

Orcutt Area Site Alternative Design Proposal: JulMar Research & Development Park



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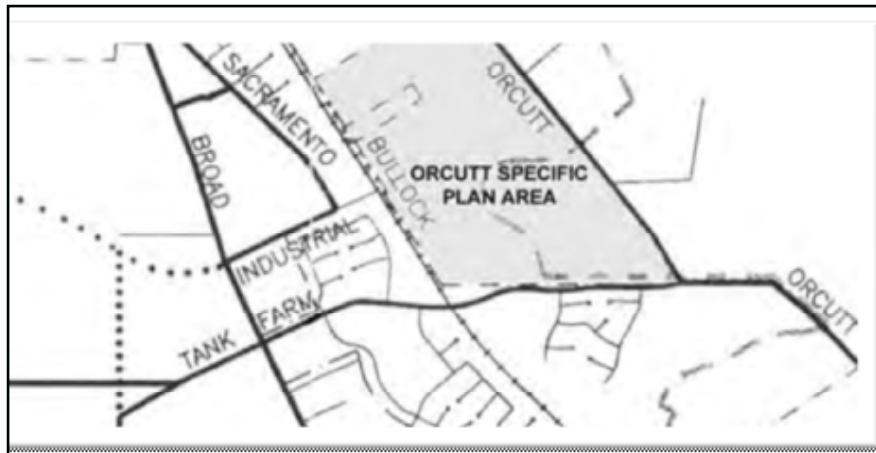
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EXECUTIVE SUMMARY

The primary focus of this proposal is the site of the recently approved Orcutt Area Specific Plan which consists of approximately 213 acres of area just south east of the city limits of San Luis Obispo. The site is bounded on the north and east by Orcutt Road, on the south by Tank Farm Road and on the west by the Union Pacific Railroad. The site is primarily vacant although there are single family homes presents, along with several creeks and Righetti Hill, a significant natural feature in the south east corner of the site.



The purpose of this proposal was to test alternative land uses on the Orcutt Area site and determine whether the alternative land uses would be better suited for the site than the Orcutt Area Specific Plan (OASP). The OASP proposes a mix of residential densities and neighborhood scale commercial/ office uses. The City has determined that it is in the best interest of the property owners and nearby residents to thoroughly evaluate the site and potential land uses prior to processing the OASP, which presents a traditional mix of residential and neighborhood commercial uses.

JulMar Consultants was hired by the City to test the research and development business park alternative for the Orcutt Area site. The alternative development program called for a research & development park which would be developed as a public/private partnership between Cal Poly and a private developer. The park would focus on

high-technology businesses and R&D offices with at least 450,000 square feet (sq ft) of research/industrial floor area, approximately 100,000 sq ft multipurpose building, 50,000 sq ft of lecture and classroom facilities, 25,000 sq ft administrative offices and related supporting facilities. During the development process JulMar Consultants added 80,000 sq ft of neighborhood commercial buildings, 144 units of workforce housing, 175,00 sq ft of neighborhood park space in order to make the alternative proposal more viable.

After testing the capacity of the site to accommodate the alternative design and researching whether the proposed land uses would be better suited for the City, JulMar Consultants recommends that the City approve the research and business park alternative to the Orcutt Area Specific Plan. This document outlines the process JulMar Consultants took in developing the alternative development proposal and the justification for the recommendation to approve the proposal instead of the OASP.

CHAPTER ONE

SITE ANALYSIS

Before developing an alternative proposal to the Orcutt Area Specific Plan, JulMar Consultants had to analyze the existing conditions of the Orcutt Area project site. The site analysis was divided into the following elements: natural environment, built environment, zoning & land use designations, and vehicular and pedestrian circulation. Analysis of these elements was used to determine the opportunities and constraints of the site. Consideration the possible opportunities and constraints allowed the Team to develop the best possible alternative for the project site; one which would emphasize the natural elements of this site while minimizing negative impacts on surrounding neighborhoods.

Natural Environment

The Orcutt Area site (Figure 1.1) consists of 230 acres located at the base of the Santa Lucia foothills. The site is made up of flat to rolling grasslands and is located southeast of the City of San Luis Obispo, with Righetti Hill occupying the southeastern portion of the site. Orcutt Area site provides various scenic resources including views of Righetti Hill, Islay Hill, and the Santa Lucia foothills for the City's residents as well as travelers. According to the City's General Plan Righetti Hill (Figure 1.2) is considered a natural landmark. The General Plan also designates Orcutt Road and Tank Farm Road as roads of moderate to high scenic value.

The site also consists of natural features such as creeks, wetlands and a variety of plant communities. The natural landscape of the site contains plant communities such as annual grassland, riparian woodland, wetlands and central coast scrub. The historical uses on site, such as farming and ranching, have altered much of the native habitat although some viable native plant communities and riparian areas still remain.

Built Environment

The Orcutt Area site is located in the County of San Luis Obispo; directly southeast of the City limits. The site is bound by Tank Farm Road in the south, Orcutt Road to the east and north, and the Union Pacific Railroad (Figure 1.3) to the west. Currently land uses on the site include a few scattered single-family residences on large parcels in the western and northeastern portions of the site. Agriculture-related uses such as cattle-grazing are located on the eastern and southern portions of the site. Additional residential developments, including three mobile home housing parks, are located in the northern portion of the site as well. The site is also considered an "aviation safety area" because of its close proximity to the SLO Regional Airport. As a result, any project design on site must comply with the Airport Land Use Plan. Two constructed features are located on site which may affect public safety: PG&E high voltage transmission lines and the Union Pacific Railroad. The PG&E transmission



Figure 1.1: View of Orcutt Site from Orcutt Road

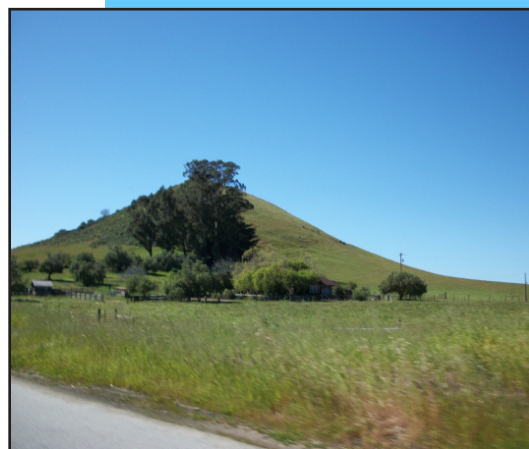


Figure 1.2: View of Righetti Hill



Figure 1.3: View of site from Industrial Way, including Union Pacific Railroad

line runs from east to west in an easement across the site and generates some level of electromagnetic force (EMF). While there is some concern about the possible hazard of EMF, there are no scientific studies indicating that conditions on site would indeed be hazardous. The second feature of concern on the site is the Union Pacific Railroad (Figure 1.4) which runs along the western site boundary. Potential derailment of trains carrying hazardous materials may present various hazards. Also, potential trespasser casualties raise concern since there are currently no effective barriers surrounding the railroad.

Zoning & Land Use Designations

The Orcutt Area is designated by the County's General Plan Land Use Element as Residential Single Family and Agricultural lands. The City's General Plan designates the site as an annexation area, which according to the Land Use Element, is zoned for Residential Neighborhood and Open Space.

Circulation

Regional access to the Orcutt Area is provided by U.S 101, located west and north of the site, and SR 227, which is designated as Broad Street. Local access to the site is provided by Broad Street, Johnson Avenue, Laurel Lane, Orcutt Road and Tank Farm Road. The roads that serve the site cater mostly to car traffic. Class II bike lanes are provided along Broad Street, Johnson Avenue, Laurel Lane, portions of Orcutt Road and Tank Farm Road. While the surrounding area of the site receives vehicular traffic, the site itself is undeveloped and therefore does not have vehicular access.

Community Expectations

The City of San Luis Obispo strongly desires to see the Orcutt Area property developed in a manner consistent with City policy. The site has the potential to not only serve as a gateway to the City but provides a variety of economic opportunities. Both the City and the site property owners want to explore development options that are creative as well as economically feasible, and meet the property owner's needs and expectations. The City is committed using the site to provide economic development, job creation, cultural appreciation and recreation opportunities without negatively impacting surrounding neighborhoods.



Figure 1.4: Union Pacific Railroad tracks adjacent to site

CHAPTER TWO

CASE STUDIES

In order to gain a better understanding of developing a high tech research facility, JulMar Consultants reviewed two case studies: the Clemson Research Park and the Milwaukee County Research Park. The Clemson Research Park is located on the border of North Carolina and Georgia, overlooking Lake Hartwell in the foothills of the Blue Ridge Mountains. The Milwaukee County Research Park is located in metropolitan Wisconsin and works in partnership with various universities. Both case studies have elements present in the Orcutt Area site. Analysis of these facilities allowed the Team to envision a development which would be well integrated into the surrounding sites and function to its highest potential.

Milwaukee County Research Park

The Milwaukee County Research Park (Figure 2.1) is located in the City of Wauwatosa, Wisconsin. The site is located ten minutes away from downtown, Mitchell International Airport, and is within proximity of two major expressways, Interstate I-94 and U. S. 45. The research park lies on 175-acre lot near an 1100-acre natural expanse called the Milwaukee County Grounds.

The Milwaukee County Research Park (MCRP) is similar in multiple ways to JulMar RDP. The site calls for a “campus like” environment that is easily accessible by public and private modes of transportation (Figure 22). It is located within close proximity to a variety of commercial businesses, restaurants, parks, and residential neighborhoods are only blocks away. According to the MRP’s website, the setting features permanent green space buffers, extensive wooded areas, activity trails, sidewalks, ponds and a natural waterway.

The Clemson Research Park

The Clemson Research Park is located in South Carolina. It is in close proximity to Highway 187 and 2.6 miles from I-85 in Anderson County. The Park is located within minutes of two local corporate jet airports, and approximately 40 minutes from the Greenville/ Spartanburg Jetport.

The Clemson Research Park is similar in multiple ways to JulMar RDP. The Clemson Research Park offers the latest in research and development technology. The site is surrounded by natural waterways, green space, and is surrounded by the Blue Ridge Mountains (Figure 2.3). The site is located nearby the Clemson University.

From analyzing our two case studies, Clemson and Milwaukee, the team learned the importance of definition in a living environment. The definition in these projects comes from the type of buildings within the site, their proximity to one another, and their use of the natural environment within the project boundaries. The open space, parks, and vegetation create a sense of place without limiting the site to one specific use. This



Figure 2.1: The Milwaukee County Research Park uses green space buffers, activity trails, and its natural waterways to make the site an aesthetically pleasing environment.



Figure 2.2: The Milwaukee County Research Park has placed its buildings within close proximity to one another and created an easily accessible passage way for pedestrians and vehicles to access the site and the uses within it.

creates an interrelationship between the research and development buildings along with the workforce housing and the commercial buildings on site. The water features throughout the sites add a sense of uniqueness to the project area. In order maintain the natural character of the site, the development did not impede on any views of the surrounding areas. Connectivity within these projects is important because it allows users to access the site and the surrounding areas as well. Both projects exemplified good internal and external connectivity and created curved roadways in order to slow down traffic within the project boundaries.



Figure 2.3: Clemson Research Park placed there buildings within the project area without impeding on the natural habitat currently located on the site.

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CHAPTER THREE

CONCEPTUAL DIAGRAMMING

Before developing a finalized land use map for the project site, JulMar Consultants developed a set of conceptual goals for the site:

1. The site design shall be aesthetically pleasing to users and visitors.
2. The site design will encourage user interaction by providing various social outlets such as a café, plaza, park, open space, and walking trails.
3. The site design should establish a convenient circulation system for users to navigate throughout the site in a safely and efficiently.
4. The site design will preserve the natural habitats in order to minimize environmental impacts on site by utilizing sustainable building practices
5. The site design will be economically feasible and activities on site will bolster the local economy by generating jobs.

Conceptual Diagram



Key Elements of the Conceptual Diagram

- The development provides amenities, such as the plaza, walking trails and parks which will encourage social interaction for those working and living on site.
- The plaza shopping center will provide users and residents with on site amenities such as eateries, coffee shops and small stores in order to minimize trip generation
- The linear neighborhood park area will not only provide an area for people to gather but also create a “sense of place” on site for residents.
- The circulation plan for the development will allow vehicle accessibility on the site while maintaining a pedestrian friendly environment via pathways and walkways
- Parking lots are located at the back of each building in order to encourage pedestrian circulation throughout the site.
- There will be multiple entrances to the site in order to alleviate traffic.
- The development will have little avoid potential impacts on natural environment such as creeks and wetlands within the site
- Onsite workforce housing will minimize trip generation and maintain the jobs-housing ratio in the City

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CHAPTER FOUR

ALTERNATIVE DESIGN PROPOSAL

Based on the site analysis, review of case studies and conceptual diagramming, JulMar Consultants was able to determine an alternative design proposal for the Orcutt Area site. The alternative proposal aims to meet the City and community expectations previously mentioned while embodying the concept goals set by the Team. The following chapter will describe the land uses and circulation patterns of the proposed project using photos, sketches, and sections.

Land Use Map

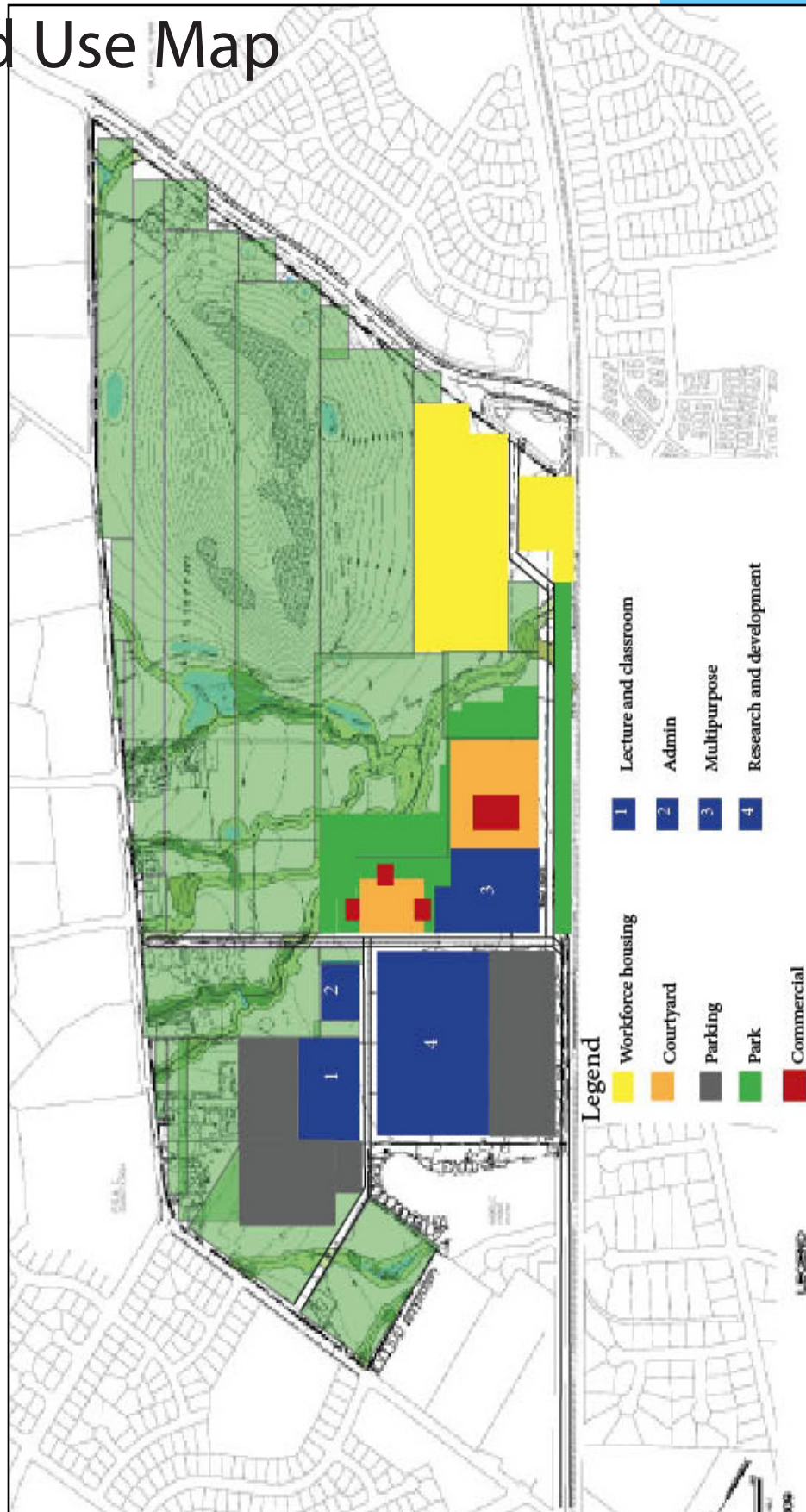


Table 4.1: Land Uses Squares Footage Chart

Land Use	Size
Research & Development Buildings	625,000 square feet
Commercial Buildings	80,000 square feet
Neighborhood Parks	175,000 square feet
Number of parking spots	167,450
Number of residential units	144

Land Use Descriptions

Research & Development Park (Figure 4.1): The JulMar Research & Development Park (JulMar RDP) will focus on developing innovative sustainable design in various fields of engineering. One of the facilities main goals will be to further research alternate and renewable energy and development of new energy technologies in order to pursue the deregulation of the utility industry. This research will aid cities such as San Luis Obispo in providing their residents with cleaner, alternative energy sources in accordance with AB 811. Another goal of the research park is to create new methods and processes for generating engineering products in support of sustainable decisions and education. The JulMar RDP will work in partnership with students from Cal Poly's College of Engineering and College of Architecture & Environmental Design. The facility will contain on site classrooms and lecture halls where upper level undergraduate students as well as graduate students can

work on research in their respective fields of study.

This high-tech business park will be the first of its kind on the Central Coast and aims to promote a growing high-tech industry in San Luis Obispo and the surrounding areas. The JulMar RDP will also give Cal Poly students the opportunity to pursue their professional field in San Luis Obispo rather than traveling to other prominent high-tech centers in the Bay Area and Los Angeles. The design plan of the JulMar RDP focuses on preserving the natural environment of the Orcutt Area site. Principle design goals include maintaining all creek and wetland areas as well as preserving views of Righetti Hill. The design features walking trails, parks and open space which will allow visitors to enjoy the natural landscape.

Table 4.2: R& D Park Buildings Squares Footage Chart

R & D Buildings	Size
Main R&D Center	450,000 sq. feet
Multipurpose Building	100,000 sq. feet
Lecture Hall & Classrooms	50,000 sq. feet
Administrative Offices	25,000 sq. feet

Commercial Center & Plaza (Figure 4.2): The plaza and shopping centers are centrally located on the site. They will provide users with onsite amenities such as eateries coffee shops and small stores. The purpose of the plaza is to create an aesthetically pleasing environment for site users to gather for lunch or breaks in order to minimize trip generation on and off the site. The site will include a small market in order for all supplies needed on the site

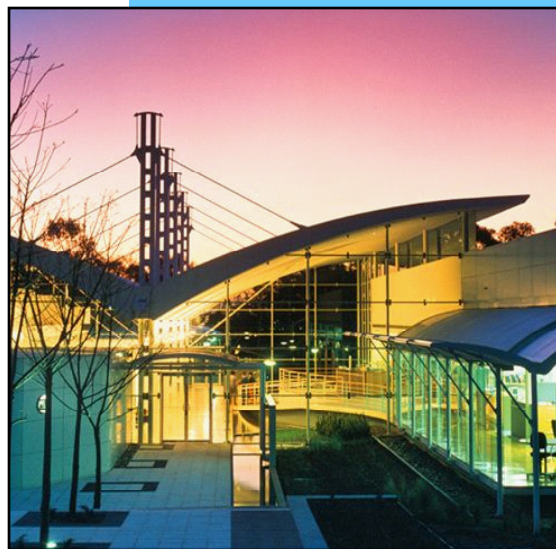


Figure 4.1: Research & Development Park Buildings



Figure 4.2: Shopping center & plaza



Figure 4.3: Work Force Housing Townhomes

to be easily accessible. The plaza will also serve as a social outlet for those living and working at JulMar RDP and may also be used for small outdoor events.

Work Force Housing(Figure 4.3): The JulMar RDP will provide 144 workforce housing units on site. The work force housing will help maintain a balance of the jobs-housing ratio in the City of San Luis Obispo. Providing this form of housing will help minimize trip generation on and off the site and lessen the traffic impacts on the surrounding lots. Provide residential units onsite to those working in the research facilities will make this area more desirable for researchers who relocate to the area. The site provides many amenities for workers and their families to enjoy the area such as, parks, open space, creeks, walking trails, and a variety of shops.

Neighborhood Parks, Walking Trails & Open Space (Figure 4.4): Neighborhood parks and walking trails provide a gather place for users and residents of the site, allowing them to enjoy the natural environment within the area. There are multiple park areas onsite, the linear park is located adjacent to the work force housing to serve site residents. As well there is a park located near the plaza to serve users, residents, and visitors of the site who stop at the shops. The walking trails are located throughout the site and all lead to Righetti Hill. All other land on the site that is not designated with a land use is considered to be open space. The open space preservation minimizes any environmental impacts of the development including preservation sensitive areas such as creeks and wetlands.



Figure 4.4: Neighborhood Park & Walking Trail

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CHAPTER FIVE

ENVIRONMENTAL ANALYSIS

An initial study was completed in order to assess the potential environmental impact of the JulMar Research and Development Park. Those chapters will consist of a brief description of the environmental issues relative to the proposed project, the identified environmental impacts, a list of mitigation measures and comparison of the JulMar RDP's environment impacts to those of the Orcutt Area Specific Plan.

Mitigation Measures

The following mitigation measures will need to be implemented for the JulMar RDP in order to minimize potential impacts on the environment:

AESTHETICS

AES-1 Minimizing Light on Public Areas: Lighting shall be shielded as shown in the Development Plan and directed downward. Lighting shall not be mounted more than 16 feet high. Streetlights shall be provided for pedestrian safety, and shall not provide widespread illumination unless necessary to comply with safety requirements, as determined by the Public Works Director. Street lighting should focus on intersections and should be placed between intersections only when it is necessary to comply with safety requirements, as determined by the Public Works Director. All pedestrian and bicycle trail lighting shall be at a scale appropriate for pedestrians, utilizing bollards, although overhead lighting may be used where vandalism of bollard lights is a concern. All commercial-retail and mixed-use designated buildings shall limit the use of nighttime lighting.

BIOLOGICAL RESOURCES

BIO-1 (a) Seasonally-Timed Botanical Surveys: When an applicant requests entitlements from the City under the Specific Plan, the City shall require the submittal of seasonally timed directed floral surveys based on the target list of plant species identified in Table 4.4-2 to be completed in the spring and summer to determine the presence or absence of these species. The following table lists each potential on-site special-status plant species and where to survey for the species (Figure 5.1).

The survey shall be conducted by a qualified biologist verified by the City. Up to three separate survey visits may be required to capture the flowering period of the target species. The location and extent of any rare plant occurrences observed on the site should be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs. If special status plants are identified, the development pursuant to

the Specific Plan shall submit written proof that the CDFG has been contacted.

<u>Special-status plant species</u>	<u>Habitat</u>
• Adobe sanicle	• grassland, isolated seeps on Righetti Hill
• Cambria morning-glory	• grassland
• Jone's layia	• grassland
• Marsh sandwort	• fresh water emergent wetland
• Obispo Indian paintbrush	• grassland
• Rayless ragwort	• rocky slopes of Righetti Hill, grassland where weeds are scarce
• Saline clover	• grassland, wetland
• San Luis Obispo sedge	• grassland, coastal scrub, isolated seeps on Righetti Hill

Figure 5.1: Potential on-site special-status plant species

BIO-1(b) Special-Status Plant Buffer: Where special status plants are found, site development plans shall be modified to avoid such occurrences with a minimum buffer of 50 feet. The applicant seeking entitlement shall establish conservation easements for such preserved areas, prior to issuance of the first building permit for subsequent tracts. The Specific Plan shall be amended at that time to place these areas formally into open space, possibly as an overlay area. If total avoidance is economically or technologically infeasible then plants shall be salvaged and relocated under direction of an approved botanist, in accordance with Mitigation Measures B-2(c) through B-2(f). If total avoidance can be achieved, Mitigation Measures B-2(c) through B-2(f) would not be required. (It should be noted that avoidance is likely to be more cost effective in the long run compared to mitigation in the form of salvage and relocation.) If total avoidance of special-status plant species can be achieved through Mitigation Measure

B-2(b), Mitigation Measures B-2(c) through B-2(f) would not be required.

BIO-1(c) Incidental Take Permit: In the event that state listed species are discovered, the applicant seeking entitlements shall submit to the City signed copies of an incidental take permit and enacting agreements from the CDFG regarding those species as necessary under Section 2081 of the California Fish and Game Code prior to the initiation of grading. If a plant species that is listed under the federal Endangered Species Act is discovered, the applicant seeking entitlements shall provide proof of compliance with the federal Endangered Species Act, inclusive as necessary of signed copies of incidental take permit and associated enacting agreements, to the City prior to the initiation of grading.

BIO-1(d) Special-Status Species CDFG-Approved Mitigation Plan: If total avoidance of the species occurrences is economically or technologically infeasible, a mitigation program shall be developed by the City in consultation with CDFG as appropriate. A research study to determine the best mitigation approach for each particular species to be salvaged shall be conducted. The special-status plant species mitigation program may include the following:

- The overall goal and measurable objectives of the mitigation and monitoring plan;
- Specific areas proposed for revegetation and their size. Potential sites for mitigation would be any suitable site within proposed open space depending on the species that is appropriately buffered from development. For a list of suitable habitats for the mitigation of each species refer to the list in Mitigation Measure B-2(a).
- Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the special-status plant species to be included (i.e.: annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of special-status plant species preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement

program; and seasonally-timed seed and/or topsoil collection, propagation, and reintroduction of special-status plant species into specified receiver sites);

- Success criteria based on the goals and measurable objectives to ensure a viable population(s) on the project site in perpetuity;

- An education program to inform residents of the presence of special-status plant species and sensitive biological resources onsite, and to provide methods that residents can employ to reduce impacts to these species/resources in protected open space areas;

- Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and

- Funding mechanism.

BIO-2(a) Special-Status Plant Monitoring Frequency: Monitoring shall occur annually and shall last at least five years to ensure successful establishment of all reintroduced or salvaged plants and no-net-loss of the species or its habitat. In the case of annual plants it is difficult to determine if there has been a net loss or gain in a five year period. Therefore an important component of the mitigation and monitoring plan shall be adaptive management. The adaptive management program shall address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs. The plan shall include follow up surveys every five years in perpetuity or until a qualified biologist can demonstrate that the target special-status species has not experienced a net loss. It shall also include remedial measures to address negative impacts to the special status plant species and their habitats (i.e.: removal of weeds, addition of seeding/planting efforts) if the species is suffering a net loss at the time of the follow up surveys.

BIO-2(b) Special-Status Species Habitat Replacement: The primary goal of the mitigation and monitoring plan is to ensure a viable population and no-net-loss of special

adjacent to open space. The acreage ratio of lost native perennial bunchgrass habitat to habitat replaced shall be no less than 1:1. Native perennial bunchgrass material shall come from locally collected seed stock to avoid contamination of the local gene pool. Because perennial bunchgrasses grow slowly at first, a “nurse” crop consisting of Nuttall’s fescue (*Vulpia microstachys*), California brome (*Bromus carinatus*), and pinpoint clover (*Trifolium gracilentum*) shall be added to the mix to stabilize any graded areas while the bunchgrasses become established. No non-native invasive plant species shall be used in landscaping. California Invasive Plant Council (Cal-IPC) maintains a list of the most important invasive plants to avoid. This list shall be used when creating a plant palette for landscaping.

BIO-3(a) Construction Requirements: Development under the Specific Plan shall abide by the requirements of the City Arborist for construction. Requirements shall include but not be limited to: the protection of trees with construction setbacks from trees; construction fencing around trees; grading limits around the base of trees as required; and a replacement plan for trees removed including replacement at a minimum 1:1 ratio.

BIO-4(a) Trail Setbacks: Trails shall be setback out of riparian habitat and out of the buffer area. The trail shall be a minimum distance of 20 feet from top of bank or from the edge of riparian canopy, whichever is farther. Trails shall be setback from wetland habitat at a minimum distance of 30 feet and shall not be within the buffer. Native plant species that will deter human disturbance shall be planted in the area between the trail and the wetland/riparian habitat including plants such as California rose (*Rosa californica*) and California blackberry (*Rubus ursinus*). No passive recreational use shall be allowed in the riparian or wetland habitats or drainage corridors.

BIO-4(b) Development Setbacks: Development that abuts riparian and wetland mitigation areas shall also be setback at least 20 feet, and be buffered by an appropriately-sized fence and/or plants that deter human

entry listed in B-4(a).

BIO-4(c) Riparian/ Wetland Mitigation: If riparian and/or wetland habitat are proposed for removal pursuant to development under the Specific Plan, such development shall apply for all applicable permits and submit a Mitigation Plan for areas of disturbance to wetlands and/or riparian habitat. The plan shall be prepared by a biologist familiar with restoration and mitigation techniques. Compensatory mitigation shall occur on-site using regionally collected native plant material at a minimum ratio of 2:1 (habitat created to habitat impacted) in areas shown on figure 4.4-2 as directed by a biologist. The resource agencies may require a higher mitigation ratio. If the Orcutt Regional Basin is necessary as a mitigation site for waters of the U.S. and State it shall be designed as directed by a biologist taking into consideration hydrology, soils, and erosion control and using the final mitigation guidelines and monitoring requirements (U.S. Army Corps of Engineers, 2004). As noted above, the trail shall be setback out of the buffer area for riparian and wetland habitat.

The plan shall include, but not be limited to the following components:

- 1) Description of the project/impact site (i.e.: location, responsible parties, and jurisdictional areas to be filled/ impacted by habitat type);
- 2) goal(s) of the compensatory mitigation project (type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved, specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved);
- 3) Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site);
- 4) Implementation plan for the compensatory

mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan);

5) Maintenance activities during the monitoring period (activities, responsible parties, schedule);

6) Monitoring plan for the compensatory mitigation-site (performance standards, target functions and values, target hydrological regime, target jurisdictional and non-jurisdictional acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports);

7) Completion of compensatory mitigation (notification of completion, agency confirmation); and

8) Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).

CULTURAL RESOURCES

CLR-1(a) Historical Evaluation: Prior to development, a qualified historian should be retained to conduct a historical evaluation of the 50+ year old structures within the Orcutt Area using the City's Historic Preservation Program Guidelines. Any structure determined to be an important/ significant historic resource shall be mitigated as appropriate prior to its demolition or relocation. The historic structure evaluation should include the history of the Skinner/Righetti Ranch and the ranch complex

CLR-2 (a) Subsurface Archaeological Testing: If avoidance of an archaeological site(s) is not possible, a Subsurface Archaeological Resource Evaluation (SARE) shall be completed prior to issuance of a Land Use Permit. A SARE should be undertaken for Orcutt-1 with the following goals:

- a) Determine if there are intact subsurface deposits associated with this site;
- b) Determine the site's boundaries;
- c) Assess the site's integrity, i.e., is it intact or highly disturbed; and
- d) Evaluate the site's importance or significance.

CLR-2(b) Construction Monitoring: An archaeologist should monitor construction grading in the vicinity of the two isolated finds.

GEOLOGY & SOILS

GEO-2(a) Slope Engineering: If the Specific Plan area is identified as having unstable slopes within the development envelope (through the Geotechnical Study required in Mitigation Measure G-2(a)), either the development envelope shall be modified so as to avoid these unstable slopes, or the slopes will have to be engineered so as to no longer be unstable. The design of slopes to withstand any unstable conditions shall be performed by a Geotechnical Engineer or Engineering Geologist, and the mitigation must be approved by the City of San Luis Obispo building department before the issuance of grading permits.

GEO-2(b) Geotechnical Study Parameters: As stated in Program 3.4.1.a. of the proposed Specific Plan, a geotechnical study shall be prepared by a State registered engineering geologist for the project site prior to site development. This report shall include an analysis of the liquefaction potential of the underlying materials according to the most current liquefaction analysis procedures. This study shall also:

- Evaluate the potential for soil settlement beneath the project site
- Evaluate the potential for expansive soils beneath the project site
- Assess the stability of all slopes in the areas where construction is to occur. This evaluation shall determine the potential for adverse soil stability and discuss appropriate mitigation techniques. Appropriate set backs from unstable slopes and areas below potential rockfall zones shall be implemented. No development of residential structures is to occur in areas where rockfall hazards could damage buildings

GEO-3(a) Expansive Soils Grading: If the project site is identified as having expansive soils (through the

Geotechnical Study required in Mitigation Measure G-2(a)), the foundations and transportation infrastructure shall be designed by a structural engineer to withstand the existing conditions, or the site shall be graded in such a manner as to address the condition. Suitable measures to reduce impacts from expansive soils could include but need not be limited to:

- Excavation of existing soils and importation of non-expansive soils; and
- Foundation design to accommodate certain amounts of differential expansion such as post-tensional slab and/or ribbed foundations designed in accordance with Chapter 18, Division III of the UBC.

HAZARDS & HAZARDOUS MATERIALS

HAZ-1 Residential Density: Prior to approval by the City Council, the proposed project must be referred to the ALUC for a consistency determination with the ALUP. The ALUC must determine that the proposed residential density is consistent with the ALUP; or the applicant shall submit a revised plan that shows a reduction in proposed residential density, consistent with ALUP requirements.

HAZ-2(b) Disclosure: Prior to recordation of final map, the applicant shall develop Covenants, Codes, and Restrictions (CC&R's) that disclose to potential buyers or leasers that aircraft over-flights occur, and that such flights may result in safety hazard impacts should an aircraft accident occur. In addition, prior to recordation of final map, aviation easements shall be recorded over the entire project site for the benefit of the SLO County Regional Airport.

HAZ-2(c) Special Function Land Uses: Prior to Specific Plan approval by the City Council, the project must be referred to the ALUC for a consistency determination with the ALUP. The ALUC must determine that the proposed Special Function Land Use is consistent with the ALUP; or, the applicant shall submit revised plans showing that the proposed school has been eliminated from the proposal.

HYDROLOGY & WATER QUALITY

HWQ-1(a) Vegetative and Biotechnical Approaches to Bank Stabilization: Vegetative or biotechnical (also referred to as soil bioengineering) approaches to bank stabilization are preferred over structural approaches. Bank stabilization design must be consistent with the SLO Creek Stream Management and Maintenance Program Section 6. Streambank stabilization usually involves one or a combination of the following activities:

- Regrading and revegetating the streambanks to eliminate overhanging banks and create a more stable slope;
- Deflecting erosional water flow away from vulnerable sites;
- Reducing the steepness of the channel bed through installation of grade stabilization structures;
- Altering the geometry of the channel to influence flow velocities and sediment deposition;
- Diverting a portion of the higher flow into a secondary or by-pass channel;
- Armoring or protecting the bank to control erosion, particularly at the toe of slopes.

The bank stabilization design will:

- Be stable over the long term;
- Be the least environmentally damaging and the “softest” approach possible;
- Not create upstream or downstream flooding or induce other local stream instabilities;
- Minimize impacts to aquatic and riparian habitat.
- Specify that only natural-fiber, biodegradable meshes and coir rolls be used, to prevent impacts to the environment and to fish and terrestrial wildlife

HWQ-1(b) Constructed Natural Channel: Where the creeks within the Orcutt Plan Area may need to be modified to create sufficient conveyance capacity and mitigate geomorphic instability, (i.e. floodable terraces within the

proposed linear park), design guidelines from Section 5.3 of the SLO Creek Drainage Design Manual shall be applied. The waterways are to be designed in accordance with all provisions of the design criteria applicable to Constructed Natural Channels. Typically, this would include construction of a compound channel utilizing an in-channel bench or terrace whenever feasible, considerations of stable channel planform geometry, use of setbacks and buffer strips at top of bank, planting using native plants, and slope stabilization using biotechnical erosion control methods.

HWQ-1(c) Riparian Zone Planting: The OASP proposes riparian enhancement of creek corridors. Section 11 guidelines of the SLO Creek Drainage Design Manual shall be followed for riparian areas that are modified, created and/or managed for flood damage reduction, stream enhancement, and bank repair. Linear park terrace vegetation, stream bank repair and channel maintenance projects may require stream channel modifications that include shaping, widening, deepening, straightening, and armoring. Many channel management projects also require building access roads for maintenance vehicles and other equipment. These construction activities can cause a variety of impacts to existing sensitive riparian and aquatic habitat that, depending on the selected design alternative, range from slight disturbances to complete removal of desirable woody vegetation and faunal communities. In urban areas within the SLO creek watershed, riparian vegetation often provides the only remaining natural habitat available for wildlife populations.

LAND USE & PLANNING

LUP-1 General Plan Amendment: The City shall amend its General Plan to include a revised Urban Reserve Line that contains all of the property proposed for development within the Orcutt Specific Plan Area.

NOISE

NOS-1 Compliance with City Noise Ordinance:

Construction hours and noise levels shall be compliant with the City Noise Ordinance [Municipal Code Chapter 9.12, Section 9.12.050(6)]. Methods to reduce construction noise can include, but are not limited to, the following:

- Equipment Shielding. Stationary construction equipment that generates noise can be shielded with a barrier.
- Diesel Equipment. All diesel equipment can be operated with closed engine doors and equipped with factory-recommended mufflers.
- Electrical Power. Whenever feasible, electrical power can be used to run air compressors and similar power tools.
- Sound Blankets. The use of sound blankets on noise generating equipment

TRANSPORTATION & TRAFFIC

TRN-1 Orcutt Road/Tank Farm Road: The additional traffic generated by the Specific Plan will degrade operations at this intersection to an unacceptable level (LOS E), and the peak-hour signal warrant will be met. The addition of a 200' right-turn lane on the southbound approach would mitigate this impact, reducing overall delay to 14.8 seconds (LOS B). With the new right turn lane, the southbound approach would experience a delay of 25.5 seconds (LOS D). The vehicle delay for the northbound approach would be 28.2 seconds (LOS D). Prior to issuance of occupancy permits, the applicant shall complete the improvements identified within this mitigation measure subject to review, inspection and permit issuance by the City.

TRN-2 Site Access: The adequacy of vehicular on-site circulation needs to be reviewed when a plan showing all roadway locations has been prepared. The locations of the proposed collector streets appear adequate. Based on the projected traffic volumes, Bullock Lane will

needs to be paved. Pedestrian circulation needs to be reviewed when a plan showing all local residential streets has been prepared. Pedestrian paths may be required in some locations, dependent upon the connectivity of the proposed roadway network.

TRN-3(a) Transit Facilities: Bus stops locations and amenities should be developed in consultation with the City to mitigate potential Specific Plan impacts. Additional bus stops may be required in or adjacent to the specific plan area, and bus stop locations may need to be moved to accommodate development patterns and new bus routings. In addition, special paving, bus bays, benches, and shelters may be necessary at some locations. The specific plan, in coordination with the City and SLO Transit, will plan and construct future bus stop locations and amenities. A service plan for the project site should be developed as part of the City's Short-Range Transit Plan (SRTP) update process. With either option presented above or a routing plan developed as part of the SRTP process, bus stops should be located approximately every one-quarter mile. The primary on-site bus stop(s) will be located near the intersection of "A" and "B" Streets.

T-3(b) Bicycle Path Connection: The Class I bicycle path along the UPRR tracks should be maintained across the creek to provide consistency with the City's bicycle plan, and the path should connect to existing facilities at Orcutt Road and Tank Farm Road even though the streets are outside of the project site. The potentially significant impacts would be mitigated if the specific plan is developed with the proposed facilities in place, a continuous Class I facility along the UPRR tracks, and connections to existing facilities.

CHAPTER SIX

CONCLUSION & RECOMMENDATION

The goal of the design process (site analysis, case studies, etc) was to develop an alternative to the Orcutt Area Specific Plan (OASP) and determine whether the alternative proposal was better suited for the City than the OASP. The OASP presents a mostly suburban-style residential development which stays consist with the City's and County's designations for the site. While the OASP provides additional housing in the City, it presents very little economic opportunity. The JulMar RDP is a creative, exciting and economically feasible alternative to OASP.

Summary of Environmental & Traffic Impacts

The JulMar RDP is a more compact development than the OASP which minimizes potential traffic and environmental impacts. The JulMar RDP uses the same circulation system as the OASP but provides onsite amenities such as shops and workforce housing in order to minimize traffic. In order to minimize potential environmental impacts, the site design specifies that building adjacent to sensitive lands such as creeks and wetlands be avoided whenever possible. The JulMar RDP requires only 30 of the mitigation measures mentioned in the Environmental Impact Report (EIR) for the OASP. For these reasons, the JulMar RDP will result in less impacts on the surrounding neighborhoods and the City as a whole.

Additional Factors

The JulMar Research and Development Park aims to benefit the City in a variety of ways:

1. Expands the high-tech business industry in San Luis Obispo
2. Creates a local support system for Cal Poly Engineering and other related fields
3. Preserves natural elements of the Orcutt site & incorporates sustainable building practices

The JulMar RDP has the potential to introduce a new economic industry to the City, as well as expand the high-tech industry in the County (Figure 6.1). According to the SLO Chamber of Commerce 2009 report, there is little high-tech business sector activity in the County of San Luis. In an article about the recently founded software company IQMS, the Economic Vitality Corporation claims the Central Coast is fertile ground for high-tech businesses. "Because we are a high-tech company we can really be located anywhere," says Randy Flamm, President of IQMS. "We choose to be in San Luis Obispo County because of all the benefits we receive in return. With easy travel distances to both Los Angeles and San Francisco, gorgeous surroundings to entertain clients, we feel very fortunate to be on the Central Coast."



Figure 6.1: Research & Development Parks create an economic opportunity for the City



Figure 6.2: Engineering West Building at Cal Poly



Figure 6.3: Engineering advanced lab building at Cal Poly

Table 6.1: Employment by Industry Sector – San Luis Obispo County

Agriculture	4,425
Mining & Construction	7,136
Durables Manufacturing	3,321
Computer & Electronic Manufacturing	300
Nondurable Manufacturing	2,643
Transportation, Warehousing, & Utilities	3,926
Information	1,388
Wholesale Trade	2,745
Retail Trade	14,184
Finance, Insurance, Real Estate	4,416
Real Estate & Related	4,312
All Other Services Sectors	40,773
Education & Health Services	10,898
Leisure & Hospitality Services	15,330
Sub total, Private Industries	85,416
Public Sector	23,055
Total Employment	108,012

Along with expanding the high-tech industry, the JulMar RDP will work provide a place where Cal Poly Engineering students (as well as other related fields) can begin their professional work. Cal Poly currently has many top-rated Engineering programs in the country but lacks the industry to support them. Introducing the JulMar RDP will allow the City to take advantage of local engineering talents and provide a local support system for Cal Poly Engineering. U.S News & World Report's Best Colleges 2009 ranks Cal Poly College of Engineering as the third public and sixth public or private program in the country. Cal Poly's computer, electrical, industrial and manufacturing programs were each ranked as a top program for a public university. The JulMar RDP will be able to tap into local talent such as Cal Poly students in order to produce for innovative and cutting edge projects. Cal Poly students, as well as faculty members, will also be able to take advantage of the JulMar facilities and attend lectures on site and will be exposed to work

done by visiting scientists and researchers.

As students at one of the West's largest engineering colleges, Cal Poly graduates are known for being well prepared to begin a career after graduation. College of Engineering graduates are highly respected and recruited by their industry, including some of the best known companies in the United States such as Lockheed Martin, Northrop Gruman, Raytheon and St. Jude Medical. Cal Poly students and graduates are an underutilized resources and an untapped labor market in the City. Also, working in partnership with a government agency, such as Cal Poly, provides an opportunity for the JulMar RDP to be eligible for state grants. These grants can be used to pay for development and operation costs.

Lastly, the JulMar RDP preserves natural elements of the Orcutt site & incorporates sustainable building practices. The design of the JulMar RDP encourages high density development in the center of the site and preserves sensitive environmental features such as creeks, wetlands and Righetti Hill. This attention to environment is consistent with the City's goals to support sustainability and programs that encourage sustainable development. The JulMar RDP is consistent with the City's 2009 Environmental Stewardship Report. The Environmental Stewardship Report emphasizes the importance of protecting the City's natural features and resources by describing existing programs and practices the City uses to mitigate potential environmental impacts. While JulMar RDP's design reflects elements of sustainable building, the research conducted in the facility will also focus on alternate and renewable energy and development of new energy technologies.

After careful comparison to the OASP site, JulMar Consultants recommends that JulMar Research & Development Park be approved instead of the Orcutt Area Specific Plan. The JulMar RDP not only lessens environmental and traffic impacts but also benefits the City in ways the OASP does not. Development of the JulMar RDP presents an opportunity for a partnership with Cal Poly which would result in vast economic opportunities for the City of San Luis Obispo.



Figure 6.4: Research at JulMar RDP will focus on sustainable engineering



Figure 6.5: Research at JulMar RDP will include green building methods such as using solar panels

REFERENCES

1. City of San Luis Obispo General Plan
2. San Luis Obispo County Regional Airport Land Use Plan
3. County of San Luis Obispo: Orcutt Area Specific Plan January 2010
4. County of San Luis Obispo: Orcutt Area Specific Plan FEIR December 2009
5. City of San Luis Obispo General Plan Conservation and Open Space Element
6. City of San Luis Obispo General Plan Safety Element
7. Cal Poly College of Engineering (ceng.calpoly.edu) June 2010
8. San Luis Obispo Chamber of Commerce County Economic Profile 2009
9. Central Coast Business Watch Newsletter (Economic Vitality Corp) Vol.3 2007 "Fertile Ground for High Tech" (http://www.sloevc.org/Newsletters/EVC_vol_3_Final.pdf)
10. City of San Luis Obispo Environmental Stewardship Report 2009
11. U.S & World News Report Best Colleges 2010 (<http://colleges.usnews.rankingsandreviews.com/best-colleges/spec-engineering>)
12. Milwaukee County Research Park (<http://www.mcrpc.org/>)
13. The Clemson Research Park (<http://rpg.scra.org/clemson.html>)

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INITIAL STUDY

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** JulMar Research & Development Park

2. **Lead Agency Name and Address:**

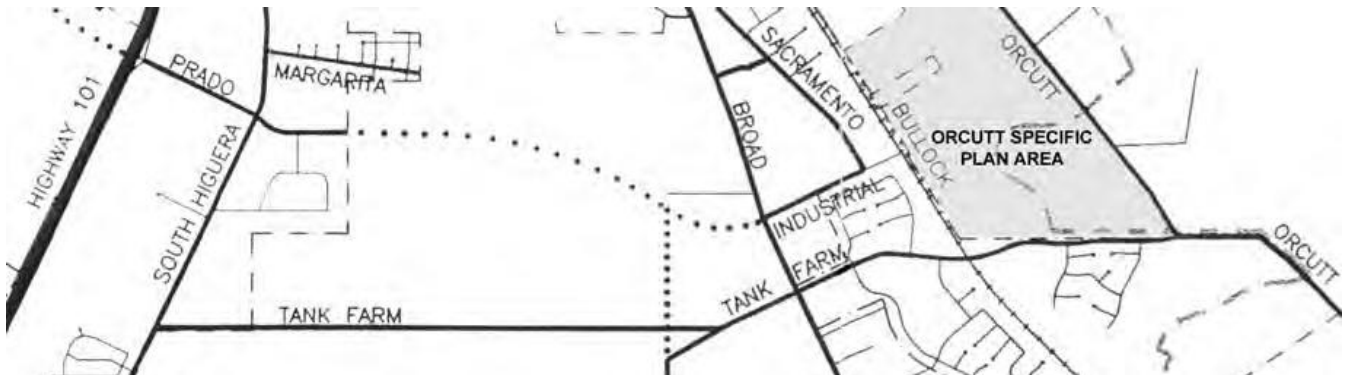
Jul-Mar Consultants
333 Jeffrey Drive
San Luis Obispo, CA 93401

3. **Contact Person and Phone Number:**

Julie Epshteyn, Planner (925) 997-6972
Maria Lushervich, Planner (925) 984-9099

4. **Project Location:**

South and east of the City limits of San Luis Obispo; the site is bounded on the north and east by Orcutt Road, on the south by Tank Farm Road and on the west by the Union Pacific Railroad



5. **Project Sponsor's Name and Address:**

City of San Luis Obispo
990 Palm Street
San Luis Obispo, CA 93401

6. **General Plan Designation:**

The site is located in the County and is designated by the County's General Plan Land Use Element as Residential Single Family and Agricultural lands. The City's General Plan designates the area as an annexation area and the City's Land Use Element shows the site as Residential Neighborhood and Open Space.

7. **Zoning:**



The project site's proposed designation is zoned for Retail Commercial (C-R1 & C-R2), Park (P), Open Space (OS), Medium Density Residential (R2), Industrial (IL), and Public Facilities (PF).

8. **Description of the Project:**

JulMar Research & Development Park is an alternative to the Orcutt Area Specific Plan. The site consists of 231 acres of property, the plan designates the land for 113 acres of residential, .25 acres of neighborhood commercial, 81 acres of open space, 21 acres of park, and 5 acres for a school site. A recommendation determining whether a research and development business park developed as a public/private partnership between Cal Poly and private developers is a viable use for the Orcutt Area Site as opposed to its current plan. The park will focus on high-technology businesses and R&D offices, with at least 450,000 s.f. of research/industrial floor area, approximately 100,000 s.f. multipurpose building, 50,000 s.f. of lecture and classroom facilities, 25,000 s.f. administrative offices, and related support facilities including parking, storage, landscaped campus and walking trails and open space, small commercial plaza, neighborhood linear park, as well as approximately 144 work-force housing units.

9. **Surrounding Land Uses and Settings:**

The site area borders the Union Pacific Railroad tracks to the west, residential subdivisions within the Edna-Islay area to the south, rural residential development in the County to the east, and residential development to the north, including three existing mobile home/manufactured housing parks.

10. **Project Entitlements Requested:**

Jul-Mar Consultants requests architectural review of the development plans, environmental review, and General Plan and zoning amendment.

11. **Other public agencies whose approval is required:**

SLO County Airport Land Use Commission, Cal Trans, California Department of Fish and Game, and Department of Housing and Community Development



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Geology/Soils		Public Services
	Agricultural Resources		Hazards & Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation & Traffic
	Biological Resources		Land Use and Planning		Utilities and Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Energy and Mineral Resources		Population and Housing		

Fish and Game Fees

	There is no evidence before the Department that the project will have any potential adverse effects on fish and wildlife resources or the habitat upon which the wildlife depends. As such, the project qualifies for a de minimis waiver with regards to the filing of Fish and Game Fees.
	The project has potential to impact fish and wildlife resources and shall be subject to the payment of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code. This initial study has been circulated to the California Department of Fish and Game for review and comment.

STATE CLEARINGHOUSE

	This environmental document must be submitted to the State Clearinghouse for review by one or more State agencies (e.g. Cal Trans, California Department of Fish and Game, Department of Housing and Community Development). The public review period shall not be less than 30 days (CEQA Guidelines 15073(a)).
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DETERMINATION:**On the basis of this initial evaluation:**

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that 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, or the mitigation measures described on an attached sheet(s) have been added and agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potentially significant” impact(s) or “potentially significant unless mitigated” impact(s) 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	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR of NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Signature

Date

Printed Name

Community Development Director

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the analysis in each section. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue should identify the significance criteria or threshold, if any, used to evaluate each question.
3. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 © (3) (D) of the California Code of Regulations. Earlier analyses are discussed in Section 17 at the end of the checklist.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion. In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?		X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, open space, and historic buildings within a local or state scenic highway?				X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		

- a) Development of the JulMar Research & Development Park (JulMar RDP) would alter the existing aesthetic character of the site from Orcutt Rd and Tank Farm Rd, two scenic vista, which is considered a significant and unavoidable impact. The development plan for JulMar RDP will include policies and programs which will address impacts on scenic vistas.
- b) Development on the site will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, open space and historic buildings within a local or state scenic highway. There is a less than significant impact
- c) Development of the proposed project will change the existing visual character of the site, because it is currently open space. This impact is considered significant and unavoidable.
- d) Development of JulMar RDP will slightly add nighttime light and daytime glare resulting in an adverse affect on the the surrounding views in the area. JulMar RDP will produce significantly less daytime and nighttime light or glare as the Orcutt Area Specific Plan (OASP) because there are fewer buildings and residential units proposed on the site. As part of the development plan for JulMar RDP, policies and programs will be put in place to reduce these impacts. The following mitigation measure which has been taken from the Orcutt Area Specific Plan EIR (OASP EIR) is required:

AES-1Minimizing Light on Public Areas: Lighting shall be shielded as shown in the Development Plan and directed downward. Lighting shall not be mounted more than 16 feet high. Streetlights shall be provided for pedestrian safety, and shall not provide widespread illumination unless necessary to comply with safety requirements, as determined by the Public Works Director. Street lighting should focus on intersections and should be placed between intersections only when it is necessary to comply with safety requirements, as determined by the Public Works Director. All pedestrian and bicycle trail lighting shall be at a scale appropriate for pedestrians, utilizing bollards, although overhead lighting may be used where vandalism of bollard lights is a concern. All commercial-retail and mixed-use designated buildings shall limit the use of nighttime lighting.

Conclusion:

Implementation of the mitigation measure would reduce the impact to less than significant



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE RESOURCES. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					x
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?					x
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				x	

a, b, c) Development of JulMar RDP would result in uses that conflict with the current agricultural designated land. As part of the development plan for JulMar RDP, policies and programs will be used to address impacts associated with the change in designation. A large portion of the site would remain open space with some land designated as park space. Therefore, the development would result in fewer impacts than the OASP.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Would the project:					
a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?					X
b) Conflict with or obstruct implementation of the applicable air quality plan?					X
c) Expose sensitive receptors to substantial pollutant concentrations?					X
d) Create objectionable odors affecting a substantial number of people?					X
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed qualitative thresholds for ozone precursors)?				X	

a,b,c,d,e) During construction of JulMar R DP the pollutant level will remain below federal and state Ambient Air Quality thresholds. The resulting impact will be less than significant and do not require mitigation measures be taken.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:					
a) Have a substantial adverse effect, either directly or indirectly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					X
b) Have a substantial adverse effect, on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		
c) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g. Heritage Trees)?			X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?			X		
e) Conflict with the provisions of an adopted habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X
f) Have a substantial adverse effect on Federally protected wetlands as defined in Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, etc.) through direct removal, filling, hydrological interruption, or other means?					X

b) Development of the JulMar RDP could potentially impact special-status plant species and plant communities located on the site, which is a significant but mitigable impact. The following mitigation measure which has been taken from the Orcutt Area Specific Plan EIR (OASP EIR) is required:

BIO-1 (a)Seasonally-Timed Botanical Surveys: When an applicant requests entitlements from the City under the Specific Plan, the City shall require the submittal of seasonally timed directed floral surveys based on the target list of plant species identified in Table 4.4-2 to be completed in the spring and summer to determine the presence or absence of these species. The following table lists each potential on-site special-status plant species and where to survey for the species:

<u>Special-status plant species</u>	<u>Habitat</u>
• Adobe sanicle	• grassland, isolated seeps on Righetti Hill
• Cambria morning-glory	• grassland
• Jone's layia	• grassland
• Marsh sandwort	• fresh water emergent wetland
• Obispo Indian paintbrush	• grassland
• Rayless ragwort	• rocky slopes of Righetti Hill, grassland where weeds are scarce
• Saline clover	• grassland, wetland
• San Luis Obispo sedge	• grassland, coastal scrub, isolated seeps on Righetti Hill



The survey shall be conducted by a qualified biologist verified by the City. Up to three separate survey visits may be required to capture the flowering period of the target species. The location and extent of any rare plant occurrences observed on the site should be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs. If special status plants are identified, the development pursuant to the Specific Plan shall submit written proof that the CDFG has been contacted.

BIO-1(b) Special-Status Plant Buffer: Where special status plants are found, site development plans shall be modified to avoid such occurrences with a minimum buffer of 50 feet. The applicant seeking entitlement shall establish conservation easements for such preserved areas, prior to issuance of the first building permit for subsequent tracts. The Specific Plan shall be amended at that time to place these areas formally into open space, possibly as an overlay area. If total avoidance is economically or technologically infeasible then plants shall be salvaged and relocated under direction of an approved botanist, in accordance with Mitigation Measures B-2(c) through B-2(f). If total avoidance can be achieved, Mitigation Measures B-2(c) through B-2(f) would not be required. (It should be noted that avoidance is likely to be more cost effective in the long run compared to mitigation in the form of salvage and relocation.) If total avoidance of special-status plant species can be achieved through Mitigation Measure B-2(b), Mitigation Measures B-2(c) through B-2(f) would not be required.

BIO-1(c) Incidental Take Permit: In the event that state listed species are discovered, the applicant seeking entitlements shall submit to the City signed copies of an incidental take permit and enacting agreements from the CDFG regarding those species as necessary under Section 2081 of the California Fish and Game Code prior to the initiation of grading. If a plant species that is listed under the federal Endangered Species Act is discovered, the applicant seeking entitlements shall provide proof of compliance with the federal Endangered Species Act, inclusive as necessary of signed copies of incidental take permit and associated enacting agreements, to the City prior to the initiation of grading.

BIO-1(d) Special-Status Species CDFG-Approved Mitigation Plan: If total avoidance of the species occurrences is economically or technologically infeasible, a mitigation program shall be developed by the City in consultation with CDFG as appropriate. A research study to determine the best mitigation approach for each particular species to be salvaged shall be conducted. The special-status plant species mitigation program may include the following:

- The overall goal and measurable objectives of the mitigation and monitoring plan;
- Specific areas proposed for revegetation and their size. Potential sites for mitigation would be any suitable site within proposed open space depending on the species that is appropriately buffered from development. For a list of suitable habitats for the mitigation of each species refer to the list in Mitigation Measure B-2(a).
- Specific habitat management and protection concepts to be used to ensure long-term maintenance and protection of the special-status plant species to be included (i.e.: annual population census surveys and habitat assessments; establishment of monitoring reference sites; fencing of special-status plant species preserves and signage to identify the environmentally sensitive areas; a seasonally-timed weed abatement program; and seasonally-timed seed and/or topsoil collection, propagation, and reintroduction of special-status plant species into specified receiver sites);
- Success criteria based on the goals and measurable objectives to ensure a viable population(s) on the project site in perpetuity;
- An education program to inform residents of the presence of special-status plant species and sensitive biological resources onsite, and to provide methods that residents can employ to reduce impacts to these species/resources in protected open space areas;
- Reporting requirements to ensure consistent data collection and reporting methods used by monitoring personnel; and
- Funding mechanism.

BIO-2(a) Special-Status Plant Monitoring Frequency: Monitoring shall occur annually and shall last at least five years to ensure successful establishment of all reintroduced or salvaged plants and no-net-loss of the species or its habitat. In the case of annual plants it is difficult to determine if there has been a net loss or gain in a five year period. Therefore an important component of the mitigation and monitoring plan shall be adaptive management. The adaptive management program shall address both foreseen and unforeseen circumstances relating to the preservation and mitigation programs. The plan shall include follow up surveys every five years in perpetuity or until a qualified biologist can demonstrate that the target special-status species has not experienced a net loss. It shall also include remedial measures to address negative impacts to the special status plant species and their habitats (i.e.: removal of weeds, addition of seeding/planting efforts) if the species is suffering a net loss at the time of the follow up surveys.



BIO-2(b) Special-Status Species Habitat Replacement: The primary goal of the mitigation and monitoring plan is to ensure a viable population and no-net-loss of special status species habitat within the project site. To ensure the no-net-loss of a species, the applicant shall create two acres of occupied special-status species habitat for every one acre of habitat impacted by project development. If resource agencies require a higher replacement ratio than 2:1, their requirements would prevail. The creation of habitat can occur in conjunction with the mitigation/relocation of wildflower field habitat if the research study indicates that the wildflower field and specific special-status plant species can be relocated and cohabitate.

BIO-2(c) Bunchgrass Survey: When an applicant requests entitlements from the City under the Specific Plan, the City shall require the submittal of a survey to identify any native perennial bunchgrass occurrences (this can be conducted simultaneously with special status plant species surveys required in Mitigation Measure B-2(a) above). If occurrences of native perennial bunchgrass habitat of 0.5 acre or greater containing at least 10% or greater coverage of native perennial bunchgrass are found that area shall be placed in open space and a deed restriction placed over the area to protect it in perpetuity. If the area cannot be avoided for economical or technological reasons, then native grasses including perennial bunchgrasses shall be incorporated into the landscaping plant palette and the erosion control plan to replace the lost habitat. The most effective areas to receive native grass seed are graded areas that will be revegetated adjacent to open space. The acreage ratio of lost native perennial bunchgrass habitat to habitat replaced shall be no less than 1:1. Native perennial bunchgrass material shall come from locally collected seed stock to avoid contamination of the local gene pool. Because perennial bunchgrasses grow slowly at first, a “nurse” crop consisting of Nuttall’s fescue (*Vulpia microstachys*), California brome (*Bromus carinatus*), and pinpoint clover (*Trifolium gracilentum*) shall be added to the mix to stabilize any graded areas while the bunchgrasses become established. No non-native invasive plant species shall be used in landscaping. California Invasive Plant Council (Cal-IPC) maintains a list of the most important invasive plants to avoid. This list shall be used when creating a plant palette for landscaping.

c) Development of the JulMar RDP could potentially impact locally-designated trees located on the site, which is considered a significant but mitigable impact. The following mitigation measures which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR) are required:

BIO-3(a) Construction Requirements: Development under the Specific Plan shall abide by the requirements of the City Arborist for construction. Requirements shall include but not be limited to: the protection of trees with construction setbacks from trees; construction fencing around trees; grading limits around the base of trees as required; and a replacement plan for trees removed including replacement at a minimum 1:1 ratio.

d) Development of the JulMar RDP could potentially impact the riparian woodland and wetland habitat. This is considered a significant but mitigable impact. As part of the development plan for JulMar RDP, policies and programs will be put in place to reduce these impacts. The following mitigation measures which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR) are required:

BIO-4(a) Trail Setbacks: Trails shall be setback out of riparian habitat and out of the buffer area. The trail shall be a minimum distance of 20 feet from top of bank or from the edge of riparian canopy, whichever is farther. Trails shall be setback from wetland habitat at a minimum distance of 30 feet and shall not be within the buffer. Native plant species that will deter human disturbance shall be planted in the area between the trail and the wetland/riparian habitat including plants such as California rose (*Rosa californica*) and California blackberry (*Rubus ursinus*). No passive recreational use shall be allowed in the riparian or wetland habitats or drainage corridors.

BIO-4(b) Development Setbacks: Development that abuts riparian and wetland mitigation areas shall also be setback at least 20 feet, and be buffered by an appropriately-sized fence and/or plants that deter human entry listed in B-4(a).

BIO-4(c) Riparian/ Wetland Mitigation: If riparian and/or wetland habitat are proposed for removal pursuant to development under the Specific Plan, such development shall apply for all applicable permits and submit a Mitigation Plan for areas of disturbance to wetlands and/or riparian habitat. The plan shall be prepared by a biologist familiar with restoration and mitigation techniques. Compensatory mitigation shall occur on-site using regionally collected native plant material at a minimum ratio of 2:1 (habitat created to habitat impacted) in areas shown on figure 4.4-2 as directed by a biologist. The resource agencies may require a higher mitigation ratio. If the Orcutt Regional Basin is necessary as a mitigation site for waters of the U.S. and State it shall be designed as directed by a biologist taking into consideration hydrology, soils, and



erosion control and using the final mitigation guidelines and monitoring requirements (U.S. Army Corps of Engineers, 2004). As noted above, the trail shall be setback out of the buffer area for riparian and wetland habitat.

The plan shall include, but not be limited to the following components:

- 1) Description of the project/impact site (i.e.: location, responsible parties, and jurisdictional areas to be filled/impacted by habitat type);
- 2) goal(s) of the compensatory mitigation project (type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved, specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved);
- 3) Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site);
- 4) Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan);
- 5) Maintenance activities during the monitoring period (activities, responsible parties, schedule);
- 6) Monitoring plan for the compensatory mitigation-site (performance standards, target functions and values, target hydrological regime, target jurisdictional and non-jurisdictional acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports);
- 7) Completion of compensatory mitigation (notification of completion, agency confirmation); and
- 8) Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).

e) Development of the JulMar RDP does not conflict with any provisions of an adopted habitat Conservation Plan or any other approved local, regional or state habitat conservation plan.

f) Development of the JulMar RDP will have a substantial adverse effect on federally protected wetlands as defined in Section 404 of the Clean Water Act

Conclusion:

Implementation of the mitigation measures would reduce the impact to less than significant



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a historic resource? (See CEQA Guidelines 15064.5)			X		
b) Cause a substantial adverse change in the significance of an archaeological resource? (See CEQA Guidelines 15064.5)			X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X
d) Disturb any human remains, including those interred outside of formal cemeteries?			X		

a) Development of the JulMar RDP could result in a potentially significant impact on historical resources unless mitigation is incorporated. The following mitigation measures, which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR), are required:

CLR-1(a) Historical Evaluation: Prior to development, a qualified historian should be retained to conduct a historical evaluation of the 50+ year old structures within the Orcutt Area using the City's Historic Preservation Program Guidelines. Any structure determined to be an important/ significant historic resource shall be mitigated as appropriate prior to its demolition or relocation. The historic structure evaluation should include the history of the Skinner/Righetti Ranch and the ranch complex

b) Development of the JulMar RDP could result in potentially significant impacts on archaeological resources unless mitigation is incorporated. The following mitigation measures, which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR), are required:

CLR-2 (a) Subsurface Archaeological Testing: If avoidance of an archaeological site(s) is not possible, a Subsurface Archaeological Resource Evaluation (SARE) shall be completed prior to issuance of a Land Use Permit. A SARE should be undertaken for Orcutt-1 with the following goals:

- a) Determine if there are intact subsurface deposits associated with this site;
- b) Determine the site's boundaries;
- c) Assess the site's integrity, i.e., is it intact or highly disturbed; and
- d) Evaluate the site's importance or significance.

The City should consider retaining a Chumash representative to monitor any subsurface testing/excavation at Orcutt-1. Results of the Phase 2 Evaluation will determine the need or lack thereof for additional data recovery and/or construction monitoring in the archaeological site area. When feasible, avoidance of impacts through project redesign is the preferred method for mitigating impacts to significant archaeological resources. The archaeological excavation(s) shall be based on a written explicit research design that includes a statement of research objectives and a program for carrying out these objectives. All cultural materials collected shall be curated at a qualified institution that has proper facilities and staffing for insuring research access to the collections.

CLR-2(b) Construction Monitoring: An archaeologist should monitor construction grading in the vicinity of the two isolated finds.

c) Development of JulMar RDP will not impact any known unique paleontological resource or site or unique geologic features.

d) Development of JulMar RDP will not disturb any human remains

Conclusion:

Implementation of the mitigation measure would reduce the impact to less than significant



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY AND MINERAL RESOURCES. Would the project:					
a) Conflict with adopted energy conservation plans?					x
b) Use non-renewable resources in a wasteful and inefficient manner?					x
c) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?					x

a, b, c) Development of JulMar RDP will not conflict with adopted energy conservation plans, use non-renewable resources in a wasteful or inefficient manner or impact energy and mineral resources. The project will be built in accordance with San Luis Obispo County's Climate Action Plan (once plan is approved) and will utilize various sustainable practices mentioned in the development plan during both construction and operation.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:					
a) Expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:				X	
I. Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault?			X		
II. Strong seismic ground shaking?			X		
III. Seismic-related ground failure, including liquefaction?			X		
IV. Landslides or mudflows?			X		
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslides, lateral spreading, subsidence, liquefaction, or collapse?			X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		

a) Seismically induced ground shaking could destroy or damage structures and infrastructure developed for the project site, resulting in loss of property or risk to human health, this is considered a less than significant impact. As part of the development plan for JulMar RDP, policies and programs will be implemented to address potential for seismic activity such as adherence with the California Building Code and the City's General Plan Safety Element.

b) Development of the JulMar RDP will not result in substantial soil erosion or loss of topsoil

c) The soil stability of the project site could potentially result in offsite landslides, lateral spreading, subsidence and liquefaction or collapse, which is considered significant but mitigable. The following mitigation measures, which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR), are required:

GEO-2(a) Slope Engineering: If the Specific Plan area is identified as having unstable slopes within the development envelope (through the Geotechnical Study required in Mitigation Measure G-2(a)), either the development envelope shall be modified so as to avoid these unstable slopes, or the slopes will have to be engineered so as to no longer be unstable. The design of slopes to withstand any unstable conditions shall be performed by a Geotechnical Engineer or Engineering Geologist, and the mitigation must be approved by the City of San Luis Obispo building department before the issuance of grading permits.

GEO-2(b) Geotechnical Study Parameters: As stated in Program 3.4.1.a. of the proposed Specific Plan, a geotechnical study shall be prepared by a State registered engineering geologist for the project site prior to site development. This report shall include an analysis of the liquefaction potential of the underlying materials according to the most current liquefaction analysis procedures. This study shall also:

- Evaluate the potential for soil settlement beneath the project site
- Evaluate the potential for expansive soils beneath the project site
- Assess the stability of all slopes in the areas where construction is to occur. This evaluation shall determine the potential for adverse soil stability and discuss appropriate mitigation techniques. Appropriate set backs from unstable slopes and areas below potential rockfall zones shall be implemented. No development of residential structures is to occur in areas where rockfall hazards could damage buildings.



The following suitable measures to reduce liquefaction impacts could include but need not be limited to:

- Specialized design of foundations by a structural engineer;
- Removal or treatment of liquefiable soils to reduce the potential for liquefaction;
- Drainage to lower the groundwater table to below the level of liquefiable soil;
- In-situ densification of soils or other alterations to the ground characteristics; or other alterations to the ground characteristics.

d) The JulMar RDP project is located on a site defined by Table 18-1 B of the Uniform Building Code (1994) as having moderate to high potential for the expansion or contraction of soils, which is considered a significant but mitigable impact. As part of the development plan for JulMar RDP, policies and programs will be put in place to address soil condition. The following mitigation measures which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR) are required:

GEO-3(a) Expansive Soils Grading: If the project site is identified as having expansive soils (through the Geotechnical Study required in Mitigation Measure G- 2(a)), the foundations and transportation infrastructure shall be designed by a structural engineer to withstand the existing conditions, or the site shall be graded in such a manner as to address the condition. Suitable measures to reduce impacts from expansive soils could include but need not be limited to:

- Excavation of existing soils and importation of non-expansive soils; and
- Foundation design to accommodate certain amounts of differential expansion such as post-tensional slab and/or ribbed foundations designed in accordance with Chapter 18, Division III of the UBC.

Conclusion:

Implementation of the mitigation measures would reduce the impact to less than significant



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a) Create a significant hazard to the public or the environment through the routine use, transport or disposal of hazardous materials?					X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					X
d) Expose people or structures to existing sources of hazardous emissions or hazardous or acutely hazardous materials, substances, or waste?					X
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would create a significant hazard to the public or the environment?					X
f) For a project located within an airport land use plan, or within two miles of a public airport, would the project result in a safety hazard for the people residing or working in the project area?			X		
g) Impair implementation of, or physically interfere with, the adopted emergency response plan or emergency evacuation plan?					X
h) Expose people or structures to a significant risk of loss, injury, or death, involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands?					X

- a) Development of the JulMar RDP will not create significant hazards to the public or environment through use, transport or disposal of hazardous materials.
- b) Development of JulMar RDP will not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials
- c) Development of the JulMar RDP will not emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.
- d) Development of the JulMar RDP will not expose people or structures to existing sources of hazardous emissions or hazardous materials, substances or waste
- e) The JulMar RDP would not be located on a site which is included on a list of hazardous material sites complied pursuant to Government Code Section 65962.5
- f) Development of the JulMar RDP would increase levels of activity in the vicinity of the San Luis Obispo Airport Planning Area which is considered a significant but mitigate impact. The following mitigation measures which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR) are required:

HAZ-1Residential Density: Prior to approval by the City Council, the proposed project must be referred to the ALUC for a consistency determination with the ALUP. The ALUC must determine that the proposed residential density is consistent with the ALUP; or the applicant shall submit a revised plan that shows a reduction in proposed residential density, consistent with ALUP requirements.



HAZ-2(b) Disclosure: Prior to recordation of final map, the applicant shall develop Covenants, Codes, and Restrictions (CC&R's) that disclose to potential buyers or leasers that aircraft over-flights occur, and that such flights may result in safety hazard impacts should an aircraft accident occur. In addition, prior to recordation of final map, aviation easements shall be recorded over the entire project site for the benefit of the SLO County Regional Airport.

HAZ-2(c) Special Function Land Uses: Prior to Specific Plan approval by the City Council, the project must be referred to the ALUC for a consistency determination with the ALUP. The ALUC must determine that the proposed Special Function Land Use is consistent with the ALUP; or, the applicant shall submit revised plans showing that the proposed school has been eliminated from the proposal.

g) Development of the JulMar RDP will not impair implementation of physically interfere with the adopted emergency response plan or emergency evacuation

h) Development of the JulMar RDP will not expose people or structures to a significant risk of lose, injury or death, involving wildlands fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands.

Conclusion:

Implementation of the mitigation measures would reduce the impact to less than significant.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. Would the project:					
a) Violate any water quality standards or waste discharge requirements?					x
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. The production rate of pre-existing nearby wells would drop to a level which would not support existing land uses for which permits have been granted)?				x	
c) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide additional sources of runoff into surface waters (including, but not limited to, wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc.)?			x		
d) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation onsite or offsite?					
e) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial flooding onsite or offsite?					
f) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?					
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					
h) Will the project introduce typical storm water pollutants into ground or surface waters?					
i) Will the project alter ground water or surface water quality, temperature, dissolved oxygen, or turbidity?					

- a) Development of JulMar RDP would not violate any water quality standards or waste discharge requirements
- b) Development of the JulMar RDP will not significantly deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The development plan for JulMar RDP will include policies and programs that address changes in groundwater supply and recharge.
- c) Development of the JulMar RDP could potentially create or contribute to runoff water which would exceed the capacity of existing or planning storm water drainage systems or provide additional sources of runoff surface waters, which is considered a significant but mitigable impact. The development plan for JulMar RDP will include policies and programs that address on-site water runoff. The following mitigation measures which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR) are required:

HWQ-1(a) Vegetative and Biotechnical Approaches to Bank Stabilization: Vegetative or biotechnical (also referred to as soil bioengineering) approaches to bank stabilization are preferred over structural approaches. Bank stabilization design must be consistent with the SLO Creek Stream Management and Maintenance Program Section 6. Streambank stabilization usually involves one or a combination of the following activities:

- Regrading and revegetating the streambanks to eliminate overhanging banks and create a more stable slope;
- Deflecting erosional water flow away from vulnerable sites;
- Reducing the steepness of the channel bed through installation of grade stabilization structures;



- Altering the geometry of the channel to influence flow velocities and sediment deposition;
- Diverting a portion of the higher flow into a secondary or by-pass channel;
- Armoring or protecting the bank to control erosion, particularly at the toe of slopes.

The bank stabilization design will:

- Be stable over the long term;
- Be the least environmentally damaging and the “softest” approach possible;
- Not create upstream or downstream flooding or induce other local stream instabilities;
- Minimize impacts to aquatic and riparian habitat.
- Specify that only natural-fiber, biodegradable meshes and coir rolls be used, to prevent impacts to the environment and to fish and terrestrial wildlife

HWQ-1(b) Constructed Natural Channel: Where the creeks within the Orcutt Plan Area may need to be modified to create sufficient conveyance capacity and mitigate geomorphic instability, (i.e. floodable terraces within the proposed linear park), design guidelines from Section 5.3 of the SLO Creek Drainage Design Manual shall be applied. The waterways are to be designed in accordance with all provisions of the design criteria applicable to Constructed Natural Channels. Typically, this would include construction of a compound channel utilizing an in-channel bench or terrace whenever feasible, considerations of stable channel planform geometry, use of setbacks and buffer strips at top of bank, planting using native plants, and slope stabilization using biotechnical erosion control methods.

HWQ-1(c) Riparian Zone Planting: The OASP proposes riparian enhancement of creek corridors. Section 11 guidelines of the SLO Creek Drainage Design Manual shall be followed for riparian areas that are modified, created and/or managed for flood damage reduction, stream enhancement, and bank repair. Linear park terrace vegetation, stream bank repair and channel maintenance projects may require stream channel modifications that include shaping, widening, deepening, straightening, and armoring. Many channel management projects also require building access roads for maintenance vehicles and other equipment. These construction activities can cause a variety of impacts to existing sensitive riparian and aquatic habitat that, depending on the selected design alternative, range from slight disturbances to complete removal of desirable woody vegetation and faunal communities. In urban areas within the SLO creek watershed, riparian vegetation often provides the only remaining natural habitat available for wildlife populations.

Conclusion:

Implementation of the mitigation measures would reduce the impact to less than significant.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. Would the project:					
a) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?			x		
b) Physically divide an established community?					x
c) Conflict with any applicable habitat conservation plan or natural community conservation plans?					x

a) Development of the JulMar RDP would conflict with the City's current Urban Reserve Line (URL). Development under the City jurisdiction outside of the URL would be inconsistent with the growth management goals of preserving open space and agriculture on land surrounding the City, which is considered a significant but mitigable impact. The following mitigation measure which has been taken from the Orcutt Area Specific Plan EIR (OASP EIR) is required:

LUP-1 General Plan Amendment: The City shall amend its General Plan to include a revised Urban Reserve Line that contains all of the property proposed for development within the Orcutt Specific Plan Area.

b) Development of the JulMar RDP will not physically divide an established community

c) Development of the JulMar RDP will not conflict with any applicable habitat conservation plan or natural community conservation plans

Conclusion:

Implementation of the mitigation measures would reduce the impact to less than significant.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. NOISE. Would the project result in:					
a) Exposure of people to or generation of “unacceptable” noise levels as defined by the San Luis Obispo General Plan Noise Element, or general noise levels in excess of standards established in the Noise Ordinance?					X
b) A substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		
c) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?					X
d) For a project located within an airport land use plan, or within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	

a) Development of the JulMar RDP would not result in exposure of people to or generation of unacceptable noise levels as defined by the San Luis Obispo General Plan Noise Element

b) Construction of the JulMar RDP would temporarily generate noise levels that exceed thresholds in the City General Plan Noise Element on-site, which is considered a significant but mitigable impact. The following mitigation measure which has been taken from the Orcutt Area Specific Plan EIR (OASP EIR) is required:

NOS-1 Compliance with City Noise Ordinance: Construction hours and noise levels shall be compliant with the City Noise Ordinance [Municipal Code Chapter 9.12, Section 9.12.050(6)]. Methods to reduce construction noise can include, but are not limited to, the following:

- **Equipment Shielding.** Stationary construction equipment that generates noise can be shielded with a barrier.
- **Diesel Equipment.** All diesel equipment can be operated with closed engine doors and equipped with factory-recommended mufflers.
- **Electrical Power.** Whenever feasible, electrical power can be used to run air compressors and similar power tools.
- **Sound Blankets.** The use of sound blankets on noise generating equipment.

c) Development of the JulMar RDP would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

d) The JulMar RDP is located within an airport land use plan but will not expose people residing or working on the site to excessive noise levels.

Conclusion:

Implementation of the mitigation measures would reduce the impact to less than significant.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
12. POPULATION AND HOUSING. Would the project:					
a) Induce substantial population growth in an area, either directly (for example by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure)?				x	
b) Displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere?					x

a) Development of the JulMar RDP will not directly or indirectly induce a significant population growth

b) Development of the JulMar RDP will not displace existing housing or people necessitating the construction of replacement housing elsewhere.

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision, or need, of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
a) Fire protection?				x	
b) Police protection?				x	
c) Schools?				x	
d) Parks?				x	
e) Roads and other transportation infrastructure?				x	
f) Other public facilities?				x	

a-f) Development of the JulMar RDP will not have a significant impact on public services.

Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
14. RECREATION. Would the project:					
a) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					x
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?					x

a,b) Development of the JulMar RDP will not increase the use of existing neighborhood and regional parks or require the construction or expansion of recreational facilities.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
15. TRANSPORTATION/TRAFFIC. Would the project:					
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?			x		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?			x		
c) Substantially increase hazards due to design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?					x
d) Result in inadequate emergency access?					x
e) Result in inadequate parking capacity onsite or offsite?					x
f) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?			x		
g) Conflict with the with San Luis Obispo County Airport Land Use Plan resulting in substantial safety risks from hazards, noise, or a change in air traffic patterns?					x

a,b) Development of the JulMar RDP would result in additional traffic generated to baseline volumes would cause one study roadway segment and one intersection to operate at unacceptable levels during peak hours, which is considered a significant but mitigable impact. The development plan for JulMar RDP will include policies and programs to address safe and efficient circulation on the site. The following mitigation measure which has been taken from the Orcutt Area Specific Plan EIR (OASP EIR) is required:

TRN-1 Orcutt Road/Tank Farm Road:

The additional traffic generated by the Specific Plan will degrade operations at this intersection to an unacceptable level (LOS E), and the peak-hour signal warrant will be met. The addition of a 200' right-turn lane on the southbound approach would mitigate this impact, reducing overall delay to 14.8 seconds (LOS B). With the new right turn lane, the southbound approach would experience a delay of 25.5 seconds (LOS D). The vehicle delay for the northbound approach would be 28.2 seconds (LOS D). Prior to issuance of occupancy permits, the applicant shall complete the improvements identified within this mitigation measure subject to review, inspection and permit issuance by the City.

TRN-2 Site Access: The adequacy of vehicular on-site circulation needs to be reviewed when a plan showing all roadway locations has been prepared. The locations of the proposed collector streets appear adequate. Based on the projected traffic volumes, Bullock Lane will need to be paved. Pedestrian circulation needs to be reviewed when a plan showing all local residential streets has been prepared. Pedestrian paths may be required in some locations, dependent upon the connectivity of the proposed roadway network.

c) Development of the JulMar RDP would not substantially increase hazards due to design features or incompatible uses
d, e) Development of the JulMar RDP would not result in inadequate emergency access or inadequate parking capacity.

f) Development of the JulMar RDP could potentially conflict with adopted policies supporting alternative transportation. The development plan for JulMar RDP will include policies and programs to address use of alternative transportation. The following mitigation measures which have been taken from the Orcutt Area Specific Plan EIR (OASP EIR) are required:

TRN-3(a) Transit Facilities: Bus stops locations and amenities should be developed in consultation with the City to mitigate potential Specific Plan impacts. Additional bus stops may be required in or adjacent to the specific plan area, and bus stop locations may need to be moved to accommodate development patterns and new bus routings. In addition, special paving, bus bays, benches, and shelters may be necessary at some locations. The specific plan, in coordination with the City and SLO Transit, will plan and construct future bus stop locations and amenities. A service plan for the project site should be



developed as part of the City's Short-Range Transit Plan (SRTP) update process. With either option presented above or a routing plan developed as part of the SRTP process, bus stops should be located approximately every one-quarter mile. The primary on-site bus stop(s) will be located near the intersection of "A" and "B" Streets.

T-3(b) Bicycle Path Connection: The Class I bicycle path along the UPRR tracks should be maintained across the creek to provide consistency with the City's bicycle plan, and the path should connect to existing facilities at Orcutt Road and Tank Farm Road even though the streets are outside of the project site. The potentially significant impacts would be mitigated if the specific plan is developed with the proposed facilities in place, a continuous Class I facility along the UPRR tracks, and connections to existing facilities.

g) Development of the JulMar RDP will not conflict with San Luis Obispo County Airport Land Use Plan resulting in substantial safety risks from hazards, noise, or a change in air traffic patterns.

Conclusion:

Implementation of the mitigation measures would reduce the impact to less than significant.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					
b) Require or result in the construction or expansion of new water treatment, waste water treatment, water quality control, or storm drainage facilities, the construction of which could cause significant environmental effects?					
c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded water resources needed?					
d) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitment?					
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					
f) Comply with federal, state, and local statutes and regulations related to solid waste?					

a,b) Development of JulMar RDP will not exceed wastewater treatment requirements of the Regional Water Quality Control Board or require construction/ expansion of new water treatment, wastewater treatment, water quality or storm drainage facilities.

c,d)Sufficient water supply and water treatment facilities will be available for the development of the JulMar RDP.

e,f) Cold Canyon Landfill has the capacity to full accommodate the JulMar RDP's solid waste disposal needs and comply with all state, local, and federal laws regarding solid waste disposal.



Issues, Discussion and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE.					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				x	
In comparison to the approved Orcutt Area Specific Plan, the impacts of JulMar Research and Development Park have significantly less potential to degrade the quality of the environment. Mitigation measures designed to reduce potential impacts to less than significant levels have been incorporated into the development plan for JulMar RDP.					
b) Does the project 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 the past projects, the effects of other current projects, and the effects of probable future projects)					x
JulMar Research and Development Park does not have any impacts that are cumulatively considerable.					
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					x
JulMar Research and Development Park will not adversely affect human beings directly or indirectly.					
18. EARLIER ANALYSES.					
Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 © (3) (D). In this case a discussion should identify the following items:					
a) Earlier analysis used. Identify earlier analyses and state where they are available for review.					
Orcutt Area Specific Plan Final Environmental Impact Report City of San Luis Obispo, Community Development Department at, 955 Morro Street, San Luis Obispo, CA 93401					
b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.					
Orcutt Area Specific Plan Final Environmental Impact Report City of San Luis Obispo, Community Development Department at, 955 Morro Street, San Luis Obispo, CA 93401					



19. SOURCE REFERENCES.	
1.	County of San Luis Obispo: Orcutt Area Specific Plan January 2010
2.	County of San Luis Obispo: Orcutt Area Specific Plan FEIR December 2009
3.	City of San Luis Obispo General Plan Conservation and Open Space Element
4.	City of San Luis Obispo General Plan Safety Element
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