

MINUTE ITEM

This Calendar Item No. C11
was approved as Minute Item
No. 11 by the State Lands
Commission by a vote of 3
to 0 at its 08/30/89
meeting.

CALENDAR ITEM

A 29

C11

08/30/89

W 24115 PRC 7326

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Fong

GENERAL LEASE - RIGHT-OF WAY-USE

APPLICANT: The Abalone Farm, Inc.
P.O. Box 136
Cayucos, California 93430

AREA, TYPE LAND AND LOCATION:
A 0.13 acre parcel of tide and submerged
land in the Pacific Ocean near Cayucos,
San Luis Obispo County.

LAND USE: One intake pipeline and two discharge
pipelines for a mariculture facility.

TERMS OF PROPOSED LEASE:

Initial period: 30 years beginning October 1,
1989.

Surety bond: \$2,000

Public liability insurance: Combined single
limit coverage of \$500,000.

Consideration: \$160 per annum; five-year
rent review.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:

Applicant is lessee of upland.

CALENDAR ITEM NO. C 11 (CONT'D)

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee has been received

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 2, Div. 3;
Title 14, Div. 6.

AB 884: 10/21/89.

OTHER PERTINENT INFORMATION:

- 1. The Applicant has operated an abalone mariculture facility on the upland property near Cayucos in San Luis Obispo County since 1969. The intake and discharge pipelines are used to transport seawater to support the abalone culture.
- 2. A Negative Declaration was prepared and adopted for this project by the County of San Luis Obispo; however, their document was not circulated through the State Clearinghouse. Staff has reviewed such document and has circulated it through the State Clearinghouse, SCH No. 89071212. Staff believes that the document, having been circulated, complies with the requirements of CEQA.
- 3. Staff and The Abalone Farm, Inc. have agreed to a settlement in the amount of \$2,000 for back rental for the period of unauthorized use from 1969 to 1989. Staff recommends that penalty and interest be waived.

APPROVALS OBTAINED:

State of California Aquaculture License, State Water Quality Control Board, and County of San Luis Obispo Land Use Permit.

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers and California Coastal Commission.

EXHIBIT:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

(REVISED 08/29/89)

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CALENDAR ITEM NO. C 11 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 488, STATE CLEARINGHOUSE NO. 89071212, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. AUTHORIZE THE ACCEPTANCE OF PAYMENT IN THE AMOUNT OF \$2,000 AS BACK RENT FOR THE UNAUTHORIZED USE OF STATE LANDS; AND AUTHORIZE THE WAIVER OF PENALTY AND INTEREST FOR THE PERIOD OF UNAUTHORIZED USE.
4. AUTHORIZE ISSUANCE TO THE ABALONE FARM, INC. OF A 30-YEAR GENERAL LEASE - RIGHT-OF-WAY USE BEGINNING OCTOBER 1, 1989, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$160 WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$500,000; FOR INTAKE AND DISCHARGE PIPELINES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(REVISED 08/29/89)

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EXHIBIT "A"

LAND DESCRIPTION

W 24115

Three parcels of tide and submerged land in the Pacific Ocean, San Luis Obispo County, California, said parcels lying immediately beneath the existing sea water intake pipelines and beneath two existing discharge pipes easterly or downcoast from the intake parcel. Said parcels adjacent to and seaward of Assessors Parcels 45-151-07 and 45-151-09 as conveyed to John A. Alexander, recorded February 29, 1968 in Book 1467 Page 33, San Luis Obispo Official Records, **TOGETHER WITH** a use area extending 10 feet from the extremities of said pipes.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Pacific Ocean.

END OF DESCRIPTION

PREPARED JULY 26, 1988 BY BIU 1.

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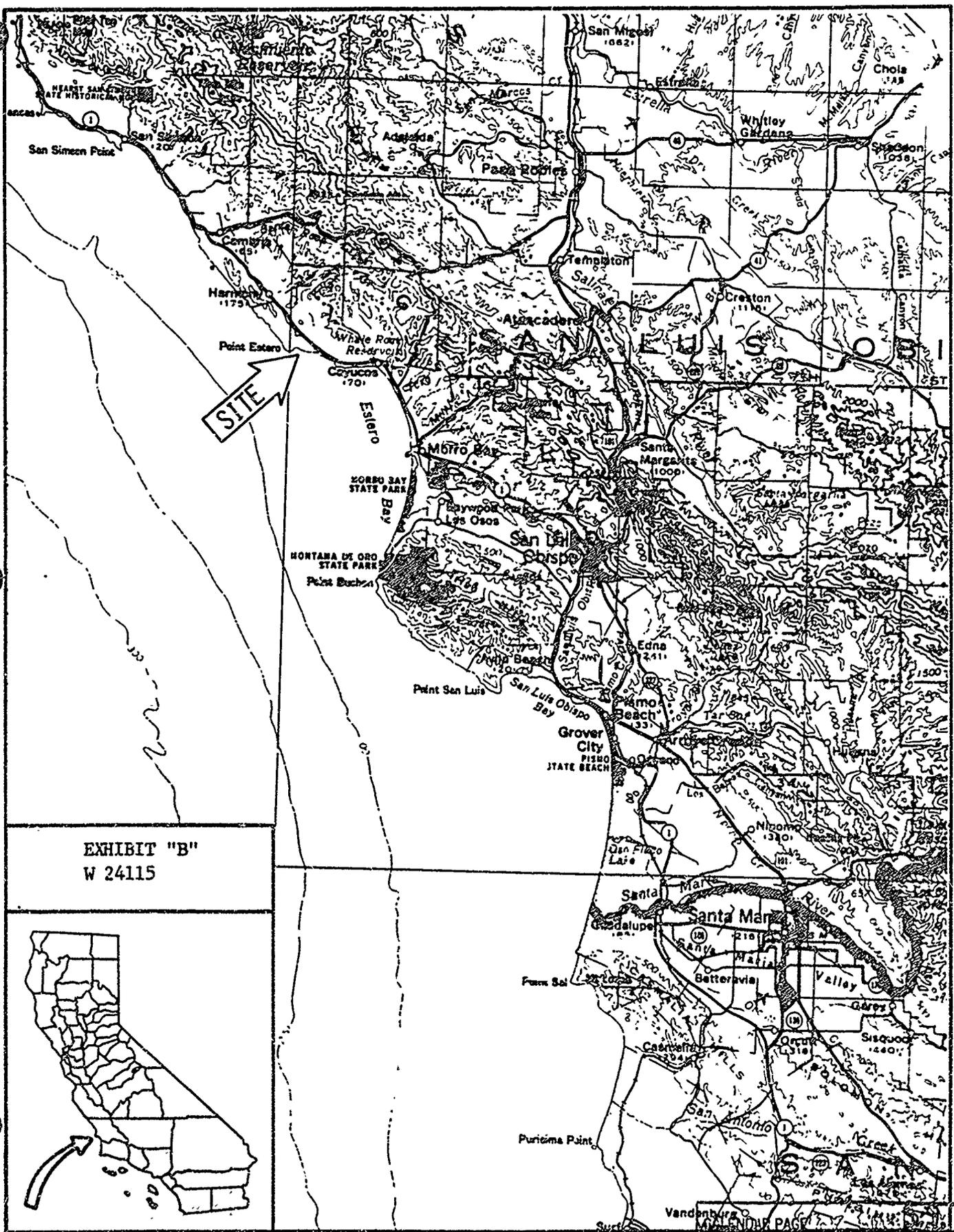


EXHIBIT "B"
W 24115



Vanderburg
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STATE LANDS COMMISSION
1807 13TH STREET
SACRAMENTO, CALIFORNIA 95814PROPOSED NEGATIVE DECLARATION

EIR ND 488

File Ref.: W 24115

SCH#: 89071212

Project Title: The Abalone Farm Development Plan

Project Proponent: The Abalone Farm, Inc.

Project Location: On the coastal bluff 1/2 mile southwest of Highway 1, 6 miles west of Cayucos.

Project Description: The applicant proposes to expand existing Abalone farm facilities to include construction of additional raceway tanks..

Contact Person: Judy Brown Telephone: (916) 324-4715

This document is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), the State CEQA Guidelines (Section 15000 et seq., Title 14, California Code Regulations), and the State Lands Commission regulations (Section 2901 et seq., Title 2, California Code Regulations).

Based upon the attached Initial Study, it has been found that:

the project will not have a significant effect on the environment.

mitigation measures included in the project will avoid potentially significant effects.

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Form 13.17 (2/89)

1. Project Title: The Abalone Farm Development Plan
2. Lead Agency: State Lands Commission 3. Contact Person: WILLI RISSON
3a. Street Address: 1807 12th Street 3b. City: SACRAMENTO
3c. County: Sacramento 3d. Zip: 95814 3e. Phone: (916) 224-4715

PROJECT LOCATION 4. County: SAN JUAN OBISPO 4a. City/Community: CAHUILLA
4b. Assessor's Parcel No. 046-151-000 4c. Section NE 1/4 4d. Twp. 23 South Range 7 East

5a. Cross Streets: Highway 1 and Hwy 152 5b. For Rural, Nearest Community: Carmichael

6. Vicinity 2 miles: a. State Hwy # 1 b. Air-ports 0 c. Rail-ways 0 d. Water-ways Klamath River

7. DOCUMENT TYPE
- 01. NCP
 - 02. Early Conc
 - 03. Reg Doc
 - 04. Draft EIR
 - 05. Supplement/ Subsequent EIR (Prior SCI No.: _____)
 - 06. FEM
 - 09. RCE
 - 10. FORSI
 - 13. Joint Document
 - 14. Final Document
 - 15. Other
8. LOCAL ACTION TYPE
- 01. General Plan Update
 - 02. New Element
 - 03. General Plan Amendment
 - 04. Master Plan
 - 05. Annexation
 - 06. Specific Plan
 - 07. Community Plan
 - 08. Redevelopment
 - 09. Rezoning
 - 10. Land Division (Subdivision, Parcel Map, Tract Map, etc.)
 - 11. Use Permit
 - 12. Waste Mgmt Plan
 - 13. Channel Ag Preserve
 - 14. Other
9. DEVELOPMENT TYPE
- 01. Residential - Units _____ Acres _____
 - 02. Office: Sq. Ft. _____ Acres _____ Employees _____
 - 03. Shopping/Commercial: Sq. Ft. _____ Acres _____ Employees _____
 - 04. Industrial: Sq. Ft. _____ Acres _____ Employees _____
 - 05. Water Facilities: MGD _____
 - 06. Transportation: Type _____
 - 07. Mining: Mineral _____
 - 08. Power: Type _____ Watts _____
 - 09. Waste Treatment: Type _____
 - 10. CCS Related
 - 11. Other: MARICULTURE

10. SOCIAL CONCERNS:
11. TOTAL JOBS CREATED: _____
12. PROJECT ISSUES DISCUSSED IN DOCUMENT
- 01. Aesthetic/Visual
 - 02. Agricultural Loss
 - 03. Air Quality
 - 04. Archeological/Historical
 - 05. Coastal Zone
 - 06. Economic
 - 07. Flood Hazard
 - 08. Flooding/Drainage
 - 09. Geologic/Seismic
 - 10. Jobs/Training Balance
 - 11. Minerals
 - 12. Noise
 - 13. Public Services
 - 14. Schools
 - 15. Seismic Systems
 - 16. Sewer Capacity
 - 17. Social
 - 18. Soil Erosion
 - 19. Solid Waste
 - 20. Toxic/Hazardous
 - 21. Traffic/Circulation
 - 22. Vegetation
 - 23. Water Quality
 - 24. Water Supply
 - 25. Wetland/Riparian
 - 26. Wildlife
 - 27. Growth Inducing
 - 28. Incompatible Landuses
 - 29. Cumulative Effects
 - 30. Other
13. FEDERAL (approx) Federal \$ _____ State \$ _____ Total \$ _____
14. FEDERAL LEAD USE AND SPENDING:

15. PROJECT DESCRIPTION: The applicant proposes to expand existing Abalone farm facilities to include construction of additional raceway tanks.

CLEARINGHOUSE CONTACT: GARRETT ASHLEY W/C N/C
916-465-0813
STATE REVIEW BEGAN: 7-12-89
DEPT NEV TO AGENCY: 8-4
AGENCY REV TO SCH: 8-9
SCH COMPLIANCE: 8-11
PLEASE RETURN NCC WITH ALL COMMENTS
Resources
AQHD/APCD: 29 (File Date: 7/15)
FAX TELEPHONE: 916-323-3018

- Resources
- Conservation
- Fish & Game
- Parks & Rec/SWP
- Coastal Comm
- ARIS

PLANNING COMMISSION
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

February 23, 1989

PRESENT: Commissioners Gary Larson, Tom Maxwell, David Oakley, Kenneth Schwartz, Henry Wachtmann, Chairman Fabian Romano

ABSENT: None

RESOLUTION NO. 89-17
RESOLUTION RELATIVE TO THE GRANTING
OF A DEVELOPMENT PLAN

WHEREAS, The County Planning Commission of the County of San Luis Obispo, State of California, did, on the 23th day of February, 1989, grant a Development Plan (hereafter "Permit") to FRANK OAKS/TOM BAUMBERGER to allow an aquaculture facility involving the expansion of an existing abalone farm including abalone tanks, production buildings, nursery buildings, sea water control system, storage area and office and caretakers residences in the Agriculture Land Use Category. The property is located in the Agriculture Land Use Category. The property is located in the coastal zone of the county west of Highway 1 at the ocean bluff in the Estero Planning Area. County File Number: D870182D.

WHEREAS, The Planning Commission, after considering the facts relating to said application, , approves this Permit subject to the Findings listed in Exhibit A.

WHEREAS, The Planning Commission, after considering the facts relating to said application, approves this permit subject to the Conditions listed in Exhibit B.

20:51:11 11/22/89

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NOW, THEREFORE, BE IT RESOLVED, That the Planning Commission of the County of San Luis Obispo, State of California, in a regular meeting assembled on the 23th day of February, 1989, does hereby grant the aforesaid Permit, No. D870182D.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 22.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six months (6) or conditions have not been complied with, such Permit approval shall become void.

On motion of Commissioner Maxwell, seconded by Commissioner Oakley, and on the following roll call vote, so-wit:

AYES: Commissioners Maxwell, Oakley, Larson, Schwartz, Wachtmann, Chairman Romano

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

/s/ Fabian Romano
Chairman of the Planning Commission

ATTEST:
/s/ Diane R. Tingle
Secretary, Planning Commission

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EXHIBIT A

FINDINGS

- A. The proposed project is consistent with the Land Use Element of the general plan because aquaculture is considered to be allowable as an S-3 use under Coastal Table "O"; and the project does not conflict with any other elements of the general plan.
- B. With the conditions of approval, the proposed project satisfies all applicable provisions of Title 23 of the San Luis Obispo County Code.
- C. The establishment and subsequent operation of conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements to the vicinity of the use because the conditions of approval will mitigate environmental concerns. The main building area cannot be readily viewed from Highway 1 or from surrounding properties due to the intervening ridgeline, except for one significant viewshed which will be screened from view by substantial landscaping and lighting screens.
- D. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project will be locating within an agricultural area.
- E. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project will generate a very low volume of traffic.
- F. On the basis of the expanded initial study and all comments received, there is no substantial evidence that the project will have a significant effect on the environment.
- G. The project is consistent with the policies of the Local Coastal Plan.

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EXHIBIT B

EXHIBIT D870182D:A
CONDITIONS OF APPROVAL

AUTHORIZED USE

1. This approval authorizes establishment of an aquaculture facility to include six primary buildings, one primary residence, one agricultural support quarters, parking areas, raceways, storage buildings, screened storage areas, seawater distribution systems; and an expansion area for additional raceways and a seawater distribution system. This facility includes two hatchery buildings not to exceed 35 feet in height; and intake and discharge pipelines for saltwater circulation. The use shall be reviewed by Planning Department 10 years from the date of approval for compliance with conditions of approval and report to Planning Commission.
2. Prior to issuance of any building or grading permits all of the existing buildings that have not received required building permits shall be brought into conformance with the Uniform Building Code through the issuance of the appropriate permits. Approval of the Development Plan for this project does not constitute individual building conformance with the Uniform Building Code.

REVISED SITE PLAN

3. Site development shall be consistent with a revised site plan to be submitted to the development Review Section of the Department of Planning and Building for review and approval before issuance of building/grading permits. The revised plan shall indicate the following:
 - parking areas to provide a total of 40 parking spaces
 - solid wood fencing between the main entrance road and the northeastern end of the Alexander Research Facility.
 - solid wood or other effective fencing for screening of two storage yards.
 - an additional storage building located to the west of the hatchery buildings.
 - all other buildings not currently shown on the site plan.

STORAGE

4. All stockpiles of unused metal objects and machinery shall be properly disposed of off-site prior to finalizing building permits on an ongoing basis.
5. All storage structures, mobile offices, recreational vehicles not associate with the caretakers personal use shall be removed from the site prior to finalizing building permits.

LANDSCAPING

6. Submit landscape, irrigation, landscape maintenance plans and specifications as required by Sections 23.04.180 through 23.04.186 of the Coastal Zone Land Use Ordinance to the Development Review Section of the Department of Planning and Building for review and approval before issuance of a building or grading permit. The plans shall include the following:
- Rows or Groupings of trees of a fast growing, drought tolerant variety located at the eastern perimeter of the parcel (or leasehold) to effectively screen the facility (especially the taller buildings) from the view shed occurring on Highway 1 headed north.
 - Rows of Cyprus or other appropriate species indigenous to the area around all building groups.
 - Grasses and other ground cover to stabilize denuded areas and prevent further erosion.
 - Screening of caretakers residences located on the hillsides.

Where possible the plans shall show species which are non-invasive to existing plant species, although some use of non-native species may be necessary to bring about timely screening of buildings.

7. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for prior to final building/grading inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection and thereafter maintained in a viable condition on a continuing basis.

REVEGETATION

8. The applicant shall submit a revegetation plan to address construction impacts for review and approval by the Planning Department and the Environmental Coordinator's Office prior to issuance of grading/building permits. The plan shall include the following:
- Revegetation and stabilization of disturbed areas including:
 - The access road into the site;
 - All cut and fill slopes associated with the construction of the existing facility and the proposed expansion.
 - Bluff areas disturbed by the seawater intake and outfall pipelines, and drainage facilities as deemed appropriate by the Environmental Coordinator.
 - Propagation program for indigenous plant species where deemed appropriate.

DRAINAGE AND EROSION CONTROL

9. Submit grading, sedimentation and erosion control, and drainage plans prepared in accordance with the requirements of Section 23.05.024, 23.05.028, 23.05.036 and 23.05.044 of the Coastal Zone Land Use Ordinance to the Planning Department for review and approval before issuance of grading and building permits. If so required, review of the plan shall be subject to an inspection and checking agreement with the Engineering Department and/or the plan shall be prepared by a registered civil engineer.
10. The grading and/or drainage plans shall demonstrate to the County Engineering Department that the following factors have been evaluated and incorporated into the final design:
 - a. Slope stability and soil erodability.
 - b. Bearing capacity.
 - c. Seismic loads.
 - e. Wind and run-off erosion.
11. Applicant shall enter into a performance agreement in a form acceptable to County Counsel and submit a bond to ensure compliance with restoration/reclamation plan.
12. Excavation for burial of the pipelines throughout the site shall minimize site disturbance, especially near the bluff.
13. No borrow areas for "extra fill" shall be permitted without review and approval by the Planning Department of precise plans depicting the exact location and extent of excavation.

INTAKE/DISCHARGE FACILITIES

14. Energy-efficient electric pumps shall be used for the intake system.

UTILITIES

15. All new utility lines shall be underground, except where infeasible or where existing poles and lines provide access to the site.

FIRE PROTECTION

16. The applicant shall obtain a fire safety plan approved by the California Department of Forestry prior to issuance of building/grading permits.

17. The applicant shall install any required fire improvements prior to finalizing the building permits as specified in the fire safety plan approved by CDP.

SEWAGE DISPOSAL

18. The applicant shall submit evidence from the Environmental Health Department that they have reviewed all septic systems on the site, or submit plans for the septic systems designed by a registered engineer for review and approval prior to issuance of permits. Such plans shall certify that proper separation be maintained between groundwater and leach lines at all times. Low water-using fixtures shall be used for bathrooms.

OPERATION

19. The applicant shall provide bus or van pooling to the site for any large tours of the facility exceeding ten persons.
20. Opaque screens shall be used at night on the eastern side of the hatchery buildings to reduce visual impacts.
21. All exterior lights shall be hooded.

ENVIRONMENTAL

General Mitigation Measures

22. Concentrated runoff from the site shall not be allowed to flow over the coastal bluff, and shall be intercepted before reaching the bluff and diverted to control devices.
23. All areas of recent fill along the edge of the bluff will be planted to fast-growing grasses at the onset of the wet season to minimize first-year erosion, with native, salt-tolerant vegetation being introduced as rapidly as feasible for long-term stability.
24. Facilities to discharge collected runoff and seawater from the tanks on the site will be constructed so that the released water does not impact on the terrace deposits, but is released onto bedrock or the gravel beach. For most locations at the site, piping will extend down the bluff to an elevation of approximately 20 feet above mean sea level.
25. Discharge facilities will be constructed so that they can be periodically modified to accommodate changing bluff configurations. The large diameter PVC pipe now in use would appear to be ideal for this purpose.

Mitigation Measures for the Existing Abalone Farm Facilities

26. Drainage control will be improved at Points A and B (Figure 5 of the expanded Initial Study), north of the Alexander Marina Research Laboratory, so that concentrated runoff is conveyed westerly along the access road to the primary collection Point C rather than crossing the road and flowing to the bluff along uncontrolled channels.
27. An open concrete "V" ditch, similar to that along the southerly edge of the east raceway tanks, will be installed southerly from the west raceway tanks. This ditch could be located in the center or along the southerly edge of this access road. The ditch will be designed to carry the total seawater flow to these tanks in the event of a spill, or runoff from the local area for a 100-year storm, whichever is greater. The area between this access road and the bluff (now loose fill) will be graded to direct surface flow back to the "V" ditch to the extent that this is feasible.
28. Drainage facilities along the road to the intake pumphouse will be revised as follows:
 1. The intake to the pipe at the bottom of the road will be improved to include a concrete box configured to minimize sediment clogging (i.e., edges raised above road level but below the level of the berm at the south edge of the road).
 2. Concentrated runoff from above the steep segment of this road (easterly of Point D on Figure 5 of the expanded Initial Study) will be intercepted and conveyed to the box inlet at the bottom of the road by a pipe buried in the roadway. (This improvement is intended to minimize runoff flowing down the steep segment of the road and consequent erosion and sedimentation at the box inlet.)
 3. Runoff from the steep segment of the road will be channeled in a drainage pipe of non-erosive device located in the center of the road or on the inland side of the road, and conveyed to the box inlet at the bottom end of the road.
 4. Discharge from the pipe from the box inlet shall be onto bedrock and not onto the softer terrace deposits (i.e., at or below an elevation of approximately 20 feet).

Specific Mitigation Measures for the Abalone Farm Expansion Facilities

29. Control of excess surface runoff or a spill of seawater from the expansion facilities will be controlled by providing an open concrete ditch along the southerly perimeter of the facility.

Specific Mitigation Measures for the Alexander Marine Research Laboratory

30. Prior to issuance of building/grading permits, a qualified geologist approved by the Environmental Coordinator will visit the site and determine if the seepage from the concrete pond is still significant or whether the leak has been adequately mitigated. In the event the geologist determines the seepage is still significant, the supply of water to the pond by the applicant will be terminated until corrected.
31. The drainage course along the southeasterly side of the concrete pond will be improved to conform to the general recommendations listed above.

ARCHAEOLOGY

32. The proposed construction area shall be flagged in the field within 100 feet of the Sensitive Archaeological Area identified in the Archaeological Report. In the event that additional archaeological resources are discovered, construction activities shall cease until further authorized by the Planning Department to allow for evaluation and retrieval.

COASTAL COMMISSION

33. The applicant shall obtain a Coastal Development Permit for the portion of the site that is within Coastal Commission jurisdiction before finaling permits.

TW/hf/1478j
2/17/89

(200) FOR OFFICIAL USE ONLY
COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION

ENVIRONMENTAL DETERMINATION NO. ED88-200, 120 DATE DECEMBER 16, 1988

PROJECT DESCRIPTION

APPLICATION/ENTITLEMENT: The Abalone Farm Development Plan and Grading Permit; D870182D, GP#60447

PLANNING AREA: Estero, rural

LAND USE CATEGORY: Agriculture

LUE COMBINING DESIGNATIONS: Local Coastal Plan (LCP), Sensitive Resource Area (SRA)

PARCEL SIZE: Total acreage of owner's property at this location 350 acres. Total acreage of project - 18.5 acres

LOCATION: The subject property is located on the coastline, directly west of the intersection at Villa Creek road and Highway 1, north of the community of Cayucos

PROPOSED USES/INTENT: A request to construct and operate an abalone-raising facility that has already been constructed. The project consists of several linked components: a seawater intake and discharge system with pipelines, two hatchery buildings (totaling 3,100 square feet), two nursery buildings (totaling 9,600 square feet), a production and office building, and a caretaker's residence. An expansion of the existing facility is also a part of this request and includes installation of a new seawater and air control system, an air blower containment building and additional abalone growing tanks.

APPLICANT: Frank Oakes; Cayucos, CA

ENVIRONMENTAL SETTING

Topography: Nearly level to moderately sloping
Vegetation: Grasses, forbs
Soil Type: Cropley clay, Gazos-Lodo clay loams, Lodo clay loam, Salinas loam, still gravelly sandy loam
Soil Characteristics: Low to moderate erodibility; very poor to not well drained; may cause some limitations to the percolation of sewage effluent
Geologic Hazards: Very low to essentially nonexistent liquefaction potential; moderately high landslide potential
Fire Hazard: Moderate
Water: On-site well
Sewage Disposal: On-site septic systems
Existing Use: Abalone culture facility
Surrounding Uses: Agriculture (grazing)

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Environmental Coordinator's Office, County Government Center Rm. 370, San Luis Obispo, CA 93408, (805) 549-5011.

STATEMENT OF FINDINGS

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

ACTION TAKEN

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

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, Room 385, County Government Center, San Luis Obispo, CA 93408.

SAN LUIS OBISPO COUNTY

INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Office of Environmental Coordinator uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the San Luis Obispo County Office of Environmental Coordinator in Rm. 370, County Government Center, San Luis Obispo, CA or call (805) 549-5011.

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

- * Project File for the Subject Application
- * County General Plan (Including all maps & elements)
- * County Land Use Ordinance
- * Area of Critical Concerns Map
- * Fire Hazard Severity Map
- * Rare and Endangered Species Map
- * Areas of Special Biological Importance Map
- * County Seismic Safety Element
- * Archaeological Resources Map
- * U.S. Soil Conservation Service Soil Survey for San Luis Obispo County
- * Flood Hazard Maps
- * Other special studies, reports and previously prepared EIRs as appropriate.
- * Airport Land Use Plans

In addition to the above, the County Planning Department and/or the Office of Environmental Coordinator contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted.

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

II. DRAINAGE, EROSION AND SEDIMENTATION

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

	Potential Significant Impact	Impact Can and Will be Mitigated	Insignificant Impact	Not Applicable
A.	()	()	()	()
B.	()	()	()	()
C.	()	()	()	()
D.	()	()	()	()
E.	()	()	()	()
F.	()	()	()	()
G.	()	()	()	()

Mitigation: A B C D
 See attached exhibit(s) _____
 See Special Environmental Considerations _____
 See Document in file _____

()
()
()

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- A. Landslide Hazard
- B. Seismic Hazard
- C. Topographic Alteration; Grading for Buildings _____
 Driveways _____, Roads _____, Other _____
- D. Soil Expansion
- E. Steep Slopes
- F. Other: Bluff Retreat

A.	()	()	()	()
B.	()	()	()	()
C.	()	()	()	()
D.	()	()	()	()
E.	()	()	()	()
F.	()	()	()	()

Mitigation: A B C D
 See attached exhibit(s) _____
 See Special Environmental Considerations _____
 See Document in file _____

()
()
()

IV. WATER RESOURCES

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

A.	()	()	()	()
B.	()	()	()	()
C.	()	()	()	()
D.	()	()	()	()
E.	()	()	()	()
F.	()	()	()	()
G.	()	()	()	()

Mitigation: A B C D
 See attached exhibit(s) _____
 See Special Environmental Considerations _____
 See Document in file _____

()
()
()

V. POLLUTION

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

Potential Significant Impact
 Impact Can and Will be Mitig
 Insignificant Impact
 Not Applicable

() () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()

Mitigation: A _____ B _____ C _____ D _____
 See attached exhibit(s) _____ ()
 See Special Environmental Considerations ()
 See Document in file _____ ()

VI. TRAFFIC

- A. Increase in Vehicle Trips
- B. Reduced Levels of Service on Existing Public Roadways
- C. Limited or Unsafe Access
- D. Creates Unsafe Conditions on Public Roadways
- E. Areawide Traffic Circulation
- F. Internal Traffic Circulation
- G. Other: _____

() () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()

Mitigation: A _____ B _____ C _____ D _____
 See attached exhibit(s) _____ ()
 See Special Environmental Considerations ()
 See Document in file _____ ()

VII. PUBLIC SERVICES

- A. Fire Protection Services
- B. Police Services
- C. Schools
- D. Community Wastewater
- E. Community Water Supply
- F. Solid Waste Disposal
- G. Onsite Wastewater
- H. Onsite Water
- I. Other: _____

() () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()
 () () () ()

Mitigation: A _____ B _____ C _____ D _____
 See attached exhibit(s) _____ ()
 See Special Environmental Considerations ()
 See Document in file _____ ()

VIII. AESTHETIC/CULTURAL RESOURCES

- | | | | | |
|--------------------------------------|-----|-----|-----|-----|
| A. Visual Impact from Public Roadway | () | () | () | () |
| B. Increased Light or Glare | () | () | () | () |
| C. Alters Important Scenic Vista | () | () | () | () |
| D. Archaeological Resources | () | () | () | () |
| E. Historic Resources | () | () | () | () |
| F. Other: _____ | () | () | () | () |

Mitigation: A _____ B _____ C _____ D _____
 See attached exhibit(s) _____ ()
 See Special Environmental Considerations ()
 See Document in file _____ ()

IX. HOUSING AND ENERGY

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

Mitigation: A _____ B _____ C _____ D _____
 See attached exhibit(s) _____ ()
 See Special Environmental Considerations ()
 See Document in file _____ ()

X. AGRICULTURAL/MINERAL RESOURCES

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

Mitigation: A _____ B _____ C _____ D _____
 See attached exhibit(s) _____ ()
 See Special Environmental Considerations ()
 See Document in file _____ ()

Potential Significant Impact
 Impact Can and Will be Mitigated
 Insignificant Impact
 Not Applicable

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

	Potential Significant Impact	Impact Can and Will be Mitigated	Insignificant Impact	Not Applicable
A. Growth Inducing Effects	()	()	()	()
B. Precedent for Change in Area Land Use	()	()	()	()
C. Cumulative Effects: _____	()	()	()	()
D. Other: _____	()	()	()	()
Mitigation: A _____ B _____ C _____ D _____				
	See attached exhibit(s)	()	()	()
	See Special Environmental Considerations	()	()	()
	See Document in file _____	()	()	()

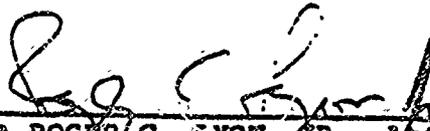
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Developers Statement ABALONE FARM DEVELOPMENT PLAN
E.D. 88-200; DEVELOPMENT PLAN APPLICATION
NO. D870182D

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. The applicant understands that any other changes made to the project may require a new environmental determination for the project.

See Attachment "A" incorporated herein by this reference. All references in Attachment "A" to "Figures," "Appendices" are to the expanded initial study for this project dated November 22, 1988, prepared by the Morro Group.


Name ROGER C. LYON, JR., Attorney
for Applicant ABALONE FARM, INC.
Date December 6, 1988
Date

SM:tb/mm
ds (key)