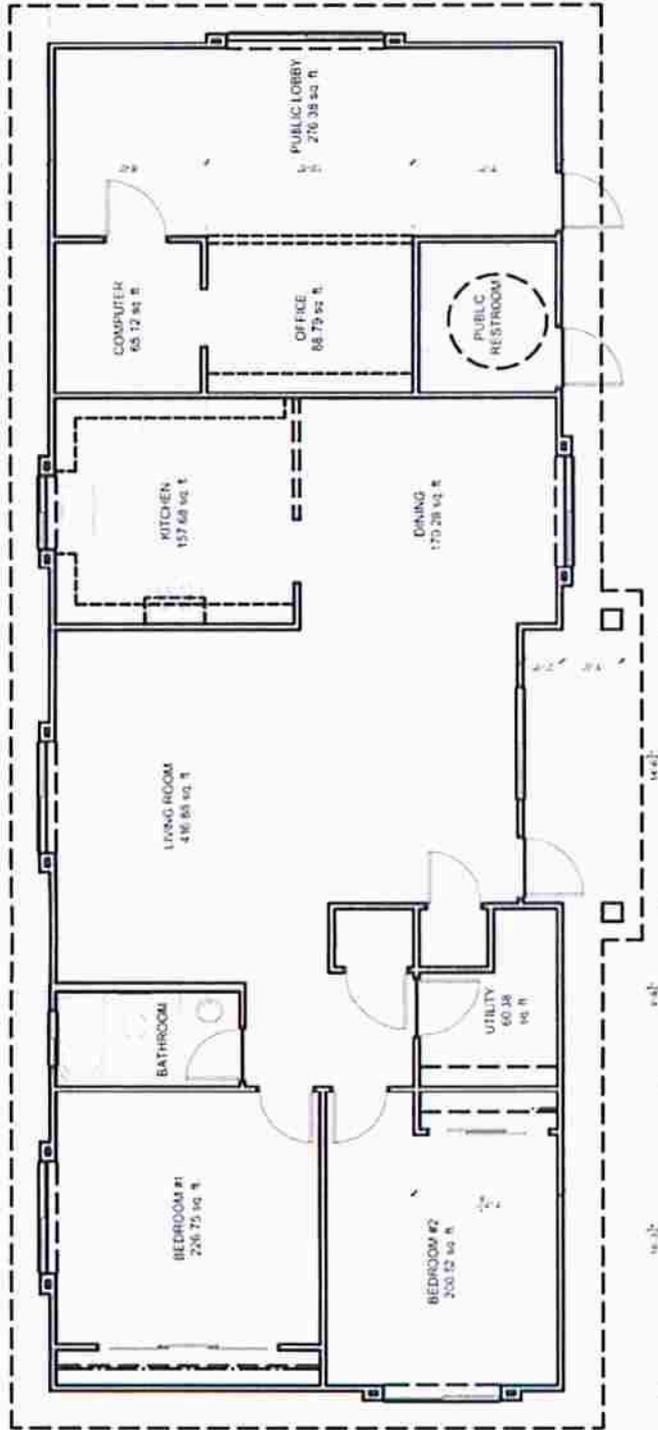
EXHIBIT

Aerial Photo



PROJECT

Minor Use Permit
Vineyard Christian Fellowship DRC2005-00146



OFFICE / RESIDENCE FLOOR PLAN

PROJECT

Development Plan/CDP
Adams & Boland DRC2005-00144

EXHIBIT

Floor Plan – caretaker/office



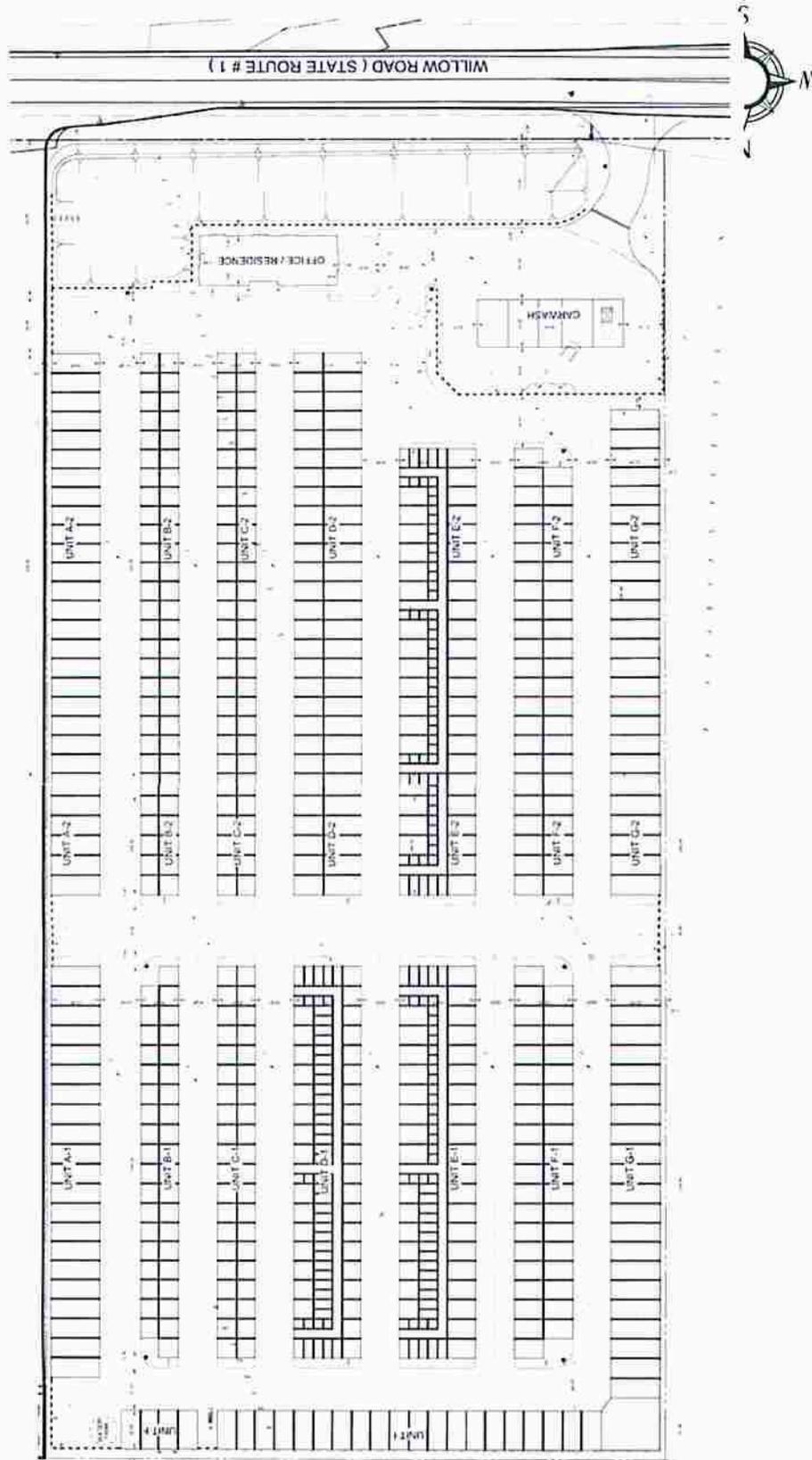
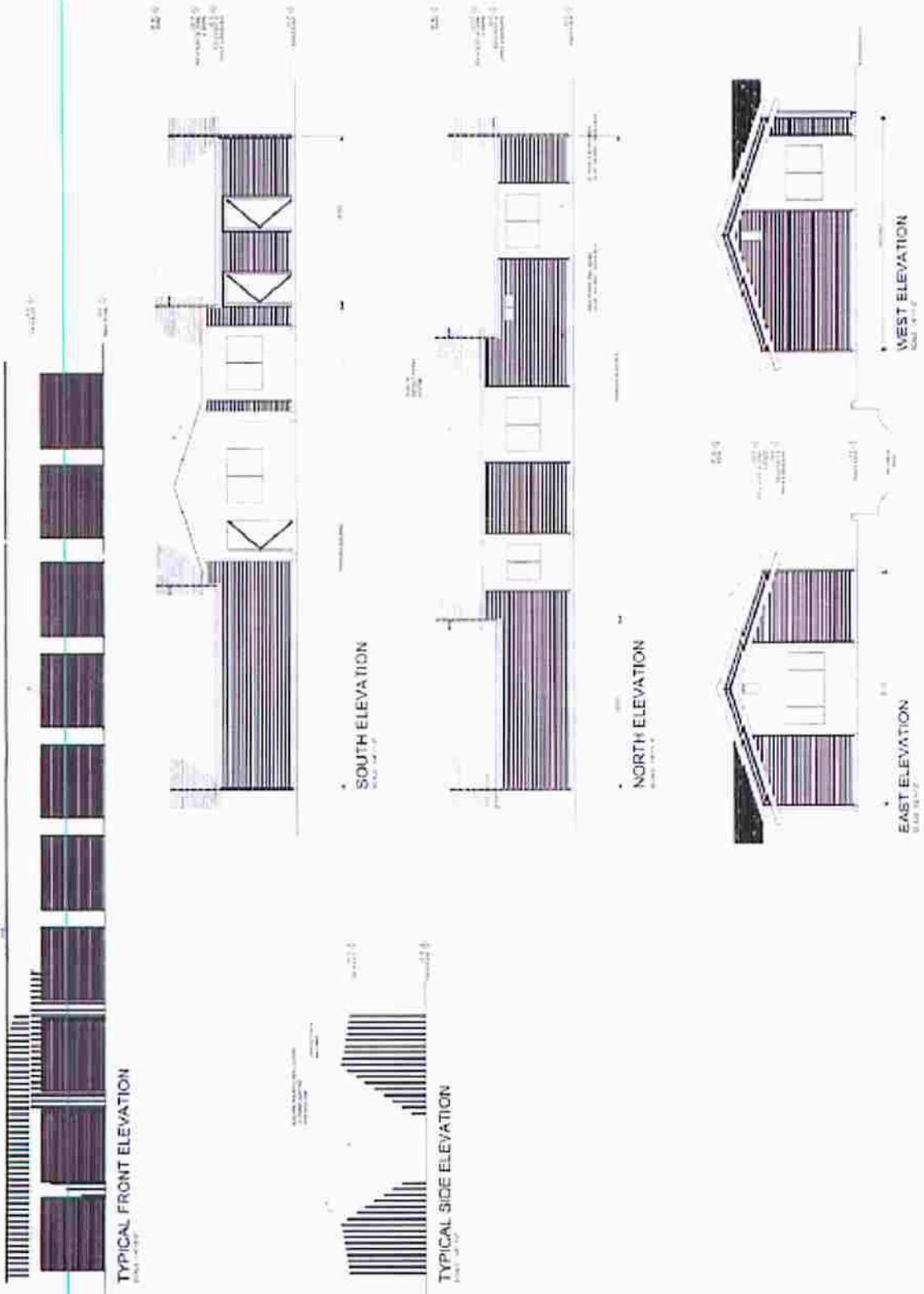


EXHIBIT
Site Plan



PROJECT
Minor Use Permit
Vineyard Christian Fellowship DRC2005-00146



PROJECT
Development Plan/CDP
Adams & Boland DRC2005-00144



EXHIBIT
Elevations

