Initial Study Summary – Environmental Checklist

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

(ver 5.10) Using Form

Project Title & No. Gillespie Minor Use Permit / DRC2020-00058, ED2021-104

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

☐ Aesthetics	☐ Geology and Soils	☐ Recreation
☐ Agricultural & Forestry Resources	☐ Hazards/Hazardous Materials; & Wildfires	☐ Transportation/Circulation
☐ Air Quality/Greenhouse Gas Emissions	☐ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☒ Water /Hydrology
☐ Tribal Cultural Resources	☐ Public Services, Utilities & Service Systems	☐ Land Use
		☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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

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

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

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

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

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

Holly Phipps (hphipps@co.slo.ca.us)	Holly Phipps		01/19/2022
Prepared by (Print)	Signature		Date
Cheryl Ku (cku@co.slo.ca.us)	Cheryl Ku	Xzandrea Fowler, Environmental Coordinator (for)	01/19/2022
Reviewed by (Print)	Signature		Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department 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 Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: A request by Rob and Lori Gillespie for a Minor Use Permit (DRC2020-00058) to allow temporary events within a 7,373-square-foot (SF) event area on the first floor of an existing residence and a 5,365 SF outdoor patio area (new use areas to be converted to commercial use). The proposed temporary event program would include 40 temporary events (including non-profits) during one calendar year to include the following: 10 events with up to 250 attendees, 20 events with up to 350 attendees and 20 events with up to 400 attendees. No outdoor amplified music is proposed. Access will be from two existing roads that will connect to a publicly maintained road (W. Ormonde Road). The proposed project is located within the Rural Lands land use category, at 490 Ormonde Road approximately 2 miles north of the City of Arroyo Grande. The site is in the in the San Luis Bay Inland South Sub Area of the South County Planning Area.

Expanded Project Description:
The project will consist of the following two phases:

Phase I: Use of the exiting outdoor terrace/patio area (5,365 SF) for temporary events, utilize existing parking area for guest and shuttles for the larger events. Portable restroom facilities will be brought in for each event. There will also be an optional ceremony location on the north side of the property. Phase I will be temporary, until Phase II new use areas withing the single-family residence have been converted to commercial use.

Phase II: Incorporate the additional use area of the first floor (7,737 SF) of the primary residence, including the great room, office, restrooms and prep kitchen for the event use. The upper floor(s) of the primary residence will continue to be operated as a vacation rental. All access to stairs will be restricted during events.

No more than 40 events (including non-profit events) are proposed onsite during one calendar year. Events are proposed to be held from 10 a.m. to 10 p.m. The applicant is **not** requesting outdoor amplified music. The applicant is requesting indoor amplified music. Food will be provided by a licensed caterer and prepared off-site.

A tentative list of event types is as follows:

Agriculture Food & Craft Shows	Educational or Corporate Seminars
Class Reunions	Birthday Celebrations
Harvest Festivals	Holiday Parties

Flower Shows or Festivals	Family Reunions
Food Festivals	Wine Symposia
Weddings	

Project Location: The project is located within the Energy Extractive Resource Area (EX) combining designation. The Inland Framework for Planning states that the purpose of the EX-designation is to

1. To identify areas where mineral or petroleum extraction occurs, is proposed to occur, or where petroleum or mineral reserves of statewide significance exist, as defined by the State Geologist.
2. To protect existing extraction areas so that land uses incompatible with continuing extraction activities will not be developed on adjacent properties.
3. To protect existing energy production areas and regional production facilities so that incompatible uses will not be developed on adjacent properties such that the energy production facilities may become dangerous or detrimental to public health and safety.
4. To protect energy production areas from encroaching urban development or other incompatible land uses that may hinder their continued operation.

Parcel Background: The site has an Extractive Resources Area combining land use designation and was previously utilized for an oil mining operation which ended in 2000. Information provided from the State Department of Conservation's Division of Oil, Gas & Geothermal Resources has been provided that the wells are inactive and have been capped. The property is now owned by Rob and Lori Gillespie, who purchased the property in 2005.

Project History: The applicant previously submitted two different Minor Use Permit applications (DRC2012-00086 and DRC2014-00027) for Temporary Events on this property. The first application was submitted in April 2013, the second application was submitted in March 2016. Neither application completed the land use permit process. The first Minor Use Permit (DRC2012-00086) requested a Temporary events program for 40 events per calendar year: 10 events with up to 250 attendees, 20 events with up to 350 attendees, and 10 events with up to 400 attendees. The events were proposed within a tent and outdoor picnic areas onsite. The project was withdrawn by the applicant in June 2013 after the owner's single-family residence burned down in a fire 1 day prior to receiving occupancy.

The second Minor Use Permit (DRC2014-00027) requested the same number of events as previously proposed within the new single-family residence and options for events with a barn, tent and outdoor picnic areas located in the same areas as the event areas in the temporary event program from the previous application.

DRC2014-00027 differed from DRC2012-00086 by including a request to allow construction of a 4,000-square-foot barn. The environmental review for the project was completed and publicly noticed for a Planning Department Hearing on August 5, 2016. The project was withdrawn by the applicant in July of 2016, prior to the hearing date. Therefore, project was never approved, and the Mitigated Negative Declaration was never adopted.

Mitigated Negative Declaration (ED14-090) was prepared in 2016 for DRC2014-00027, pursuant to the provisions of CEQA. Mitigation measures were proposed to address air quality, biological resources, geology and soils, hazards/hazardous materials, public services/utilities, transportation, and water/hydrology and were included as proposed conditions of approval. The staff report prepared for the August 2016 Planning Department Hearing recommended adoption of the Mitigated Negative Declaration approval of the Minor Use Permit. This project was withdrawn before the hearing. The proposed events program utilizes existing event areas, is consistent with the current events program

and does not propose any new development.

Existing Uses on Site: The property contains two structures, including a 10,632-square-foot primary residence (PMT2015-01038) and a 450-square-foot unconditioned workshop. The primary residence has a Vacation Rental License (ZON2018-00411). The primary residence was constructed to replace the original 1,336-square-foot single family residence (PMT2013-01291) that was constructed in 2015 and burned down the same year prior to occupancy. Outdoor areas include the terrace located northwest of the residence and landscaped areas with water features. There are two existing access driveways approximately 200 feet apart, off West Ormonde Road that access the primary residence and parking areas.

ASSESSOR PARCEL NUMBER(S): 044-301-043

Latitude: 35 degrees 10' 31" N Longitude: -120 degrees 36' 10" W **SUPERVISORIAL DISTRICT** # 3

B. EXISTING SETTING

PLAN AREA: South County **SUB**: San Luis Bay (South); **COMB. DESIGNATION**: Energy Extractive Area (EX)

LAND USE CATEGORY: Rural Lands **VEGETATION**: Shrubs Oak woodland

TOPOGRAPHY: Moderately sloping **PARCEL SIZE**: 27.81 acres

EXISTING USES: Residence and barn

SURROUNDING LAND USE CATEGORIES AND USES:

North: Rural Lands; single-family residence(s)	*East:* Rural Lands; single-family residence(s) agricultural uses
South: Rural Lands; agricultural uses	*West:* Rural Lands; single-family residence(s)

C. ENVIRONMENTAL ANALYSIS

The Initial Study Checklist provides detailed information about the environmental impacts of the proposed project and mitigation measures to lessen the impacts.

Figure 1: Vicinity Map

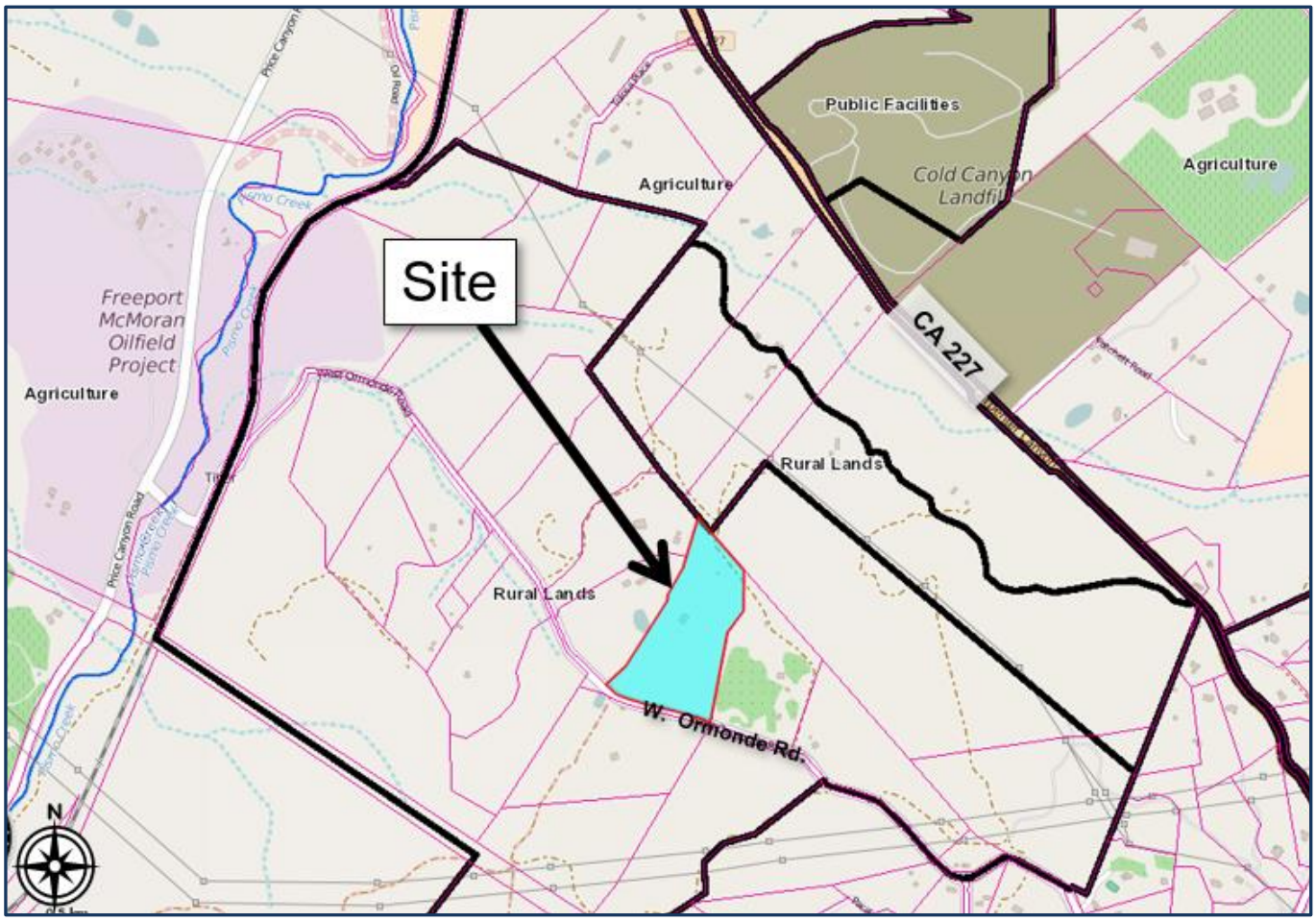


Figure 2: Site Plan

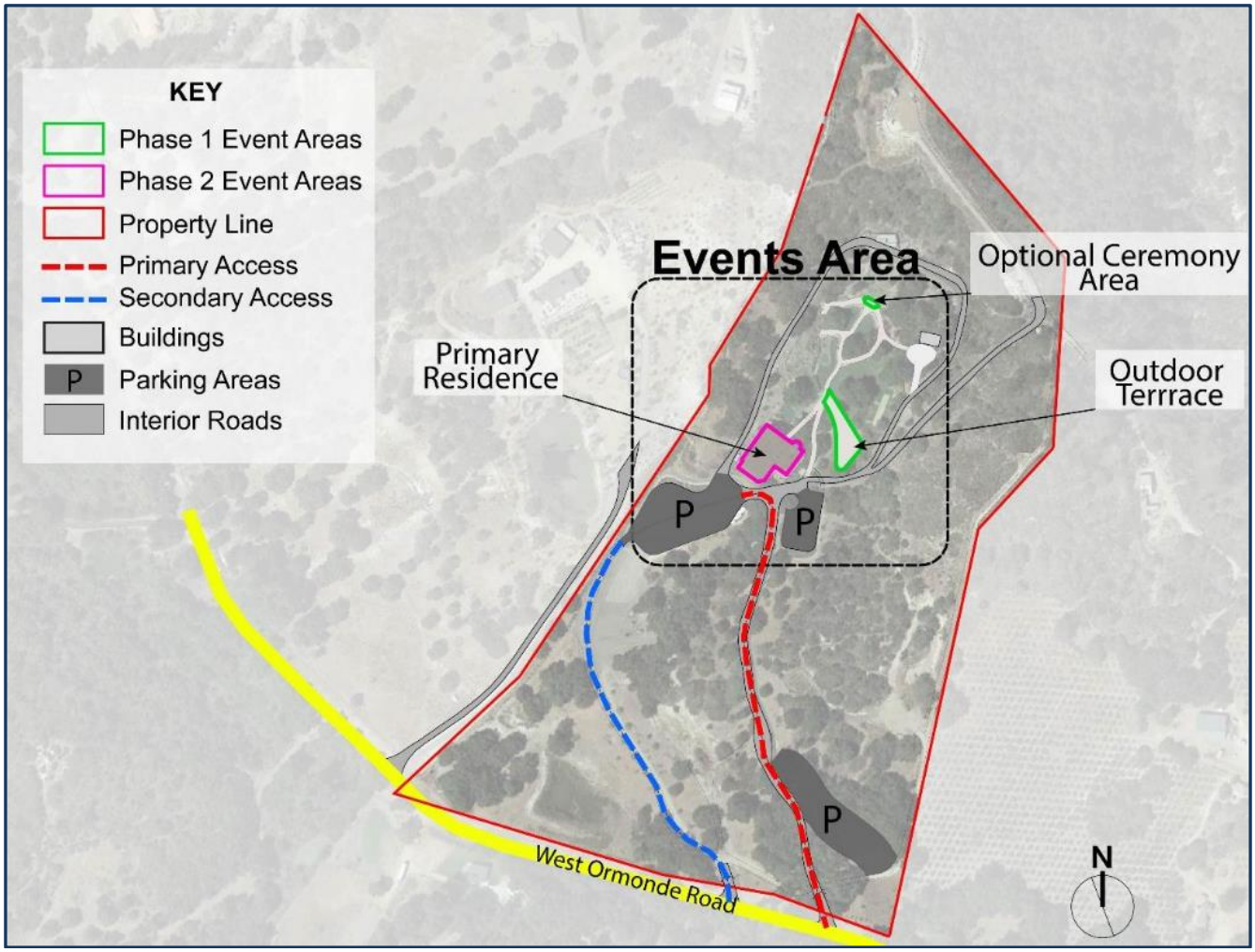


Figure 3: Event Space within the Residence – Floor Plan and Elevation

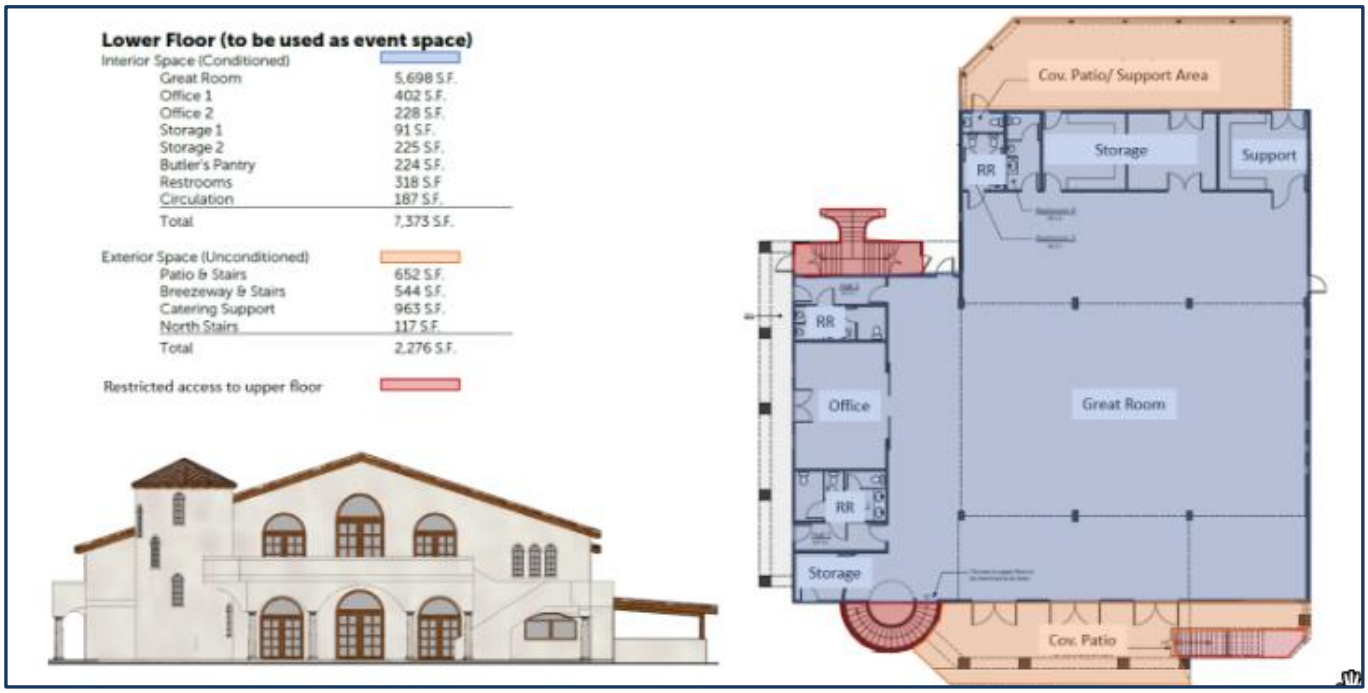
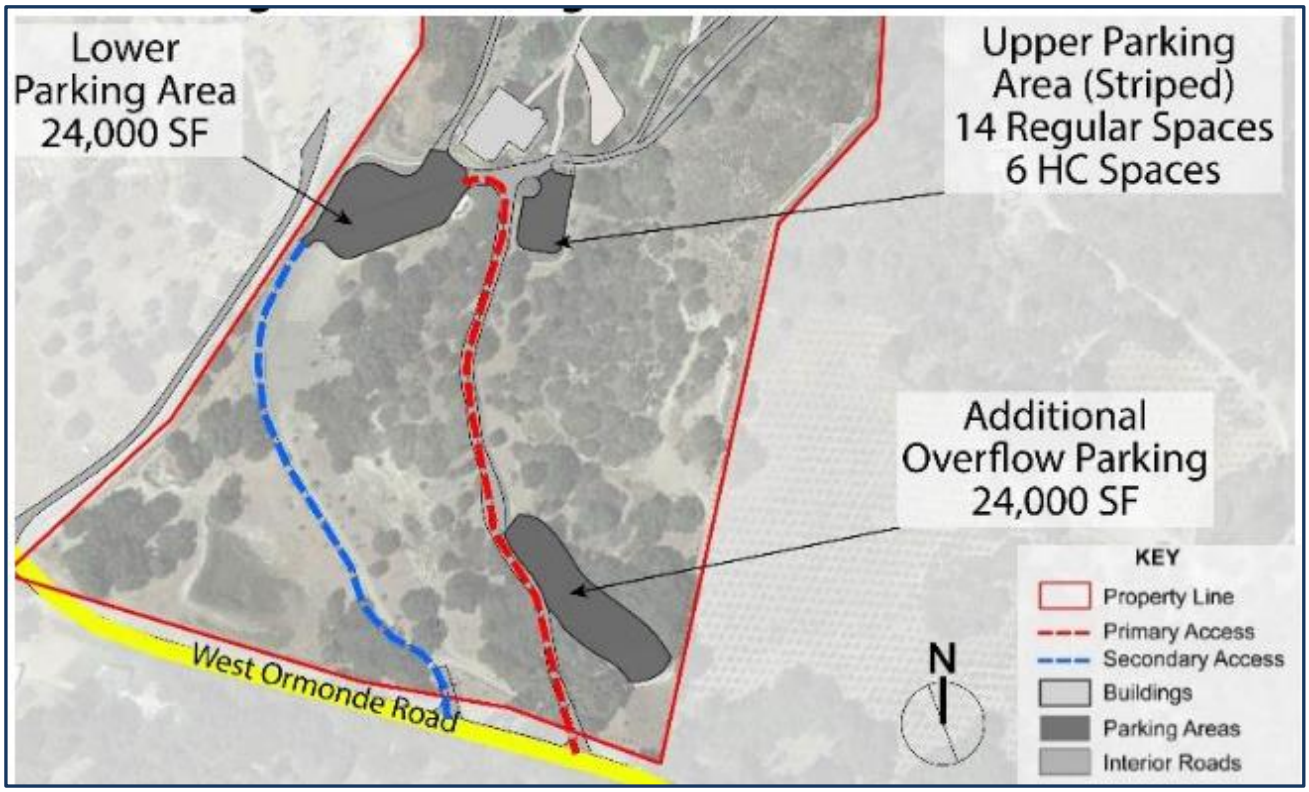


Figure 4: Parking Areas & Circulation



COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

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

Aesthetics

Setting. The project site consists of gently to moderately sloping terrain on the north side of Ormonde Road in the rural hills that separate the cities of Pismo Beach and Arroyo Grande from the Edna Valley. Topography of the site is gently to moderately sloping upward away (east) from Ormonde Road. The area proposed for temporary events is located in a shallow natural bowl on the eastern third of the property, approximately 1,990 feet east of Ormonde Road.

No new structures are proposed as part of the temporary events program. Events will be held in an existing primary residence (authorized through separate building permit) and outdoor areas near the residence. The outdoor events areas have previously been improved and include the paved walkways, paved upper parking lots, landscaping, and water features and are surrounded by an oak woodland. Because of the intervening topography and existing oak trees, the events areas are not visible from Ormonde Road. Therefore, the project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways.

Impact. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

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

Agricultural Resources

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

Land Use Category: Rural Lands

State Classification: Not prime farmland, Farmland of Statewide Importance

Historic/Existing Commercial Crops: Olive

In Agricultural Preserve? Yes, Edna Valley

Under Williamson Act contract? No

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

Arnold loamy sand (5 - 15 % slope). This gently to moderately sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class IV without irrigation and Class IV when irrigated.

Briones loamy sand (15 - 50 % slope). This moderately to steeply sloping sandy soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities, steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Corralitos sand (2 - 15 % slope). This gently to moderately sloping, sandy bottom 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 is located in the Edna Valley Agricultural preserve which encompasses much of the planning area. The intent of this designation is to support continuing availability of these areas for production of food and fiber. As Land Conservation Act contracts are terminated, landowners may request to remove their properties from an agricultural preserve and to change the land use category from Agriculture to another category, consistent with the *Rules of Procedure to Implement the California Land Conservation Act of 1965.* This property is not enrolled in a Land Conservation Act contract and is not located in the Agriculture land use category.

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities

occurring on the property. The adjoining property to the south contains an olive grove which is more than 500 feet from the proposed events area and separated by a vegetated knoll. Although the property is located within an agricultural preserve (Edna Valley) it is not currently under contract. As discussed above, the project site does not contain prime agricultural land and no significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	☐	☐	☒	☐
b) Expose any sensitive receptor to substantial air pollutant concentrations?	☐	☐	☒	☐
c) Create or subject individuals to objectionable odors?	☐	☐	☒	☒
d) Be inconsistent with the District's Clean Air Plan?	☐	☐	☒	☐
e) Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?	☐	☐	☒	☐
GREENHOUSE GASES				
f) ***Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***	☐	☐	☒	☐
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
h) Other: _____	☐	☐	☐	☒

Air Quality

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse gases (GHG) are any gases that absorb infrared radiation in the atmosphere, and are different from the criteria pollutants discussed in Section III, Air Quality, above. The primary GHGs that are emitted into the atmosphere as a result of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. These are most commonly emitted through the burning of fossil fuels (oil, natural gas, and coal), agricultural practices, decay of organic waste in landfills, and a variety of other chemical reactions and industrial processes (e.g., the manufacturing of cement).

Carbon dioxide is the most abundant GHG and is estimated to represent approximately 80-90% of the principal GHGs that are currently affecting the earth's climate. According to the ARB, transportation (vehicle exhaust) and electricity generation are the main sources of GHGs in the state.

In March 2012, the SLOAPCD approved thresholds for Greenhouse Gas (GHG) emission impacts, and these thresholds have been incorporated into the CEQA Air Quality Handbook. The Bright-Line Threshold of 1,150 Metric Tons CO_2/year (MT CO_2e/yr) is the most applicable GHG threshold for most projects. Table 1-1 in the APCD CEQA Air Quality Handbook provides a list of general land uses and the estimated sizes or capacity of those uses expected to exceed the GHG Bight Line Threshold of 1,150 Metric Tons of carbon dioxide per year (MT CO_2/yr). Projects that exceed the criteria or are within ten percent of exceeding the criteria presented in Table 1-1 are required to conduct a more detailed analysis of air quality impacts.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

In October 2008, ARB published its *Climate Change Proposed Scoping Plan*, which is the State's plan to achieve GHG reductions in California required by Assembly Bill (AB) 32. This initial Scoping Plan contained the main strategies to be implemented in order to achieve the target emission levels identified in AB 32. The Scoping Plan included ARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reduction recommendations were associated with improving emissions standards for light-duty vehicles, implementing the Low Carbon Fuel Standard program, implementation of energy efficiency measures in buildings and appliances, the widespread development of combined heat and power systems, and developing a renewable portfolio standard for electricity production.

Senate Bill (SB) 32 and Executive Order (EO) S-3-05 extended the State's GHG reduction goals and require ARB to regulate sources of GHGs to meet a state goal of reducing GHG emissions to 1990 levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050. The initial Scoping Plan was first approved by ARB on December 11, 2008 and is updated every five years. The first update of the Scoping Plan was approved by the ARB on May 22, 2014, which looked past 2020 to set mid-term goals (2030-2035) toward reaching the 2050 goals. The most recent update released by ARB is the 2017 Climate Change Scoping Plan, which was released in November 2017. The 2017 Climate Change Scoping Plan incorporates strategies for achieving the 2030 GHG-reduction target established in SB 32 and EO S-3-05.

The County Energy Wise Plan (EWP; 2011) identifies ways in which the community and County government can reduce greenhouse gas emissions from their various sources. Looking at the four key sectors of energy, waste, transportation, and land use, the EWP incorporates best practices to provide a blueprint for achieving greenhouse gas emissions reductions in the unincorporated towns and rural areas of San Luis Obispo County by 15% below the baseline year of 2006 by the year 2020. The EWP includes an Implementation Program that provides a strategy for actions with specific measures and steps to achieve the identified GHG reduction targets including, but not limited to, the following:

- Encourage new development to exceed minimum Cal Green requirements;
- Require a minimum of 75% of nonhazardous construction and demolition debris generated on site to be recycled or salvaged;
- Continue to implement strategic growth strategies that direct the county's future growth into existing communities and to provide complete services to meet local needs;
- Continue to increase the amount of affordable housing in the County, allowing lower-income families to live closer to jobs and activity centers, and providing residents with greater access to transit and alternative modes of transportation;

- Reduce potable water use by 20% in all newly constructed buildings by using the performance methods provided in the California Green Building Code;
- Require use of energy-efficient equipment in all new development;
- Minimize the use of dark materials on roofs by requiring roofs to achieve a minimum solar reflectivity index of 10 for high-slope roofs and 68 for low-slope roofs; and
- Use light-colored aggregate in new road construction and repaving projects adjacent to existing cities.

In 2016 the County published the EnergyWise Plan 2016 Update, which describes the progress made toward implementing measures in the 2011 EWP, overall trends in energy use and emissions since the baseline year of the inventory (2006), and the addition of implementation measures intended to provide a greater understanding of the County's emissions status.

Impact. Based on the nature of the proposed project and Table 1-1 of the SLOAPCD CEQA Air Quality Handbook, the project would generate less than the SLOAPCD Bright-Line Threshold of 1,150 metric tons of GHG emissions. The proposed temporary events will utilize existing event areas and the project does not propose any new development. Therefore, the project's potential direct and cumulative GHG emissions would be less than significant and less than a cumulatively considerable contribution to regional GHG emissions.

The proposed project is estimated to generate up to 160 peak hour event trip during the 40 temporary events per calendar year. Additionally, there are two, existing unobstructed access points from the project event site to a publicly maintained road (W. Ormonde Road). The primary access and the parking lots beside the existing residence (event site) have been paved. The secondary access (un-paved road) completes the loop back to a separate exit driveway onto Ormonde Road However, this secondary access is not intended to be used unless there is an emergency and that warrants the use.

For all proposed event scenarios, APCD states that unmitigated fugitive dust emissions associated with vehicles travelling on un-paved surfaces would exceed the APCD's PM10 significance thresholds of 25 lbs/day and would require mitigation.

The proposed temporary events are not expected to exceed the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. No mitigation measures are required.

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species* or their habitats?	☐	☒	☐	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☒	☐	☐
c) Impact wetland or riparian habitat?	☐	☒	☐	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☒	☐	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☒

* **Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

Biological Resources

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Shrubs with coastal oak woodland

Name and distance from blue line creek(s): Tiber Creek is located approximately 560 feet to the west

Habitat(s): Oak woodland

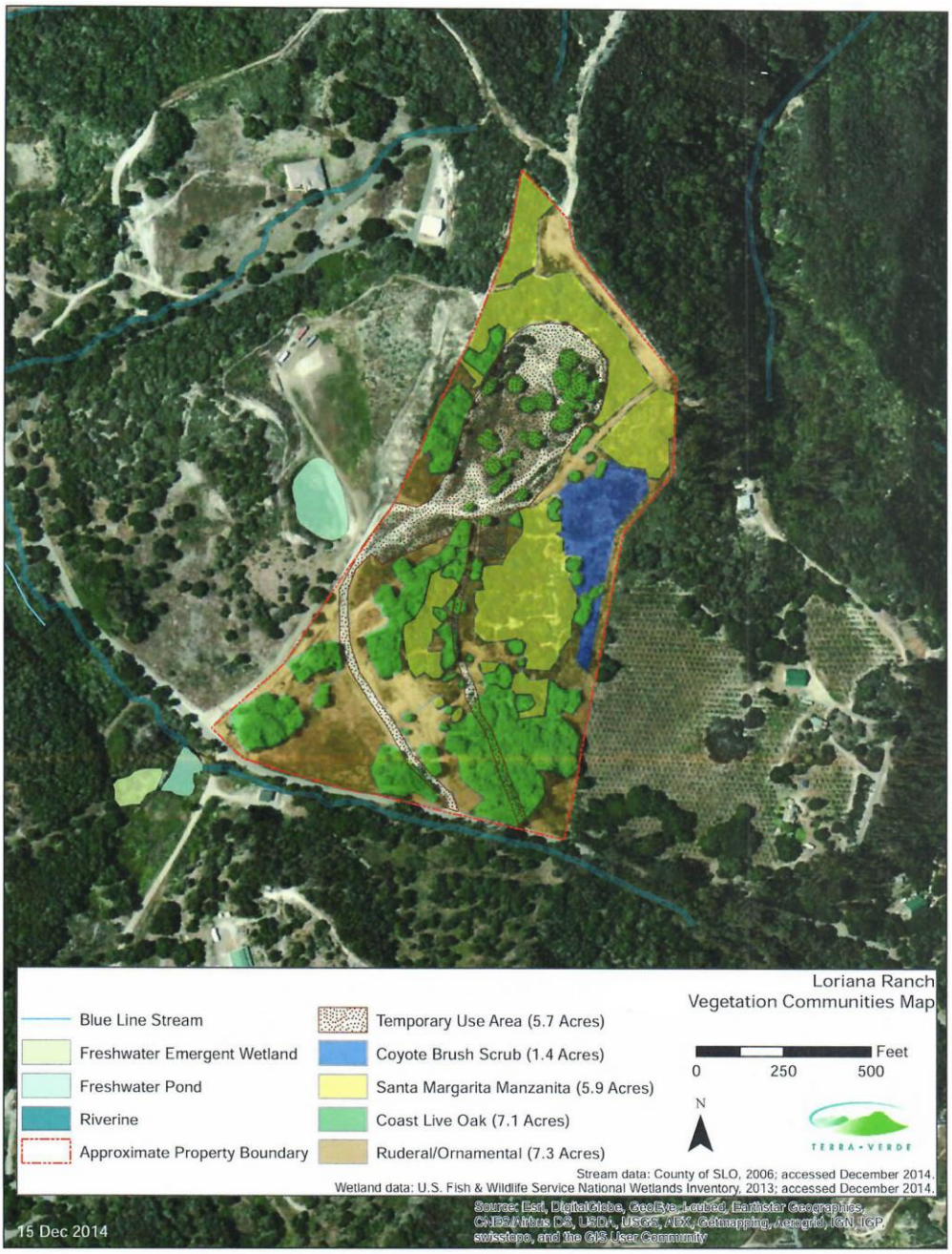
Site's tree canopy coverage: Approximately 34%

A Biological Resources Assessment (BRA) was prepared for the project in 2015 (Terra Verde Environmental Consulting, LLC, February 2015). The following is a summary of the findings and recommendations of that study.

Vegetation

Three distinct vegetation communities were observed within the survey area, as well as ruderal/ornamental areas, and the Temporary Event Use Area (Figure 1). Vegetation communities identified on site were classified using the second edition of *A Manual of California Vegetation* (MCV; Sawyer et al. 2008) and included the following: coast live oak woodland, Santa Margarita manzanita stands, and coyote brush scrub. A total of 26 vascular plant species were identified within the survey area during the field survey. Of those 26 plants, 11 are non- native (42 percent) which reflects a high level of disturbance on the property.

Figure 1 – Vegetative Communities On the Project Site



Coast Live Oak Woodland (7.1 acres)
Stands of coast live oak woodland were documented throughout the survey area with intermittent to continuous canopy cover. Monterey pine *(Pinus radiata)* and blue gum *(Eucalyptus globulus)* occur occasionally within this community in the northeastern part of the survey area. The shrub and herbaceous layers in this community are sparse or absent due to vegetation trimming and clearing. This community typically occurs in alluvial terraces, canyon bottoms, stream banks, slopes, and flats. Coast live oak woodlands provide habitat for nesting birds, small mammals, and other wildlife. This species composition was used in determining the community classification, which most closely corresponds with the *Quercus agrifolia* Woodland Alliance, Coast live oak woodland, in the MCV classification system.

Coyote Brush Scrub (1.4 acres)
One large area on the eastern portion of the property and several patchy areas between the oak woodlands are dominated by coyote brush *(Baccharis pilularis)* and have abundant California sagebrush *(Artemisia californica)* and black sage *(Salvia mellifera).* Deerweed *(Acmispon glaber)* is common along the margins of this community and scattered individuals of buckbrush *(Ceanothus cuneatus)* exist. This community typically occurs on slopes that are steep and rarely flooded. This community provides habitat for nesting birds, small mammals, and other wildlife. This species composition was used in determining the community classification, which most closely corresponds with the *Baccharis pilularis* Shrubland Alliance, Coyote brush scrub, in the MCV classification system.

Santa Margarita Manzanita Stands (5.9 acres)
Several nearly-monotypic stands of Santa Margarita manzanita *(Arctostaphylos pilosula)* exist along the northern and central portions of the survey area. Santa Margarita manzanita is listed by the California Native Plant Society (CNPS) on the California Rare Plant Rank (CRPR) IB.2 list. Santa Margarita manzanita forms a continuous shrub canopy layer, with mock heather *(Ericameria ericoides)* occurring occasionally along the edges and an herbaceous layer that is sparse to absent. This community typically occurs on slopes that are steep and rarely flooded. This community provides habitat for nesting birds, small mammals, and other wildlife. This species composition is not formally defined in the MVC classification system but most closely corresponds with the *Arctostaphylos glandulosa* Shrubland Alliance, Eastwood manzanita chaparral.

Ruderal/Ornamental (7.3 acres)
Openings in the coast live oak woodland, primarily along the access roads and surrounding the retention pond, are dominated by bromes *(Bromus* sp.) and iceplant *(Carpobrotus chilensis),* with other non-native shrubs, forbs, and grasses present at low cover. Individual coast live oak trees are scattered within this community. Several areas along the access roads are mulched and planted with maturing ornamentals or are bare soil.

Temporary Event Use Area (5.7 acres)
Areas surrounding the existing buildings, parking areas, access roads, and within the Temporary Event Use Area have been planted with various ornamental trees, shrubs, and turf grass. Recently mulched areas, decomposed granite, and bare soil are also common. This area also includes several rock fountain features, brick and concrete foot paths, and other landscaping features.

Wildlife

During the field survey, all identifiable signs of wildlife and suitable habitat for sensitive wildlife species were documented.

Amphibians
No special-status amphibians were observed during the field survey. The retention pond does not hold perennial water and provides marginally suitable seasonal habitat for California red-legged frog (CRLF; *Rana draytonii).* Suitable breeding habitat exists in two nearby, offsite freshwater ponds which appear to hold water. Therefore, the likelihood for this species to occur on-site is considered moderate.

Reptiles
No special-status reptiles were observed during the field survey. However, suitable habitat for silvery legless lizard exists in the understory of the coast live oak woodlands, and the open, sandy areas surrounding the stands of Santa Margarita manzanita provide suitable habitat for coast horned lizard *(Phrynosoma b/ainvillii).* Marginally suitable habitat for Western pond turtle *(Actinemys marmorata)* exists within and surrounding the retention pond. However, the potential for this species to occur is considered low due to the lack of perennial water and suitable basking and nesting sites.

Avian Species
No special-status avian species were observed during the field survey. However, the diverse habitats present on-site provide suitable nesting and foraging habitat for many avian species. The coast live oak woodland provides suitable nesting habitat for both raptors and passerines. The coyote brush scrub and margins of Santa Margarita manzanita stands provide suitable nesting and foraging habitat for numerous passerine species.

Mammals
Suitable habitat for American badger was identified within the survey area including friable soils and open chaparral. However, no badger dens or sign were observed during the field survey. No other special-status mammal species were observed.

Sensitive Resources

The results of the BRA indicated that 106 sensitive species (62 plants and 44 wildlife species) and 6 sensitive vegetation communities have the potential to occur within the survey area. All occurrences of special-status species and sensitive habitat types previously documented in the CNDDB within a five-mile radius of the project site were plotted on two maps using geographic information systems (GIS) software. As previously discussed, an analysis was conducted to determine which of these regionally occurring special-status species has potential to occur within the survey area. After the field survey, the potential sensitive species were narrowed to seven plant species and five wildlife species, based on site conditions.

Coast Live Oak Trees and Woodland
Individual coast live oak trees and coast live oak woodland are considered sensitive resources by the County. The County requires mitigation for impacts to or removal of native oak trees with a diameter at breast height (DBH) of five inches or greater, as measured at a height of four feet six inches above ground. Impacts include any ground disturbance within the critical root zone (i.e., 1.5 times the edge of canopy/drip line), trunk damage, or any pruning of branches that are three inches in diameter or greater. Mitigation ratios for removed and impacted trees are 4:1 and 2:1, respectively.

Sensitive Plant Species
A late season botanical survey was conducted within the survey area. Suitable habitat for Hoover's bent grass *(Agrostis hooveri),* straight-awned spine flower *(Chorizanthe rectispina),* Pismo clarkia *(Clarkia speciosa* ssp. *immaculata),* mesa horkelia *(Horkelia cuneata* var. *puberula),* San Luis Obispo County lupine *(Lupinus /udovicianus),* and black- flowered figwort *(Scrophu/aria atrata)* occur within the survey area. However, none of these species was observed and some would not have been identifiable at the time of the survey. One special-status plant species was identified within the survey area, Santa Margarita manzanita *(Arctostaphylos pilosula).* A CNDDB filed survey form for this occurrence will be submitted to CDFW.

Black-flowered figwort *(ScrophuJaria atrata),* CRPR lB.2
Black-flowered figwort is a perennial herb that is endemic to California. This species typically occurs in closed coned coniferous forests, coastal dunes, coastal scrub, and riparian scrub at elevations between 10 and 500 m. The typical blooming period is from March to July. According to CNDDB records, three documented occurrences are located within five miles of the survey area. A herbarium specimen was collected in 2001 approximately 0.75 miles southwest of the survey area (CCH 2014).

Marginally suitable habitat occurs on site; however, black-flowered figwort is perennial and was not observed during the late-season field survey.

Hoover's bent grass *(Agrostis hooverl],* CRPR lB.2
Hoover's bent grass is a perennial herb that is endemic to California. This species typically occurs in closed-cone coniferous forests, chaparral, woodlands, and grasslands in sandy soil at elevations below 610 m. The typical blooming period is from April to July. One population of this species has been documented within five miles of the survey area (CNDDB 2014). Marginally suitable habitat is present on site; however, Hoover's bent grass is perennial and was not identified during the late-season field survey.

Mesa horkelia *(Horkelia cuneata* var. *puberula),* CRPR lB.l
Mesa horkelia is a perennial herb that is endemic to California. This variety typically occurs in dry, sandy, and gravelly coastal chaparral at elevations between 70 and 870 m. The typical blooming period is from March to July. Two documented occurrences are located within five miles of the survey area (CNDDB 2014) and a herbarium specimen of this variety was collected in 2010 approximately 0.3 mile northwest of the survey area (CCH 2014).

Suitable habitat occurs on-site; however, mesa horkelia is a perennial shrub and would be identifiable during a late-season field survey; it was not observed during the survey.

Pismo clarkia *(Clarkia speciosa* subsp. *immaculata),* California - Rare, Federal - Endangered, CRPR lB.l

Pismo clarkia is an annual herb that is endemic to San Luis Obispo County. This subspecies typically occurs in sandy coastal hills at elevations less than 100 m. The typical blooming period is from May to July. This subspecies is threatened by development and possibly grazing. According to CNDDB records (2014L 14 documented occurrences of this species are located within five miles of the survey area. One of these occurrences extends 4.52 acres along the southern boundary of the survey area, adjacent to West Ormonde Road. A herbarium specimen of Pismo clarkia was collected in 1987 approximately 0.1 miles northwest of the survey area along West Ormonde Road (CCH 2014). Pismo clarkia was not observed during the late-season field survey and would not have been identifiable at that time of year. However, a known population was documented on the property in the past as recorded in the CNDDB. It is unknown if this population persists in the remaining grasslands bordering West Ormonde Road.

San Luis Obispo County lupine *(Lupinus ludovicianus),* CRPR 1B.2
San Luis Obispo County lupine is a perennial herb that is endemic to California. This species typically occurs in chaparral, woodlands, and grasslands in limestone, sandstone, or sandy soils at elevations between 50 and 525 m. The typical blooming period is from April to July. Two documented occurrences of this species are located within five miles of the survey area (CNDDB 2014). Suitable habitat occurs on-site; however, San Luis Obispo County lupine is perennial and was not observed during the late-season field survey.

Santa Margarita manzanita *(Arctostaphylos pilosula),* CRPR 1B.2
Santa Margarita manzanita is a shrub that is endemic to California. This species typically occurs on shale outcrops and slopes in chaparral at elevations between 30 and 1,250 m. The typical blooming period is from December to March. This species is threatened by development. Several monotypic stands (5.9 acres) of this species were identified in the north and central portions of the survey area.

Straight-awned spineflower *(Chorizanthe rectispina),* CRPR 1B.3
Straight-awned spineflower is an annual herb that is endemic to California. This species typically occurs in chaparral, coastal scrub, and dry woodlands in sandy soil at elevations between 85 and 1,035 m. The typical blooming period is from April to July. Six populations of this species have been documented within five miles of the survey area (CNDDB 2014). Suitable habitat is present on-site. Straight-awned

spineflower was not observed during the late-season field survey and would not have been identifiable at the time of the survey.

Sensitive Wildlife Species
No sensitive wildlife species were identified within the survey area; however, suitable habitat for American badger *(Taxidea taxus)*, California Red Legged Frog, Western pond turtle, silvery legless lizard *(Anniella pulchra pulchra),* coast horned lizard, and migratory nesting birds were determined to be present on site and are discussed in detail below.

American badger *(Taxidea taxus)***,** State Status - Species of Special Concern
American badger is a non-migratory species that occurs throughout most of California. It occurs in open and arid habitats including grasslands, meadows, savannahs, open- canopy desert scrub, and open chaparral. This species requires friable soils in areas with low to moderate slopes. American badger is known to occur in nearly every region of California except for the North Coast region which includes Del Norte, Humboldt, Mendocino, Sonoma, and Marin counties. This species occurs at elevations that range from approximately 0 to 3,600 m. American badger typically breeds from May through September, but individuals may not breed every year. Suitable habitat for American badger is present within the survey area. Three occurrences of this species have been documented within five miles of the survey area. The nearest occurrence was documented in 1991 approximately 0.4 miles east of the survey area (CNDDB 2014). However, no burrows or sign of badger were observed on site.

California red-legged frog *(Rana draytonii),* State Status - Species of Special Concern, Federal Status - Threatened
This species is generally found along marshes, streams, ponds, and other permanent sources of water where dense scrubby vegetation such as willows, cattails, and bulrushes dominate and water quality is suitable. Breeding sites occur in ponds or along watercourses with pools that persist long enough for breeding and larval development. Breeding time depends on winter rains but is usually between late November and late April (Jennings 1986).

Eight occurrences of CRLF have been documented within five miles of the survey area. The nearest occurrence of CRLF was documented in 2014 approximately 1.7 miles north of the survey area. The retention pond in the survey area only holds water for a portion of the year and therefore provides marginally suitable, seasonal habitat for this species. Open water habitat to a sufficient depth is required for CRLF to successfully breed. Based on the field survey and analysis of aerial photos, suitable breeding habitat (i.e., ponds, permanent water) exists in two freshwater ponds in the surrounding areas. Based on these factors and the presence of marginally suitable habitat, there is moderate potential for CRLF to occur within the survey area.

Coast horned lizard *(Phrynosoma blainvillii),* State Status - Species of Special Concern The coast horned lizard typically occurs in the valleys, foothills, and semiarid mountains of western and southern California from sea level to 2,438 m. This species inhabits grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose, sandy soil. It is frequently found along sandy washes with scattered shrubs and along dirt roads, and frequently found near native ant hills. The breeding season is from May to September.

The nearest CNDDB occurrence of this species was documented in 2007 approximately 4.9 miles east of the survey area, and is presumed extant (CNDDB 2014). The oak woodlands and open, sandy areas surrounding the stands of Santa Margarita manzanita provide suitable habitat for coast horned lizard. As such, there is moderate potential for this species to occur in the survey area.

Silvery legless lizard *(Anniel/a pulchra pulchra),* State Status - Species of Special Concern
Silvery legless lizard requires sandy or loose loamy soils within coastal dune scrub, coastal sage scrub, chaparral, woodland, riparian, or forest habitats. It requires cover such as logs, leaf litter, or rocks and

will cover itself with loose soil. Relatively little is known about the specific behavior and ecology of this species, but it is thought to be a diurnal species that breeds between the months of March and July. It gives live birth to young in the early fall. This species occurs from Antioch in Contra Costa County south through the Coast, Transverse, and Peninsular Ranges, along the western edge of the Sierra Nevada, and in parts of the San Joaquin Valley and Mojave Desert to El Consuelo in Baja. Silvery legless lizard is known to occur at elevations that range from approximately 0 1,800 m. Population declines have been attributed to agricultural development, sand mining, use of off-road recreational vehicles, and habitat loss through spread of invasive, non-native vegetation such as iceplant *(Carpobrotus* spp.). This species has not been documented within five miles of the survey area (CNDDB 2014) but is known to occur in similar habitat in the region. No silvery legless lizards were observed during field surveys, although detection of this species is difficult as they dwell in thick duff and quickly retreat underground when disturbed. Suitable habitat for this species exists in the survey area (I.e., sandy soils, coastal sage scrub, chaparral, and oak duff).

Western pond turtle *(Actinemys marmorata),* State Status - Species of Special Concern Western pond turtles are commonly found in a variety of freshwater aquatic habitats including ponds, lakes, rivers, streams, and marshes. Preferentially, this species utilizes deeper pools with abundant vegetation and muddy bottoms where it can burrow in the mud to hibernate during winter months or aestivate during summer droughts. Pond turtles are omnivorous, utilizing food sources such as aquatic plants, invertebrates, frog eggs, crayfish, and occasionally fish. Historically, this turtle was distributed along the entire west coast from British Columbia to Baja California, but has since become extirpated in much of its southern range as well as highly fragmented north of California (Californiaherps.com). The nearest occurrence of Western pond turtle was documented in 1992 approximately 0.5 miles northeast of the survey area (CNDDB 2014). This species was not observed during the field survey and habitat suitability is considered marginal due to lack of deep water and basking sites.

Migratory Nesting Birds
The federal Migratory Bird Treaty Act (MBTA) and the Convention for the Protection of Migratory Birds and Animals, agreements between the United States and Canada and the United States and Mexico, respectively, afford protection for migratory birds by making it unlawful to collect, sell, pursue, hunt, or kill native migratory birds, their eggs, nests, or any parts thereof. Certain game birds have been omitted from this protection. The laws were adopted to eliminate the commercial market for migratory bird feathers and parts, especially those of larger raptors and other birds of prey. Suitable nesting habitat is provided by the diverse communities on site. No migratory birds were observed during the field survey. However, the likelihood of the presence of nesting birds during the typical avian nesting season (February 1 through September 15) is considered very high.

Impact. No outdoor music is proposed. The proposed events program utilizes existing event areas and does not propose any new development. The 2-temporary parking areas (upper parking lots) near the residence have been previously cleared of vegetation and covered with asphalt. The 24,000-square-foot lower event overflow parking is proposed in the southeast portion in an area located on slopes less than 10% free of combustible materials as required by ordinance and as conditioned

Western pond turtle and CRLF are unlikely to have occurred within the survey area prior to the construction of the retention pond between 2011 and 2012, and therefore were likely not impacted. No new construction proposed, no impacts anticipated.

Migratory nesting birds are likely to occur within the survey area during the prime nesting season February 15 to August 31). Activities related to the temporary events (e.g., amplified music, nighttime lighting, vehicular traffic, etc.) have the potential to impact nesting birds. Construction activities completed since 2005 potentially resulted in direct impacts to the special-status plant species described above. Based on aerial photographs, approximately 1.05 acres of Santa Margarita manzanita were

cleared between 2006 and 2007 prior to the construction of the retention pond. Additionally, up to 4.52 acres of Pismo clarkia have been potentially impacted along the frontage of West Ormonde Road since 2005. These activities were not directly related to the Temporary Event Use Area, thus, no mitigation is discussed in the Bio report.

No new construction is proposed. Per Land Use Ordinance Section 22.30.610 overflow parking shall be provided an open area with a slope of 10 percent or less, at a ratio of 400 square feet per car, on a lot free of combustible material.

Impacts to Hoover's bent grass, straight-awned spineflower, mesa horkelia, San Luis Obispo County lupine, and black-flowered figwort may have occurred during construction activities. Suitable habitat for these species is present; however, none of these species were identified during the late-season field survey, and no mitigation measures are recommended for these species. Recommended mitigation for potential impacts to Pismo clarkia and Santa Margarita manzanita as a result of Temporary Events is recommended.

Mitigation/Conclusion. With incorporation of the recommended mitigation measure, impacts to biological resources will be less than significant.

BIO-1 Pismo Clarkia Avoidance. An appropriately timed botanical survey for Pismo clarkia shall be conducted during ever spring by a qualified botanist to determine its presence or absence where the 24,000-square-foot overflow parking area located on the southeast portion of the property. In order for the survey to be valid and satisfy this measure/condition, no vegetation clearing, or mowing shall occur within the previously documented occurrence area of Pismo clarkia along the frontage of West Ormonde Road before the botanical survey. If Pismo clarkia is found in the event parking and access to the parking area, soil disturbance and vegetation trimming shall be avoided in that area and no mowing in the area shall occur between April 1 and July 31 each year.

5. CULTURAL RESOURCES

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Cause a substantial adverse change to a Tribal Cultural Resource?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☒

Cultural Resources

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.

AB52 is applicable to projects that are subject to a Negative Declaration or Environmental Impact Report (does not apply to CEQA exemptions.) The bill specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined, is a project that may have a significant effect on the environment. The bill requires a lead agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.

In July, 2015, the legislature added new requirements to the CEQA process regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process.

The Public Resources Code now establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment." (Pub. Resources Code, § 21084.2.) To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.) If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. In accordance with AB52, a request for consultation letter was sent to the Yak Tityu Tityu – Northern Chumash Tribe, Xolon Salinan Tribe, Northern Chumash Tribal Council, and the Salinan Tribe of Monterey and San Luis Obispo Counties representatives on August 19, 2015 for the previous Minor Use Permit. No comments were received from the representatives. The proposed revised project will not result in any new site disturbance.

No earth-disturbing activities are proposed with the project, which will utilize existing structures and improvements. The project is not located in an area that would be considered culturally sensitive due

to lack of physical features such as creeks, rock outcroppings or other features typically associated with prehistoric occupation.

No previous cultural surveys were found for the subject property and no evidence of cultural or historical resources was noted on the property.

A search of ¼ mile around the subject property identified the following previous survey work: 7 reports where no resources were encountered; 1 report where resources were identified. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. As proposed, the project will not result in any site disturbance. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☐	☒
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☐	☒
e*) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☒

* **Per Division of Mines and Geology Special Publication #42**

Setting. The following relates to the project's geologic aspects or conditions:

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

Topography: Gently rolling to moderately sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low

Other notable geologic features? Located within an Energy Extractive Area

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

Within the 100-year Flood Hazard designation? No

Closest creek? The southerly terminus of Tiber Creek is located about 560 feet to the southwest of the project site. Distance? Approximately 560 feet

Soil drainage characteristics: Moderately drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080) 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 project will not result in any new site disturbance.

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

The soils have low to moderate erodibility. 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. However, this project will not result in any new development.

Impact.

The project site is subject to the Energy and Extractive Resource Area combining designation. According to data from the California Division of Oil, Gas and Geothermal Resources (DOGGR) there are three oil exploration wells on the project site; all of these wells have been plugged and abandoned. In accordance with LUO Section 22.14.040(B)(2), a permit application for a use other than resource extraction or power generation must be accompanied by a mineral resource report prepared by a geologist or mining engineer that evaluates the following:

- The estimated extent and commercial value of any mineral resources located on the site or known to be within the vicinity of the proposed uses;
- The feasibility of extracting the identified mineral resources within a reasonable time before development of the proposed use;
- The feasibility of conducting resource extraction operations at the same time as the proposed use.

To address these requirements, the application includes a mineral resource report prepared for the project site (Lilburn Corporation, April 2015). Lilburn concluded that temporary events will not adversely impact the feasibility of extracting any remaining mineral resources underlying the project site, or surrounding sites, because:

- There are currently no energy extraction operations on site;
- In the event oil and gas production resumes at some point in the future it would be subject to separate, project specific permitting and environmental review.

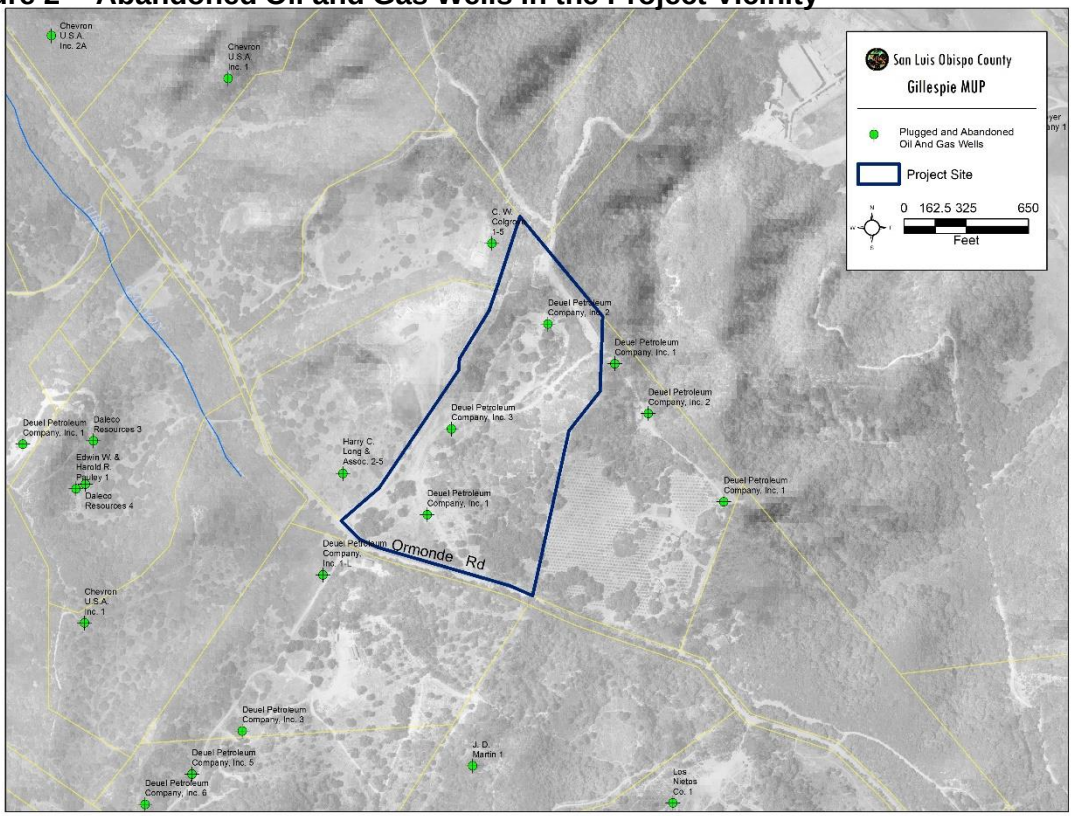
Mitigation/Conclusion. As proposed, the project will not result in any new site disturbance. There is no evidence that additional measures beyond those required by ordinance or codes are needed. Impacts associated with mineral extraction are considered less than significant.

7. HAZARDS, HAZARDOUS MATERIALS & WILDFIRES- *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☒	☐
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☒	☐
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other:	☐	☐	☐	☒

Setting. The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites.

A search of the Cortese database conducted in January 2016 revealed no active sites in the vicinity, including the project site. However, California Department of Oil, Gas and Geothermal Resources records list three oil wells on the project site, and three more in the immediate vicinity (Figure 2) that have been plugged and abandoned. Since the wells have been plugged and abandoned, and the site is not listed on the Cortese List, no further action is required.

Figure 2 -- Abandoned Oil and Gas Wells In the Project Vicinity



The project is not within an Airport Review area.

According to the Cal Fire map of fire hazard severity zones for San Luis Obispo County, the project site is located in a “Very High” Fire Hazard Severity Zone. Based on the County's fire response time map, it will take approximately 15 - 20 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. This station has an approximate 6.5-mile vehicular travel distance and a 10+ minute response time.

The County of San Luis Obispo Safety Element establishes goals, policies, and programs to reduce the threat to life, structures, and the environment caused by fire. Policy S-13 identifies that new development should be carefully located, with special attention given to fuel management in higher fire risk areas, and that new development in fire hazard areas should be configured to minimize the potential for added danger.

The California Fire Code provides minimum standards for many aspects of fire prevention and suppression activities. These standards include provisions for emergency vehicle access, water supply, fire protection systems, and the use of fire-resistant building materials.

Impact. The project has been reviewed by Cal Fire/County Fire Department (June 17, 2020) for code requirements relating to fire protection; their comments will be incorporated into conditions of project approval.

Regarding road safety impacts, the project has been reviewed by County Public Works, and their review and road safety impacts are discussed further in the Transportation section. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. With the implementation of the Fire Safety Plan, the project would result in less than significant impacts related to wildfire. No mitigation measures are necessary beyond those required by ordinance or codes are needed. The project proponent would also be required to adhere to a Fire Safety Plan prepared by Cal Fire/County Fire Department. With this in consideration, impacts would be less than significant.

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

Impact. The project proposes to have up to 40 special events per year; events will be conducted between the hours of 10AM and 10PM. No outdoor amplified music is proposed. Noise impacts are considered less than significant because:

- The application does not include a request for outdoor amplified music.
- The outdoor areas where events may occur is located in a natural bowl on the project site which will help protect surrounding properties from outdoor noise.
- The nearest dwellings are at least 490 feet from the events area.
- The events with amplified music will only occur indoors (on the first-floor of the single-family dwelling)

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

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☐	☒
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Create the need for substantial new housing in the area?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☒

Population/Housing

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

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

Mitigation/Conclusion. Based on the project description, no significant population and housing impacts are anticipated. No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☒	☐	☐
e) Solid Wastes?	☐	☐	☒	☐
f) Other public facilities?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☒

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

Police: County Sheriff	Location: Oceano (Approximately 4.8 miles to the south)	
Fire: Cal Fire (formerly CDF)	Hazard Severity: Very High	Response Time: 5-10 minutes
Location: Approximately 4.5 miles to the west		
School District: Lucia Mar Unified School District.		

Public Services

Setting. Water and wastewater services will be provided by existing on-site wells and septic systems. Police protection is provided by the County Sheriff which has a sub-station at 1681 Front St, Oceano. The nearest County fire stations are located at 4671 Broad Street, about five miles to the north, and at 2391 Willow Road on the Nipomo Mesa, about five miles to the south. Emergency response times to the project site are 10 – 15 minutes. The project is located within the Lucia Mar School District.

Impact. The project would be designed to comply with all fire safety rules and regulations, including the California Fire Code and California PRC, fire sprinklers in new buildings, and compliance with other provisions of the Fire Code. The project would not induce population growth and would not result in the need for additional school services or facilities.

No significant project-specific impacts to utilities or public services were identified. The proposed temporary events will be adequately served by existing utilities and do not represent a significant increased demand on public services.

Mitigation/Conclusion. As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to area roadways are discussed in Section 12, Transportation/Circulation.

The project does not propose development that would substantially increase demands on public services and would not induce population growth that would substantially increase demands on public services. Therefore, potential impacts related to public services would be less than significant and no mitigation measures are necessary.

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

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

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

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

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	☐	☒	☐	☐
f) Conflict with an applicable congestion management program?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒
i) Other:	☐	☐	☐	☒

Transportation

Setting. The County Department of Public Works maintains updated traffic count data for all County-maintained roadways. In addition, Traffic Circulation Studies have been conducted within several community areas using traffic models to reasonably simulate current traffic flow patterns and forecast future travel demands and traffic flow patterns. These community Traffic Circulation Studies include the South County Circulation Study, Los Osos Circulation Study, Templeton Circulation Study, San Miguel Circulation Study, Avila Circulation Study, and North Coast Circulation Study. The California Department of Transportation (Caltrans) maintains annual traffic data on state highways and interchanges within the county.

The project is located on the northeastern side of Ormonde Road (at 490 Ormonde Road), approximately 1.8 miles north of the City of Arroyo Grande. This section of Ormonde Road contains two travel lanes, one in each direction. The travel lanes are 10-11 feet wide. The existing traffic volumes are low (265 ADT) based on counts taken by the County.

The County has established Level of Service (LOS) "C" or better for rural roadways. The project site has direct access onto Ormonde Road, which is a paved County Maintained Road which offers

adequate access. A project referral package was sent to the County Public Works Department and no traffic-related concerns were identified.

In 2013, SB 743 was signed into law with the intent to "more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions" and required the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within CEQA. As a result, in December 2018, the California Natural Resources Agency certified and adopted updates to the State CEQA Guidelines. The revisions included new requirements related to the implementation of SB 743 and identified VMT per capita, VMT per employee, and net VMT as new metrics for transportation analysis under CEQA (as detailed in Section 15064.3 [b]). Since July 1, 2020, the newly adopted VMT criteria for determining significance of transportation impacts has been required to be implemented statewide.

The San Luis Obispo Council of Governments (SLOCOG) holds several key roles in transportation planning within the county. As the Regional Transportation Planning Agency (RTPA), SLOCOG is responsible for conducting a comprehensive, coordinated transportation program, preparation of a Regional Transportation Plan (RTP), programming of state funds for transportation projects, and the administration and allocation of transportation development act funds required by state statutes. As the Metropolitan Planning Organization (MPO), SLOCOG is also responsible for all transportation planning and programming activities required under federal law. This includes development of long-range transportation plans and funding programs, and the approval of transportation projects using federal funds.

The 2019 RTP, adopted June 5, 2019, is a long-term blueprint of San Luis Obispo County's transportation system. The plan identifies and analyzes transportation needs of the region and creates a framework for project priorities. SLOCOG represents and works with the County of San Luis Obispo as well as the Cities within the county in facilitating the development of the RTP.

The County Department of Public Works establishes bicycle paths and lanes in coordination with the RTP, which outlines how the region can establish an extensive bikeway network. County bikeway facilities are funded by state grants, local general funds, and developer contributions. The RTP also establishes goals and recommendations to develop, promote, and invest in the public transit systems, rail systems, air services, harbor improvements, and commodity movements within the county in order to meet the needs of transit-dependent individuals and encourage the increasing use of alternative modes by all travelers that choose public transportation. Local transit systems are presently in operation in the cities of Morro Bay and San Luis Obispo, and South County services are offered to Grover Beach, Arroyo Grande, Pismo Beach, and Oceano. Dial-a-ride systems provide intra-community transit in Morro Bay, Atascadero, and Los Osos. Inter-urban systems operate between the City of San Luis Obispo and South County, Los Osos, and the North Coast.

Orosz Engineering Group, Inc., (OEG) conducted a Sight Distance Analysis and a Road Safety Audit (RSA) dated October 23, 2014. The project's public trip generation is estimated in two ways: regular operations and special events. The trips generated by a project are used and are derived from the trip thresholds included in the County Resolution 2008-152 for Roadway Safety Analyses (RSA). The current proposed project is consistent with the previous applications (DRC2012-00086) in terms of location, number of events and number of attendees, the RSA is relevant for the current proposed project.

This project for Minor Use Permit DRC2020-0058 was referred to the Public Works Department (June 2, 2020) and it was determined that the project did not warrant the preparation of a new road safety analysis (RSA).

Additionally, the proposed project triggers review of Resolution No. 2008-152 for road frontage improvements. The applicant provided a traffic study/Roadway Safety Analysis on October 23, 2014 (Orosz Engineering Group, Inc.,). The proposed project does not differ substantially from that analyzed

in this report. Based on that RSA, project frontage road widening improvements are not required for the following reasons:

- West Ormonde Road has a collision history below County average and there are no sight distance concerns;
- The proposed project average event traffic would not result in the need to improve the roadway, as it already meets the County A-1b cross-section standard.

Impacts. Project trip generation is estimated on the number of attendees at each event divided by the average vehicle occupancy, multiplied by two trips (one each way). Based on the number of events the project trip generation is:

Table 1 -- Event Traffic			
Number	Size	Vehicle Occupancy	Total Peak Trips
10	400	2.5	320
20	350	2.5	280
10	250	2.5	200

Orosz Engineering Group, Inc., October 23, 2014

An RSA is based on the number of peak hour trips generated by a project. The Temporary Events will be scheduled during non-peak hours. The RSA assumed 50% of the total peak trips to occur during a peak hour. The proposed project is estimated to generate up to 160 peak hour event trips.

Prior to an event, one half of the total event traffic generally arrives within a two-hour window with the majority of the traffic with the last 30-45 minutes before the event. At the end of the event, the remaining half of event traffic is expected to leave the venue over a one-hour period and is more spread out.

Temporary Events

Roadway Improvements

Per Board of Supervisor Resolution No. 2008-152. 1/4 mile from the entrance toward the nearest intersection (southerly for the project site) to A-1 (rural) standards.

Analysis. From the main site access to the south, Ormonde Road has 22 feet of pavement with four-foot graded shoulders. The existing cross-section of Ormonde Road meets the requirement of a A-1b (less than 400 ADT roadway) cross-section. Therefore, roadway improvements are not required (Orosz Engineering Group, Inc., October 23, 2014).

Safety Analysis

Standard. Evaluate the collision rate for the primary access roadways with one (1) mile of the primary site entrance. Recommend improvements to reduce the potential for the collision patterns that are identified.

Analysis. The California Highway Patrol (CHP) was contacted to obtain data for any collisions within the vicinity of the project site over the past three years. Based on data provided by CHP, one collision on Ormonde Road, near Price Canyon Road was identified and no road improvements are required (Orosz Engineering Group, Inc., October 23, 2014).

Site Distance Evaluation

The County of San Luis Obispo Public Works department has adopted stopping sight distance standards for driveways and intersections on County roads. Based on the travel speeds on W. Ormonde Road (30-35 MPH), the required stopping distance is 250 feet. Due to the low number of vehicles using the roadway, the vehicle travel speeds to be used for the sight distance analysis was approximately 5 MPH higher than the "pace" of traffic (10 MPH range with the highest number of vehicles traveling within that range). The pace for this section of Ormonde Road was found to be 27-36 MPH. The approach speed for use in the analysis was assumed to be 40 MPH. The design stopping distance for this analysis is 300 feet. The actual stopping sight distance available is summarized in the following table, based on field measurements collected at the two existing driveway access locations (Orosz Engineering Group, Inc., October 23, 2014).

Table 2 -- Sight Distance Analysis

Location	Required Stopping Sight Distance/Approach Speed	Sight Distance for Drivers Looking to the Left	Sight Distance for Drivers Looking to the Right	Conclusion
Existing Driveway A	300 feet (40 MPH)	500 feet	500 feet	Ok to left. Ok to right.
Existing Driveway B	300 feet (40 MPH)	500 feet	500 feet	Ok to left. Ok to right.

Orosz Engineering Group, Inc., October 23, 2014

As shown by Table 2, adequate sight distance is provided for safe turns out of the exiting driveways in both directions.

The RSA concluded that since the events will most likely be held on non-peak hours any impacts to safety or current circulation patterns would be less than significant. The revised proposed project is consistent with the previous land use permit applications (DRC2012-00086 and DRC2014-00027) regarding the location, number of events and number of attendees. The Road Safety Analysis is relevant for the current proposed project.

Parking

The project provides parking areas that meet the standards set forth in LUO Section 23.030.610.2. The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. The project would not alter existing transportation facilities or result in the generation of substantial additional trips or vehicle miles traveled because the 40 events annually are temporary and will include car pooling. Based on the arrival and departure patterns discussed above, the event project trips will not have a significant impact on safety nor impact current circulation patterns.

Therefore, potential impacts related to transportation would be less than significant and no mitigation measures above what are already required by ordinance are necessary.

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

Wastewater

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

Soil types for the project site are listed in Section 2. Agricultural Resources. Project plans show an exsitng septic leach field area on soils composed of the Corralitos sand, with 2 to 15 percent slopes. Based on the Natural Resource Conservation Service (NRCS) Soil Survey, the main limitations of these soils for wastewater effluent include:

Impacts/Mitigation. The project will use the 1,500-gallon existing septic system for Phase II – indoor events. This existing system includes a 1,500-gallon septic tank and a 150-foot-high capacity leachfields. The restroom facilities within the single-family residence (vacation rental) includes 5-restrooms with the following fixtures: 8-toilets, 3-urinals, and 5-sinks.

> Phase I: Use of the existing outdoor terrace (5,365 sf feet) and optional ceremony location on the north side of the property for temporary events. Portable restrooms will be brought in for each event.
>
> Phase 2: Incorporate the additional use area of the first floor (7,373 sf feet) of the primary residence, including the great room, office, restrooms and pre kitchen for the event use. The upper floor(s) of the primary residence will be excluded from the project and will continue to be operated as a vacation rental. All access to the stairs will be restricted during events.

There is an existing permitted 1,500-gallon septic system with leach lines on site. The system is adequately sized for the large single-family residence and supplemental portable facilities will be brought in for Phase I - outdoor events. No new septic systems or leachfields are proposed. The average percolation rate obtained for the Site was determined to be less than 1.0 minutes per inch (GeoSolutions, INC., Percolation Testing, November 21, 2013).

Soils in this area consist of Corralitos sand which has a very limited capacity for septic systems due poor filtering characteristics in which fluids percolate too quickly through the soil for the natural processes to effectively break down the effluent into harmless components.

Based on the following project conditions or design features, wastewater impacts are considered less than significant:

With incorporation of the recommended mitigation measures, sanitation facilities will comply with Health Department standards. Impacts less than significant.

WW-1 Prior to holding any temporary outdoor events as part of the Phase I, the restroom facilities shall be in conformance with Environmental Health Department's industry standards (the use of portable potties).

WW-2 Prior to holding any temporary events as part of Phase II-indoor events in the single-family residence, the applicant shall contact the Building Department to verify septic system adequacy as needed for proposed use. Restrooms shall be in conformance with all applicable Building Code Standards.

WW-3 Prior to building permit issuance (to convert the downstairs residence to meet public assemble codes) and/or final inspection of the wastewater system, the applicant will need to demonstrate compliance with the County Plumbing Code/ Central Coast Basin Plan.

Refer to Exhibit B - Mitigation Summary Table.

Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

14. WATER & HYDROLOGY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	☐	☐	☒	☐
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☐	☒	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☐	☒
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒
k) Other:	☐	☐	☐	☒

Water

Setting. The project proposes to obtain its water needs from an on-site well. The Environmental Health Division has reviewed the project (letter of October 6, 2014), and no concerns were identified. Based on available information, the proposed water source is not known to have any significant availability or quality problems. The project site is located in an Energy & Extractive (EX) area. This fact, along with the history of oil extraction wells on this property are an indication of the potential presence of oil bearing geologic deposits underlying the site or in the immediate area. Depending on whether the oil bearing deposits may be in contact with the groundwater, water quality issues could occur.

The topography of the project is moderately sloping The closest creek from the proposed development is approximately 0.1 miles 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 work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

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

Within the 100-year Flood Hazard designation? No

Closest creek? Tiber Creek Distance? Approximately 560 feet

Soil drainage characteristics: Well drained to moderately drained

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

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

Soil erodibility: Low

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

Impact – Water Quality/Hydrology

The project does not involve construction activities or the construction of additional sources of runoff.

Impact -- Water Quantity

The application includes an estimate of existing water demand, and water demand for temporary events as follows:

Existing Annual Water Usage Estimate:

Residence + Landscape (based on 14,500 sf landscaped area) = +/- 1.5 acre-feet per year

Temporary Events Total Annual Water Usage Estimate = 135,000 gallons annually (0.41 acre-feet annually):

Table 3 -- Water Demand For Temporary Events				
No. Of Guests	Water Demand Per Guest	No. Of Event Days Per Year	Gallons Per Year	Acre-Feet Per Year
400	10 gallons per person	10	40,000	0.12
350	10 gallons per person	20	70,000	0.21
250	10 gallons per person	10	25,000	0.08
TOTAL:		40	135,000	0.41

Total water demand per year, assuming special events take place as described in the above table, would be about 1.91 AFY.

The project proposes the following measures to reduce consumptive water use:

Landscape Water Conservation Measures

- Small amounts of turf are onsite. The turf variety is Dwarf Enduro which is highly drought & heat tolerant (only needs to be watered a few times/week). http://greenfieldsturf.com/productinfo.html
- Drought tolerant landscape- Ceanothus, Vinca & ferns
- Mulch is used for more efficient maintenance-moisture retention
- Irrigation is monitored-use Rainbird pop heads (with sams) which have built-in check valve, which keeps the water inside the line when shut off.

Indoor Conservation Measures

- All High Efficiency Toilets (1.28 gallons per flush or less)
- On demand hot water heater under the sinks (using almost no electricity)

A water quality test was performed on the well serving the project site in 2014. That report found no traces of coliform or E coli in the water supply. Based on available water information, there are no known constraints to prevent the project from obtaining its water demands. No significant impacts were identified; therefore, potential water impacts would be less than significant.

Mitigation/Conclusion. Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated. However, documentation of a reliable potable water supply must be provided prior to the conduct of special events.

W-1 Prior to holding any events, the applicant shall contact the Environmental Health Department to verify water supply adequacy and potability as for the proposed project. The applicant shall contact the Environmental Division to determine if an annual permit will be required for the water supply at this facility.

W-2 Prior to holding any temporary events, the applicant shall obtain all the appropriate Health Department permits. The Health Department will require the following information:

a. If water is made available to 25 or more employees at any one time, or to members of the public then the applicant shall be required to have domestic water supply system.

b. Any service or sale of food or beverages for on-site consumption shall have all necessary approvals from the County Environmental Health Department.

Comply with all County Environmental Health Department approved pest and solid waste control plans.

No additional measures above what are required or proposed are needed to protect water quality.

15. LAND USE

Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☐	☒
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Land Use

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.

The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. LUO Section 22.014.040 Price Canyon-Ormonde Road Oilfield
2. LUO Section 22.014.050 C2 Price Canyon-Ormonde Road
3. LUO Section 22.106 San Luis Bay Planning Area

The project is located within the Energy Extractive Resource Area (EX) combining designation. The Inland Framework for Planning states that the purpose of the EX-designation is to:

1. To identify areas where mineral or petroleum extraction occurs, is proposed to occur, or where petroleum or mineral reserves of statewide significance exist, as defined by the State Geologist.
2. To protect existing extraction areas so that land uses incompatible with continuing extraction activities will not be developed on adjacent properties.
3. To protect existing energy production areas and regional production facilities so that incompatible uses will not be developed on adjacent properties such that the energy production facilities may become dangerous or detrimental to public health and safety.
4. To protect energy production areas from encroaching urban development or other incompatible

land uses that may hinder their continued operation.

Required Finding per Section 22.14.040, states that an approval of any use other than energy production or resource extraction may be granted when the finding is made that the proposed use will not adversely affect the continuing operation or expansion of the energy or extraction use.

Any future development on the said property would be required to meet permit requirements and the finding requirements for EX combining designation. At the time of application for any future development on this property, the County would review the proposed project, be required to make the required findings, and apply appropriate conditions to that project.

Mitigation/Conclusion. The proposed project will not adversely affect the operation of the oil field or any future expansion of the energy or extraction use because there are no current energy extraction operations on site.

Additionally, no development is proposed, however any future development would meet the permit and findings requirements for the EX combining designation. The requirements of the EX combining designation adequately provides for opportunities and measures to address any future developments limitation on extraction activities.

Therefore, no inconsistencies were identified and no mitigation measures above ordinance requirements are necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

Exhibit A - Initial Study References and Agency Contacts

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

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

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

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

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ South County Area Plan/San Luis Bay Sub Area
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

Other documents

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

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

California Department of Conservation Division of Oil, Gas and Geothermal Resources, well data accessed March 29, 2013

Lilburn Corporation, Mineral Resource Report Gillespie Property, April 2015San Luis Obispo County

Public Health Laboratory, Environmental Report February 2014

Terra Verde Consulting, LLC, Biological Resources Assessment Loriana Ranch, February 3, 2015

GeoSolutions, INC., Percolation Testing, November 21, 2013

California Department of Conservation (DOC). 2019. Farmland Mapping and Monitoring Program - DLRP Important Farmland Finder. Accessed on: June 14, 2019. Available at: <https://maps.conservation.ca.gov/DLRP/CIFF/>

California Department of Fish and Wildlife (CDFW). 2018. CDFW Lands Viewer. Accessed on July 1, 2019. Available at: < https://apps.wildlife.ca.gov/lands/>

California Department of Fish and Wildlife (CDFW). 2019. California Natural Diversity Database BIOS Viewer. Accessed on June 18, 2019. Available at: < https://apps.wildlife.ca.gov/bios/?bookmark=327>

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California Department of Toxic Substances Control (DTSC). 2019. EnviroStor. Accessed on June 18, 2019. Available at: <https://www.envirostor.dtsc.ca.gov/public/>

California Department of Transportation (Caltrans). 2008. Scenic Highway Guidelines. October 2008.

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CalRecycle. May 14, 2019. SWIS Facility Detail. Accessed on June 18, 2019. Available at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/40-AA-0008>

County of San Luis Obispo. 2011. EnergyWise Plan. Available at <https://www.slocounty.ca.gov/Departments/Planning-Building/Energy-and-Climate/Energy-Climate-Reports/EnergyWise-Plan.aspx> Accessed on: June 3, 2019.

Paleontological Assessment of Templeton Medical Plaza, Cogstone Resource Management, Inc., April 16, 2003, Templeton, San Luis Obispo County, California.

Archeological and Paleontological Evaluation Report and Mitigation Plan of Billing Project (Behavioral Health Hospital and Assisted Living Facilty, by Cogstone, July 2006).

Pacific Gas and Electric (PG&E). 2019. Delivering Low-Emission Energy. Available at: https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page

San Luis Obispo Air Pollution Control District (SLOAPCD). 2012. CEQA Air Quality Handbook.

Accessed on June 14, 2019. Available at: < https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/CEQA_Handbook_2012_v2%20%28Updated%20Map2019%29_LinkedwithMemo.pdf>

San Luis Obispo Air Pollution Control District (SLOAPCD). 2017. CEQA Air Quality Handbook Clarification Memo. Accessed on June 14, 2019. Available at: < https://storage.googleapis.com/slocleanair-org/images/cms/upload/files/FINAL_Clarification%20Memorandum%2020172.pdf>

Screening Health Risk Assessment, performed for 246 Bennett Way by Dudek, August 25, 2017

Traffic Study, Orosz Engineering Group, September 17, 2019, Stephen A. Orosz,P.E.

U.S. Fish and Wildlife Service (USFWS). 2019. National Wetlands Inventory Surface Waters and Wetlands. June 5, 2019. Available at: <https://www.fws.gov/wetlands/data/Mapper.html>

Weather Spark. 2018. Average Weather in Templeton, California. Access on June 30, 2019. Available at: < https://weatherspark.com/y/1290/Average-Weather-in-Templeton-California-United-States-Year-Round>

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Biological Resources

BIO-1 Pismo Clarkia Avoidance. An appropriately timed botanical survey for Pismo clarkia shall be conducted during ever spring by a qualified botanist to determine its presence or absence where the 24,000-square-foot overflow parking area located on the southeast portion of the property. In order for the survey to be valid and satisfy this measure/condition, no vegetation clearing, or mowing shall occur within the previously documented occurrence area of Pismo clarkia along the frontage of West Ormonde Road before the botanical survey. If Pismo clarkia is found in the event parking and access to the parking area, soil disturbance and vegetation trimming shall be avoided in that area and no mowing in the area shall occur between April 1 and July 31 each year.

Wastewater:

WW-1 Prior to holding any temporary outdoor events as part of the Phase I, the restroom facilities shall be in conformance with Environmental Health Department's industry standards (the use of portable potties).

WW-2 Prior to holding any temporary events as part of Phase II-indoor events in the single-family residence, the applicant shall contact the Building Department to verify septic system adequacy as needed for proposed use. Restrooms shall be in conformance with all applicable Building Code Standards.

WW-3 Prior to building permit issuance (to convert the downstairs residence to meet public assemble codes) and/or final inspection of the wastewater system, the applicant will need to demonstrate compliance with the County Plumbing Code/ Central Coast Basin Plan.

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Kirk Consulting
A California Corporation

Memorandum of Transmittal

Date: January 12, 2022

To: County Planning & Building – Attn: Holly Phipps

From: Kirk Consulting

RE: Gillespie – Developer's Statement (signed) DRC2020-00058

Hi Holly,

Enclosed please find the original wet signature on the Developer's Statement for Gillespie, MUP DRC2020-00058.

Sincerely,

Tara Orlick
Office Administrator / Executive Assistant
tara@kirk-consulting.net
Phone: (805) 461-5765

Date: January 5, 2022

DEVELOPER'S STATEMENT & MITIGATION MONITORING/REPORTING PROGRAM
GILLESPIE / MINOR USE PERMIT DRC2020-00058

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development 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.

Per Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

Project Description:

A request by Rob and Lori Gillespie for a Minor Use Permit (DRC2020-00058) to allow temporary events within a 7,373-square-foot (SF) event area on the first floor of an existing residence and a 5,365 SF outdoor patio area (new use areas to be converted to commercial use). The proposed temporary event program would include 40 temporary events (including non-profits) during one calendar year to include the following: 10 events with up to 250 attendees, 20 events with up to 350 attendees and 10 events with up to 400 attendees. No outdoor amplified music is proposed. Access will be from two existing roads that will connect to a publicly maintained road (W. Ormonde Road). The proposed project is located within the Rural Lands land use category, at 490 Ormonde Road approximately 2 miles north of the City of Arroyo Grande. The site is in the in the San Luis Bay Inland South Sub Area of the South County Planning Area.

Expanded Project Description:

The project will consist of the following two phases:

Phase I: Use of the exiting outdoor terrace/patio area (5,365 SF) for temporary events, utilize existing parking area for guest and shuttles for the larger events. Portable restroom facilities will be brought in for each event. There will also be an optional ceremony location on the north side of the property. Phase I will be unit Phase II new use areas within the single-family residence have been converted to commercial use.

Phase II: Incorporate the additional use area of the first floor (7,373 SF) of the primary residence, including the great room, office, restrooms and prep kitchen for the event use. The upper floor(s) of the primary residence will continue to be operated as a vacation rental. All access to stairs will be restricted during events until such time the residential kitchen is converted to a commercial kitchen approved by Environment Health.

No more than 40 events (including non-profit events) are proposed onsite during one calendar year. Events are proposed to be held from 10 a.m. to 10 p.m. The applicant is **not** requesting outdoor amplified music. The applicant is requesting indoor amplified music. Food will be provided by a licensed caterer and prepared off-site until such the residential kitchen is converted to a commercial to commercial kitchen facility approved by Environmental Health and Building Department.

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

Biological:

BIO-1 Pismo Clarkia Avoidance. An appropriately timed botanical survey for Pismo clarkia shall be conducted during ever spring by a qualified botanist to determine its presence or absence where the 24,000-square-foot overflow parking area located on the southeast portion of the property. In order for the survey to be valid and satisfy this measure/condition, no vegetation clearing, or mowing shall occur within the previously documented occurrence area of Pismo clarkia along the frontage of West Ormonde Road before the botanical survey. If Pismo clarkia is found in the event parking and access to the parking area, soil disturbance and vegetation trimming shall be avoided in that area and no mowing in the area shall occur between April 1 and July 31 each year.

Monitoring (Biological) Compliance will be verified by the County Department of Planning and Building.

Wastewater:

WW-1 Prior to holding any temporary outdoor events as part of the Phase I, the restroom facilities shall be in conformance with Environmental Health Department's industry standards (the use of portable potties).

WW-2 Prior to holding any temporary events as part of Phase II-indoor events in the single-family residence, the applicant shall contact the Building Department to verify septic system adequacy as needed for proposed use. Restrooms shall be in conformance with all applicable Building Code Standards.

WW-3 Prior to building permit issuance (to convert the downstairs residence to meet public assemble codes) and/or final inspection of the wastewater system, the applicant will need to demonstrate compliance with the County Plumbing Code/ Central Coast Basin Plan.

Monitoring (Wastewater WW-1 thru WW-3) Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description 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.

Owner(s) Signature

1/7/22
Date