



## NEGATIVE DECLARATION ADDENDUM

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

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

**ENVIRONMENTAL DETERMINATION NO. ED15-273**

**DATE: August 5, 2016**

**PROJECT/ENTITLEMENT:** Baker/Plastino Self-Storage Facility; Development Plan/Coastal Development Permit; (DRC2015-00101)

**APPLICANT NAME:** Robert Baker / Plastino Interests, Inc.

**ADDRESS:** 11777 Suey Creek Road

**CONTACT PERSON:** Todd Plastino

**Telephone:** 805 929-0708

**PROPOSED USES/INTENT:** Request by Todd Plastino for a Development Plan/Coastal Development Permit to allow construction of an 85,663 square-foot self-storage facility and 1,200 square-foot caretaker's unit on a vacant 4.67 acre parcel. The proposed development would include 12 single-story storage buildings, a stormwater retention basin with 17,000 cubic foot capacity and approximately 18,470 square feet of landscaping. The caretaker's unit includes an adjoining 519 square-foot office and attached two-car garage. Related improvements include a septic system and leachfield, parking, paving, 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 1,000 feet east of Sheridan Road, in the village of Callender/Garrett. The site is within the South County (coastal) planning area.

This project was previously approved by the Planning Commission on March 24, 2009 under DRC2005-00144 (Adams) with an adopted Mitigated Negative Declaration (ED05-325). Construction was delayed due to the economy and the entitlement expired in March of 2015. The current proposal is generally consistent with the previous project but incorporates minor changes which serve to further minimize potential for project-related impacts, including the elimination of a previously-approved car wash facility from the site plan. A modification to the standards of 23.04.168.f for parking lot shade trees is requested for onsite truck parking. Changes made to the project include:

- Elimination of a previously-approved 1,900 square foot self-service carwash
- Storage buildings re-oriented north-south across the lot instead of east-west to reduce site grading
- Number of storage buildings reduced from 16 to 12 structures
- Reduction of 2,460 square feet in total storage floor area
- Willow Road driveway access is shifted to the west side of the lot to share an existing drive entrance via easement with the adjacent storage facility
- Caretaker's residence includes a two-car garage; 13 uncovered parking spaces are provided
- Architecture of caretaker's residence includes more horizontal relief and roof element details and enhanced exterior surface treatments
- Landscaped area increased by 4,720 square feet due to larger basin; plant materials are drought-tolerant and selected from the County-approved list.

The project, as revised, could have potential for impacts in the following areas:

Aesthetics; Air Quality; Biological Resources; Noise; Transportation and Circulation; Water

**LOCATION:** The project is located at 2170 Willow Road, Arroyo Grande, approximately 1,000 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  
 976 Osos Street, Rm. 200  
 San Luis Obispo, CA 93408-2040

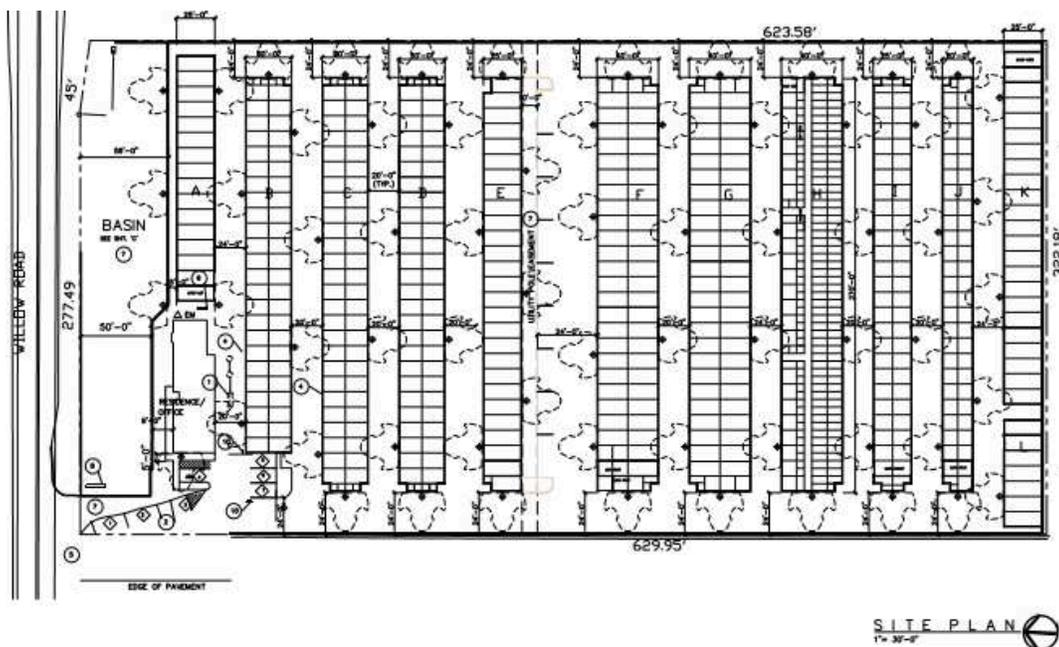
**FINDINGS:** The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration has been identified. Minor changes to mitigation measures are included to reflect current County standards or site conditions; mitigations that do not apply due to changes in the project are eliminated.

Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

**BASIS FOR ADDENDUM:** The following describes why the proposed changes will not result in any new or additional significant impacts.

#### Aesthetics:

The height and size of the storage buildings are similar to the previously-approved project, but with a change in site orientation north-south to east-west, or from perpendicular to parallel with Willow Road. The previous plan presented 300-foot long buildings along the side property lines above a retaining wall. Re-orientating the buildings across the lot parallel to the road reduces site grading and retaining wall height as the buildings will be parallel to the existing site contours. The site circulation is also re-oriented; a 20-foot wide driveway runs between the side property lines and buildings. The perimeter of the complex will be fenced with chain link fencing on the sides and rear, with a decorative masonry wall along the front. The changes will help reduce visual massing as seen from the east and west sides as compared to the previous project. In addition, the proposed caretaker's residence includes architectural roof elements such as gables and shed dormers that add visual interest to the street view.



A masonry sound wall across the Willow Road frontage, required to mitigate traffic noise impacts to the

caretaker's residence, is proposed to be finished with smooth steel-troweled stucco alternated with stone facing. Building colors are proposed in tones of sage, stone and evergreen. The proposed retention basin located within the 50-foot front setback of the parcel will be vegetated with appropriate drought-tolerant landscaping and screening materials. With conditions applied that require Planning to review construction plans, elevations, colors, materials, lighting and landscaping as required previously, the proposed project as revised will not increase the potential for adverse aesthetic impacts.

**Air Quality:**

County Air Pollution Control District (APCD) staff has reviewed the application's air quality impact and determined that it is below the APCD's current CEQA thresholds. No additional assessment is required by APCD for the project. Construction dust control will be managed through compliance with building permit requirements by implementing standard dust-control measures during construction. Standard air-quality mitigation measures that were included in the Negative Declaration remain applicable, including: 1) prohibit developmental burning, and 2) require APCD consult regarding construction equipment.

A previously-required mitigation measure to obtain an APCD waiver for naturally-occurring asbestos has been determined to be unnecessary due to updated mapping and procedural changes since the Negative Declaration was adopted. This mitigation measure is removed from the project conditions.

**Biological Resources:**

The site was used for strawberry cultivation at the time of the prior approval. No sensitive habitat or species were found on site. The previous project was found to have no potential to impact special-status plant species; a mitigation measure requiring construction fencing was applied to ensure no impact to wildlife movements. This mitigation measure is still applicable.

Farming activity ceased a few years ago and the property was vegetated in mostly non-native invasive plant species common to disturbed sites in the area. The Applicant provided an updated Biological and Botanical Assessment from Sage Institute, Inc. (Wolff, December 2015). The report found a possibility that nesting birds or special-status lizards (i.e., silvery legless lizard, coast horned toads) could utilize the site if it remained fallow up to the time of construction. After the report was completed in December of 2015, the site was once again leased for strawberry cultivation for the 2016 growing season. To avoid and minimize any substantial impacts on nesting birds and the two species of lizards, two conditions of approval will be implemented in the event that the site is fallow prior to the start of construction:

a) Nesting Bird Mitigation Measure

Vegetation removal and initial site disturbance for any project elements shall be conducted between September 1st and January 31st outside of the nesting season for birds. If vegetation removal is planned for the bird nesting season (February 1st to August 31st), then preconstruction nesting bird surveys shall be required to determine if any active nests would be impacted by project construction. If no active nests are found, then no further mitigation shall be required.

If any active nests are found that would be impacted by construction, then the nest sites shall be avoided with the establishment of a non-disturbance buffer zone around active nests as determined by a qualified biologist. Nest sites shall be avoided and protected with the nondisturbance buffer zone until the adults and young of the year are no longer reliant on the nest site for survival as determined by a qualified biologist. As such, avoiding disturbance or take of an active nest would reduce potential impacts on nesting birds to a less-than-significant level.

b) Special-Status Lizard Mitigation Measure

Prior to ground disturbing activities, a qualified biologist shall conduct a pre-construction survey within 30 days of initial ground disturbance (clearing, grubbing, grading) to identify whether any non-listed special-status upland wildlife species (i.e. coast horned lizard, silvery legless lizard) are using any portion of the project area where ground disturbance is proposed. If no special status reptiles are found, then no further mitigation shall be required.

If silvery legless lizards or coast horned lizards are observed within the project site during the pre-construction survey, a biological monitor shall be present during initial ground disturbing and vegetation

removal activities to implement a salvage and relocation effort for the silvery legless lizard and coast horned lizard.

With the incorporation of these pre-construction survey requirements into project conditions to ensure that no special-status species are present, the project's potential for impact to biological resources is less than significant.

**Noise:**

The previously-approved project featured a self-service car wash facility that was expected to generate noise levels in excess of the 1dB increase permitted for a new use, impacting residences on and off-site. Mitigation measures applied to reduce the impact to less than significant included limiting the hours of use and installation of a masonry sound wall along the property frontage.

The proposed project has eliminated the car wash and vacuums, a source of potentially significant noise; noise impact mitigation directly related to the carwash operation are not applicable to this project.

The proposed caretaker's residence is considered a new land use sensitive to transportation-related noise generated by traffic on Willow Road. A six-foot sound wall along the frontage of Willow Road was required of the prior project to minimize traffic noise impacts to the caretaker's residence. In addition, the residence was required to use construction methods that would reduce noise impacts on the interior. The current project features a six-foot sound wall along Willow Road composed of masonry block finished with stone and smooth steel-troweled stucco. The applicant is proposing to reduce the wall height to four feet in front of the home to allow view of the street from the interior, and has provided outdoor living area adjacent to the garage that is shielded by a six-foot masonry wall. Staff has determined that this design is the functional equivalent of the noise reduction achieved by the previous design. With the masonry wall as proposed, combined with implementation of the residential construction condition, the transportation-related noise impacts to the home and outdoor living area would be less than significant. The project as proposed and conditioned is expected to result in less than significant noise impacts to sensitive receptors on and off site.

**Transportation and Circulation:**

The previous project included a new driveway access to Willow Road on the northeast corner and had the potential for adverse impacts to traffic safety. Caltrans required that a two-way left turn land (TWLTL) be constructed from the deceleration taper at Highway 1/Willow Road intersection to the Highway 1/Sheridan Road intersection as mitigation.

The applicant has revised the site access to eliminate the new driveway on the east side, and the project will share access with the adjacent self-storage facility to the west (which is also owned by the applicant). Caltrans has reviewed the revised plans and has provided a modified requirement for the TWLTL that would extend from the left turn project at Sheridan Road to extend at least 135 feet east of the center line of the driveway. This condition, modified in response to the single point of access for the two properties, will adequately mitigate the potential for traffic safety impacts.

**Water:**

The previous project was proposed to be served by the Woodland Park Mutual Water Company (WPMWC) for the residence. The carwash and landscaping was approved to use an on-site well. The carwash was anticipated to use up to 1,440 gallons per day (gpd) and was conditioned to implement water recycling equipment to recapture at least 80%, which would have resulted in a maximum consumption of 288 gpd. The carwash has been eliminated from this project, thereby eliminating this water consumption and any related potential for impacts to water quality.

The applicant has provided an updated Will-Serve letter from WPMWC to serve the caretaker residence/office and site landscaping, and is currently in discussion with WPMWC regarding WPMWC's potential use of the on-site well as a back-up water source.

The site landscaping has been modified to include drought-tolerant species from the County-approved list, irrigated with drip or micro-spray emitters and equipped with moisture sensors. The landscaped area has increased slightly over the previous plan (18,470 square feet vs. 13,750 square feet) in part due to a larger retention basin and redesign of the street access, and in part to provide landscaping along an

Attachment 5

existing PG&E utility pole easement bisecting the property that will remain in place. The easement is directly behind (south of) Building E; nine parking spaces are provided between Buildings E and F, adjacent to the PG&E easement. However, this minor increase in landscaping area is not considered significant because the plant material is drought-tolerant and served by drip, and WPMWC has indicated that adequate water is available to serve the site. In addition, Title 19 requires water offset for new construction; the applicant will be required to participate in the County water offset program through the building permit process. Therefore, the project will not increase the potential for adverse impact to water.

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the Lead Agency at the above address or telephone number.

Addendum Prepared by:

Cindy Chambers		Project Manager		County of San Luis Obispo
Name	Signature	Title	Date	Public Agency

Addendum Reviewed by

Steve McMasters		Reviewer		County of San Luis Obispo
Name	Signature	Title	Date	Public Agency

