

**COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION**

ENVIRONMENTAL DETERMINATION NO. ED99-066

DATE: August 20, 1999

PROJECT DESCRIPTION

APPLICANT/ENTITLEMENT: WAM Investors Development Plan; D980343D

PLANNING AREA: South County - Inland, Rural

LAND USE CATEGORY: Residential Rural

PARCEL SIZE: 1.89 acres

AREA OF DISTURBANCE: Approximately 1,600 square feet

LOCATION: 1129 Mesa View Drive (Highway 1), one-half mile north of Callender Road, approximately four miles southeast of Oceano

PROPOSED USES/INTENT: A request to remodel an existing 2,614 square foot commercial building (currently used for retail sales), construct an additional 714 square feet of commercial space, install new landscaping and seven automobile parking spaces, and operate a veterinary practice for small animals in the remodeled building

APPLICANT: Melanie Morgan, Pismo Beach, CA

ENVIRONMENTAL SETTING

TOPOGRAPHY:	Nearly level
VEGETATION:	Grasses; forbs; ornamental trees, shrubs, and scattered eucalyptus trees
SOIL TYPE:	Oceano sand
SOIL CHARACTERISTICS:	Well drained; low erodibility; low shrink-swell potential; may present some limitations to the percolation of sewage effluent due to poor filtration qualities
GEOLOGIC HAZARDS:	Negligible landslide potential; low to moderate liquefaction potential
FIRE HAZARD:	High
WATER:	On-site wells
SEWAGE DISPOSAL:	On-site septic systems
EXISTING USES:	Commercial building used for retail sales and a single family residence
SURROUNDING USES:	Scattered single-family residences, undeveloped

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Environmental Coordinator, County Government Center, San Luis Obispo, CA 93408, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On _____, 19____, the San Luis Obispo County Board of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

California Department of Fish and Game

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: WAM INVESTORS DEVELOPMENT PLAN
D980343D WD 99 066

Project Applicant

Name: MELANIE MORGAN
Address: P.O. Box 1016
City, State, Zip Code: PISMO BEACH CA 93448
Phone #: 805 773-5936

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

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

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

CERTIFICATION:

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

Ellen Carroll
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 8/20/99

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. WAM INVESTORS DEVELOPMENT PLAN DSB0343D
ED99.066

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. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- | | |
|---|---|
| • Project File for the Subject Application | • Archaeological Resources Map |
| • County General Plan (Inland & Coastal, including all maps & elements) | • Natural Resources Conservation Service Soil Survey for SLO County |
| • County Land Use Ordinance | • Flood Hazard Maps |
| • Area of Critical Concerns Map | • Airport Land Use Plans |
| • Fire Hazard Severity Map | • Other special studies, reports and existing EIRs as appropriate |
| • Natural Species Diversity Database | |
| • Areas of Special Biological Importance Map | |

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

- | | |
|--|---|
| <input checked="" type="checkbox"/> County Engineering Department | <input type="checkbox"/> CA Department of Fish and Game |
| <input type="checkbox"/> County Environmental Health Division | <input type="checkbox"/> CA Department of Forestry |
| <input type="checkbox"/> County Planning Division | <input checked="" type="checkbox"/> CA Department of Transportation |
| <input type="checkbox"/> County Agricultural Commissioner's Office | <input type="checkbox"/> Regional Water Quality Control Board |
| <input type="checkbox"/> County Airport Manager | <input type="checkbox"/> CA Coastal Commission |
| <input type="checkbox"/> Airport Land Use Commission | <input type="checkbox"/> _____ Community Service District |
| <input checked="" type="checkbox"/> Air Pollution Control District | <input checked="" type="checkbox"/> Other <u>COUNTY PARKS</u> |
| <input type="checkbox"/> County Sheriff's Department | |

Checklist Identification of Mitigations for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

Not Applicable
 Insignificant Impact
 Impact Can & Will be Mitigated
 Potentially Significant Impact

I. BIOLOGICAL RESOURCES

- A. Wildlife () () (X) ()
- B. Vegetation () () (X) ()
- C. Habitat Area () () (X) ()
- D. Rare and/or Endangered Species () () (X) ()
- E. Unique or Fragile Biotic Community () () (X) ()
- F. State Area of Special Biological Importance () () (X) ()
- G. Riparian/Wetland Area () () (X) ()
- H. Other: _____ () () (X) ()

Mitigation: A ___ B ___ C ___ D ___
 () See attached exhibits: () Developer's Statement; () Agency Response _____
 () Revised Plans; () Designated Bldg Sites
 () See Special Environmental Considerations
 () See Document in file _____

II. DRAINAGE, EROSION AND SEDIMENTATION

- A. Increased Storm Water Runoff () () (X) ()
- B. Erodible Soils/Erosion () () (X) ()
- C. Poorly Drained Soils () () (X) ()
- D. Sedimentation () () (X) ()
- E. Contributes to Existing Drainage Problem () () (X) ()
- F. Alters Existing Drainage Course or Waterway () () (X) ()
- G. Other: _____ () () (X) ()

Mitigation: A ___ B ___ [see LUO sec.22.05.036(CZLUO 23.05.036); C ___ D ___
 22.05.040(CZLUO 23.05.040)]
 () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Sedimentation & Erosion Control/Drainage Plan
 () See Special Environmental Considerations
 () See Document in file _____

6-17

Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- A. Landslide Hazard () () (X) ()
- B. Seismic Hazard () () (X) ()
- C. Topographic Alteration; Grading for BuildingX, DrivewaysX, Roads__, Other __ () () (X) ()
- D. Soil Expansion () () (X) ()
- E. Steep Slopes () () () ()
- F. Other: _____ () () () ()

Mitigation: A __ B __ C __ D __
 () See attached exhibit(s); () Developer's Statement; () Agency Response _____
 () Sed./Erosion Control Plan; () Revised Plans; () Designated Bldg Sites
 () See Special Environmental Considerations
 () See Document in file _____

IV. WATER RESOURCES

- A. Groundwater Quantity () () (X) ()
- B. Groundwater Quality () () (X) ()
- C. Surface Water Quantity () () (X) ()
- D. Surface Water Quality () () (X) ()
- E. Stream Flow Change () () () (X)
- F. Change to Estuarine Environment () () () (X)
- G. Other: _____ () () () ()

Mitigation: A __ B __ C __ D __
 () See attached exhibit(s); () Developer's Statement; () Agency Response _____
 () Hydrology Report
 () See Special Environmental Considerations
 () See Document in file _____

V. POLLUTION

- A. Hazardous Materials () () (X) ()
- B. Groundwater Pollution () () (X) ()
- C. Surface Water Pollution () () (X) ()
- * D. Increase in Existing Noise Levels () (X) () ()
- E. Exposure of People to Severe Noise Levels () () (X) ()
- F. Substantial Air Emissions () () (X) ()
- G. Deterioration of Ambient Air Quality () () (X) ()
- H. Creation of Objectionable Odors () () (X) ()
- I. Other: _____ () () () ()

* Mitigation: A __ B __ C __ D X
 * (X) See attached exhibit(s); (X) Developer's Statement; () Agency Response _____
 () Hydrology/Noise Study
 () See Special Environmental Considerations
 (X) See Document in file APCD Response

6-18

Not Applicable
Indifferent Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

VI. TRAFFIC

- A. Increase in Vehicle Trips () () (X) ()
 - B. Reduced Levels of Service on Existing Public Roadways () () (X) ()
 - C. Limited or Unsafe Access () () (X) ()
 - D. Creates Unsafe Conditions on Public Roadways () () (X) ()
 - * E. Area-wide Traffic Circulation () (X) () ()
 - F. Internal Traffic Circulation () () (X) ()
 - G. Other: _____ () () () ()
- * Mitigation: A ___ B X [see Co. Code Title 13.01.010-.060; Santa County Circulation Fee]; C ___ D ___
 () See attached exhibit(s); () Developer's Statement; () Agency Response _____
 () Traffic Study
 () See Special Environmental Considerations
 () See Document in file _____

VII. PUBLIC SERVICES

- * A. Fire Protection Services () () (X) ()
 - B. Police/Sheriff Services () () (X) ()
 - C. Schools () () (X) ()
 - D. Community Wastewater () () () (X)
 - E. Community Water Supply () () () (X)
 - F. Solid Waste Disposal () () (X) ()
 - G. Onsite Wastewater () () (X) ()
 - H. Onsite Water () () (X) ()
 - I. Other: _____ () () () ()
- Mitigation: A ___ B ___ (School Fee, Countywide Fee) C ___ D ___
 () See attached exhibit(s); () Developer's Statement; () Agency Response _____
 () See Special Environmental Considerations
 * (X) See Document in file CDF Response

VIII. AESTHETIC/CULTURAL RESOURCES

- A. Visual Impact from Public Roadway () () (X) ()
 - B. Increased Light or Glare () () (X) ()
 - C. Alters Important Scenic Vista () () (X) ()
 - D. Archaeological Resources () () (X) ()
 - E. Historic Resources () () (X) ()
 - F. Other: _____ () () () ()
- Mitigation: A ___ B ___ C ___ D ___
 () See attached exhibit(s); () Developer's Statement; () Agency Response _____
 () Visual Analysis; () Revised Plans; () Landscape Plan; () Designated Bldg Sites
 () See Special Environmental Considerations
 () Document in file _____

6-19

Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

IX. HOUSING AND ENERGY

- A. Creates Substantial Demand for Housing () () (X) ()
- B. Uses Substantial Amount of Fuel or Energy () () (X) ()
- C. Encourages Growth Beyond Resource Capacities () () (X) ()
- D. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D ___
 () See attached exhibit(s); () Developer's Statement; () Agency Response _____
 () See Special Environmental Considerations
 () See Document in file _____

X. AGRICULTURAL/MINERAL RESOURCES

- A. Eliminates Valuable Mineral Resources () () () (X)
- B. Prime Agricultural Soils () () () (X)
- C. Conflicts with Existing Agricultural Area () () () (X)
- D. Change from Agriculture to Other Uses () () () (X)
- E. Other: _____ () () () ()

Mitigation: A ___ B ___ C ___ D ___
 () See attached exhibit(s); () Developer's Statement; () Agency Response _____
 () See Special Environmental Considerations
 () See Document in file _____

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- A. Growth Inducing Effects () () (X) ()
- B. Precedent for Change in Area Land Use () () (X) ()
- C. Cumulative Effects: _____ () () () ()
 _____ () () () ()
 _____ () () () ()
 _____ () () () ()
 _____ () () () ()
 _____ () () () ()
- D. Other: _____ () () () ()

Mitigation: A ___ B ___ (School Fee, Countywide Fee) C ___ D ___
 () See attached exhibit(s); () Developer's Statement; () Agency Response _____
 () See Special Environmental Considerations
 () See Document in file _____

G:\ENV\DIV\FORMS\ND\ndcbklist-wp8.wpd (11/98)

DATE: August 16, 1999

DEVELOPER'S STATEMENT FOR
WAM INVESTORS DEVELOPMENT PLAN
D980343D; ED99-066

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.

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

Noise Impacts

1. All animals receiving veterinary care at the proposed facility shall remain inside the veterinary building at all times, unless under direct supervision of the pet owner or veterinary personnel.
2. Animals at the veterinary clinic shall be limited to those receiving medical care. There shall be no "room and board" services at the facility for animals not receiving medical care.
3. The veterinary building shall be designed and constructed such that noise from the veterinary practice does not exceed the standards in Table 3-2 of the County's Noise Element, as shown below:

TABLE 3-2

MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES¹

	Daytime (7 a.m. to 10 p.m.)	Nighttime ² (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65
Maximum level, dB-Impulsive Noise	65	60

1. As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.
2. Applies only where the receiving land use operates or is occupied during nighttime hours.
4. Building design and construction features shall include:
 - No exterior doors from medical boarding area with direct access to exterior of building. Exiting is to occur through adjoining rooms.

6-21

- Exterior windows are to be dual glazed insulated fixed glass assemblies "non-operable" at all exterior walls.
- Exterior walls where animals are cared for and which are directly adjacent to neighboring property lines shall have a maximum insulation thickness relative to wall thickness, exterior covering to be solid siding similar to Hardi-panel to maximize sound density, interior surfaces to be gypsum drywall over resilient sound channel.
- Interior walls separating public area from medical area and treatment to medical boarding are to be constructed as full height sound attenuating walls.
- Design mechanical and air exhaust systems to mitigate noise to exterior locations.

Monitoring: Compliance shall be verified by the County Planning Department.

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

Melanie Morgan
Signature of Owner(s)

8/19/99
Date

MELANIE MORGAN
Name (Print)