

San Luis Obispo Wine and Culinary Center

An alternative analysis for the Orcutt Area
Specific Plan

Prepared by The Wine Group
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EXECUTIVE SUMMARY

The Wine Group Consultant Agency has worked with the City of San Luis Obispo (City) to analyze an alternative for the Orcutt Area Specific Plan. This document compares the original Specific Plan with the Wine Group's analysis of a wine and culinary center and comes to a conclusion as to which is more suited for the site and San Luis Obispo as a whole. This area, 280 acres located in the southeastern area of the City, is a rural area with many creeks, wetlands, and wildlife. It also includes Righetti Hill, providing spectacular views to neighboring residences. The site currently has residences scattered along its edges, and the Union Pacific Railroad runs along the northwestern border. Challenges included developing a center for this area which would serve both the City and County of San Luis Obispo. The center needed to enhance relationships between urban and rural, while not impairing the beautiful natural setting the site encompasses.

The Wine Group chose to develop the wine and culinary institute alternative, called San Luis Obispo Wine and Culinary Center (SLOWCC). Rather than create a strictly educational facility, it was decided that a more tourist-oriented development would be more successful. Therefore, the program developed features a considerable amount of commercial retail and restaurants, a winery, vineyards, open space and a multi-purpose building to host classes and exhibits. The development caters to all wine enthusiasts and invites people of all culinary backgrounds to participate in a variety of culinary classes. Ample pedestrian and bike trails take visitors throughout the site and connect to existing trails beyond the site's borders. A shuttle system has been put in place to take visitors around the site, and also on wine tours of the entire county. The shuttle also offers services to the airport and Amtrak stations.

Environmental review found that only minimal impacts would be created by SLOWCC. Areas of concern include: traffic, water quality and soils. However, all impacts found could be reduced to less than significant through the appropriate mitigation measures.

The creation of this wine and culinary center will generate more tourism which will help support the City and County of San Luis Obispo as a whole. This plan focuses on the analysis of creating a place that protects the environment and integrity of the community while providing existing residents and visitors with a place to congregate and fully enjoy what this area can offer. The Wine Group is recommending that the City accepts the proposal of the San Luis Obispo Wine and Culinary Center.



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CHAPTER 1

Introduction



SLOWCC brings the built environment together with the natural environment to showcase the best of San Luis Obispo County. It is a center for tourists, professionals, academics, and residents alike. Figure 1 below displays the magnificent views of Righetti Hill on site.



The San Luis Obispo Wine and Culinary Center is a destination for visitors and residents seeking to become involved in the wine industry of San Luis Obispo County. It is a showcase for local wines, as well as the largest culinary hub in SLO County. SLOWCC connects the existing wineries in SLO County to one central location with shuttle services taking guests to and from various wineries.

Figure 1. View of Righetti Hill from northwestern area of site.

The site itself has includes a winery, mainly for educational and sightseeing purposes. The Center serves as a weekend get-away as well as an educational center for all things related to wine and culinary pleasures.

SLOWCC emphasizes wine and culinary education through various classes available within the center. These classes range from beginning skill levels to advanced, for current culinary students or experienced chefs. Vineyards on site serve to educate visitors about the various types of grapes which are grown for wine making, and what each requires to be healthy. The Crushpad on site provides opportunities for visitors to make their own wine; from selecting the grapes, to putting the wine in the bottle.



On the recreation side, the Center offers a number of fine dining opportunities. There are six themed areas offering cuisines from around the world and wines that compliment them. Each themed area has a tasting room showcasing local wines which pair well with that particular cuisine. Each area also offers a number of boutiques and accessory stores, ranging from cooking supplies to gourmet ingredients.



Figure 2: Riparian area on site.

Because the SLOWCC is set in such a beautiful natural setting, the Center strongly encourages its visitors to enjoy their surrounding during their stay. There are an abundance of pedestrian and bike trails, which follow the creeks or make their way to the top of Righetti Hill for a spectacular view. Figure 2 above displays the beautiful riparian corridors as they exist now, and will be left in-tact throughout the site. In addition, there are plenty of gardens and parks available for outdoor events or leisurely walks.



BACKGROUND

The City of San Luis Obispo developed the Orcutt Area Specific Plan (OASP) and adopted it to guide the development of the Orcutt Expansion Area in southeastern San Luis Obispo. Due to budget cuts and funding issues, the plan has not been able to come to fruition. Fifteen development alternatives were created as possible opportunities for development on the site. These alternatives ranged from conference centers to research facilities, but all had the basic theme of creating a County hub.

Like the OASP, this document drafts a land use program which could be used to guide the future development of this expansion area. However, this document is primarily an analysis of how the wine and culinary institute alternative compares to the adopted specific plan. The OASP proposes a residential development with commercial, mixed-use, and recreational facilities included. It features a range of housing densities, in order to provide options for residents of all income levels. The commercial area focuses on service needs for residents within the development and the surrounding Orcutt area. It is pedestrian oriented and emphasizes compact building design.

The development alternative selected by the Wine Group is a wine and culinary institute. The original description of the alternative calls for an accredited institute offering wine and culinary degrees and certificates, on-campus housing for both faculty and students, and sufficient office space. After much consideration, the Wine Group agreed that a facility more catered to tourism and wine education for any individual wishing to seek it would be more successful in this area of town. This would prevent any sort of competition with Cal Poly's Wine and Viticulture studies, or their Food and Nutrition studies. Also, the Orcutt Area is in a unique location in relation to the County's wine industry. Being on the edge of San Luis Obispo, it is adjacent to Edna Valley, one of the County's main winery and wine tasting areas. This creates the opportunity to easily connect the Orcutt Area to the Edna Valley via shuttle bus, and then to extend this bus route up to the North County, in order to encourage participation of wineries throughout the County. With this idea of creating a main hub for the wine industry in San Luis Obispo County, the Wine Group modified the suggested program to what it is at present as the San Luis Obispo Wine and Culinary Center.



RECOMMENDATION

The Wine Group Consultant Agency RECOMMENDS that the City of San Luis Obispo adopts this alternative for development of the Orcutt Expansion Area. SLOWCC meets a number of the GP's goals, as well as sets apart San Luis Obispo from other communities in the County. It emphasizes the City's role as the hub for the County's tourism and makes it the hub for the wine industry without hurting other areas of the County which are heavily supported by the wine industry. Although the site is rather large for the amount of built area SLOWCC includes, the Wine Group believes this significant amount of open space is necessary to maintain the character of a wine and culinary center.

CHAPTER 2

Case Studies



The Wine Group referenced two existing wine and culinary centers throughout the design process of SLOWCC. The following describes features of the New York Wine and Culinary Center and the Culinary Institute of America's Greystone Campus which helped form and focus the vision of SLOWCC.

NEW YORK WINE AND CULINARY CENTER

This center brings together New York's agriculture, food and wine on one site. Through numerous gardens, restaurants, teaching kitchens and tasting rooms, the Center serves visitors and educates them about local foods in New York.

The Hands-On Kitchen provides professional equipment for students to use while following the instruction of professional chefs. Classes are available for students of all cooking abilities, from children to students looking for college credit. There are speakers and screens situated throughout the room so that students never miss a step.



Figure 3. NYWCC educational theatre. (Source: www.nywcc.com)

The Educational Theatre (figure 3 above) is an amphitheatre setting for guest chefs to make displays for visitors, wine tasting, and food sampling. It is set up with a full range of audio and visual equipment.



The Exhibit Hall (figure 4 below) holds various displays, depending on what wines and winemakers are being featured each month. This allows the NYWCC to show to the public the inner-workings of the facility.



Figure 4: NYWCC exhibit hall. (Source: www.nywcc.com)

The New York Garden is a showcase of local plants and produce. This is where chefs and students select their produce for their dishes. It serves as an educational area as well as a tourist attraction. The Garden has a large tent available for events during the summer.

For dining and wine tasting, the NYWCC has a fine-dining restaurant, a tasting room, and a private dining room. The Taste of New York restaurant works with all local farmers to obtain high quality products to work into their menu. The menu includes wine and beer pairings for each dish, and all beer served is kept on tap. The tasting room serves wines from wineries representing all regions of the state of New York. Educational classes are offered for wine tasting.

Overall, the SLOCWACC program has been inspired by the New York Wine and Culinary Center because of its emphasis on using local agriculture, education, and the get-away experience it creates for its visitors. SLOCWACC is intended to be a showcase of local food and wine, which the NYWCC has achieved phenomenally. It is an attractive facility professionally, so it draws a high caliber of chefs, but is open to anyone who wishes to visit. This sort of educational resource would be highly valuable to unique to San Luis Obispo.



THE CULINARY INSTITUTE OF AMERICA, GREYSTONE CAMPUS

The Culinary Institute of America's (CIA) Greystone Campus is located in California's Napa Valley. It is a four-year culinary college, offering a range of degrees and certificates, but is also a spectacular weekend get-away. Greystone was selected as a case study because of its exquisite natural setting, its range of wine and culinary attractions, and its level of distinction in the culinary world.

Being set in California, Greystone's site provides an example of how to overcome some of the challenges presented on the SLOCWCC site. The campus offers 15 acres of vineyards, an organic garden and an herb garden, and a campus marketplace. The programs offered emphasize health and nutrition as well as sustainable agriculture. Even though this is a full-service college campus, it is catered to tourism in the same ways that SLOCWCC is. Greystone, of course, has an educational emphasis, but not just about food. This campus educates about processes of wine making and farming, Just as SLOCWCC does. California has many unique environmental issues, as well as incredible soils, so it is important to educate visitors on the impacts and issues that arise from farming in order to keep California healthy and beautiful.



CRUSHPAD

As part of SLOWCC's educational component, the site employs this unique attraction. The Crushpad allows visitors to physically participate in the wine making process, from crushing the grapes to bottling the wine they produce. Crushpad features a temperature controlled barrel room, a cold room, and a wine lab for in-depth wine analysis. This allows the classes at SLOWCC to range from basic to highly specialized.

The experts at Crushpad help visitors customize their wine, by finding the best vineyards suited to your taste, monitoring their growth, and helping design personal labels. Crushpad can be used as a good example of how to properly run a wine making centered learning environment. This program not only helps individuals create their own wine, but also teaches them how to successfully create their own wine business. SLOWCC will be able to use the techniques applied by Crushpad in order to teach participants how to make their own wine and to even put their wine on in the market place.

CHAPTER 3

Development Plan



The following program was developed by the Wine Group as the primary components of SLOWCC.

Program					
Use	Category	Types	Quantity	Sq. Ft.	Description
Commercial	Retail	Various shops	70	1,280,000	Boutiques, souvenirs
	Restaurants	Restaurant	6	24,000	Themed areas featured cuisine
		Café/coffee shop	6	12,000	Casual dining, take-out
		Wine tasting rooms	6	15,000	Paired with themed areas cuisine
		Hotels	Hotel	1	50,000
		Bed & Breakfast	2	100,000	Retreat
	Winery		1	400,000	Fully functional wine-making facility
Shuttle hub		1	100,000	Main shuttle pick up, exhibits	
Mixed-Use	Main building		1	52,500	Event hall, offices, teaching kitchens exhibits
Open Space	Park	Outdoor park	1	400,000	Recreation, events
		Plaza	1	25,000	Main gathering place, events, exhibits
	Gardens		8	200,000	Recreation
	Trails	Bike/pedestrian	4	36,960(linear ft)	Recreation
Agriculture	Vineyards		3	3,100,000	Grape-growing facilities
Total			104	5,758,500	

Table 1. SLOWCC program.

SLOWCC is primarily a commercial development. While the commercial areas are what will draw visitors to SLOWCC, it is the vast open spaces surrounding the commercial areas which will make visitors wish to stay. With this in mind, the program was developed to cater to these open spaces, and to find ways to use them without damaging them. The nearly 2 million square feet of commercial space features 6 restaurants, 3 cafes and 3 coffee shops, 6 wine tasting rooms, 70 spaces for various retail stores, 1 shuttle hub, 3 hotels, and 1 winery.



The main building will host most of SLOWACC's events, including cooking classes, exhibits, and presentations. The 52,500 square foot building also provides office space for the site, and serves as the business hub for the development.

The extensive open spaces left reiterates the importance of recreation for SLOWACC. Between a park, multiple gardens, a plaza, and a trail system, there is over 650,000 square feet of open space designated in and around the core of SLOWACC. This excludes Righetti Hill, which provides another 80 acres of open space.

A total of 3,100,000 square feet of agricultural lands have been dedicated to vineyards. This is a vital component of SLOWACC because they allow the development to be self-sustaining. All wines produced on-site are fully supported by these vineyards. This makes the development a unique and authentic wine education facility, requiring true experts to be available on-site at all times.

CHAPTER 4

Land Use & Circulation



FORM AND CHARACTER

The Wine and Culinary Institute in San Luis Obispo has been developed as a means to draw in more tourism to the City of San Luis Obispo, anchor the County's wine industry within the City, and to encourage economic development. The goals, policies, and programs created to accomplish this are as follows.

GOALS

1. To create a tourism hub in the City of San Luis Obispo.
2. To better connect the City of San Luis Obispo with the wine industry in surrounding County areas.
3. To provide economic opportunities for residents of all socio-economic levels.
4. To develop a showcase for the Central Coast wine industry

POLICIES

Goal 1: To create a tourism hub in the City of San Luis Obispo.

- 1.1 Provide tourist attractions on site, which will service visitors who wish to stay for extended periods of time but also residents who may come just for the day.
- 1.2 Create a unique atmosphere unlike any other in the county which caters to the wine and culinary industries.
- 1.3 Draw tourists from around the state by offering unique Central Coast wines

Goal 2: To better connect the City of San Luis Obispo with the wine industry in surrounding County areas.

- 2.1 Provide shuttle service around the site, to Edna Valley, and also to Paso Robles. The service to Paso Robles should connect to existing shuttle services to vineyards in Paso Robles.
- 2.2 The site itself will be educational and recreational, in order to engage residents in the wine making process

Goal 3: To provide economic opportunities for residents of all socio-economic levels.

- 3.1 The site will create will employ workers from the service industry to viticulturists and professional chefs, providing a range of job opportunities.



LAND USES

The primary focus of the site is on commercial centers. This wine and culinary “institute” is really a place where local wines are showcased, paired with various cuisines, and taught to visitors and students alike. The plan focuses on bringing tourism and commercial activity together in a beautiful natural setting for all to enjoy. Figure 5 on page 20 shows the graphic land use plan.

COMMERCIAL

The Commercial-Tourism (C-T) designation encompasses all lodging on site, as well as the winery and the 6 wine tasting rooms, the day spa, the shuttle stop for the Edna Valley wine tours, and various restaurants. There are 6 different large restaurants on site, ranging from fine dining to family style dinners. Each restaurant features a unique type of cuisine, and all restaurants serve only locally grown wines. The main shuttle stop takes guests on wine tours of the Edna Valley, and makes several stops throughout the site as well. For lodging, the plan has two bed and breakfasts for guests who wish to experience a true retreat, and a more affordable, family style hotel, located in the core of the development. The site does feature its own winery, mainly for teaching purposes. This winery is the culmination of local wine experts who make wine from grapes grown on the site.

The Commercial-Retail (C-R) designation includes cafes, coffee shops and all small-scale eateries, boutiques, and other shops. This designation is mainly in the core of the development in order to encourage shopping and generate revenue, but there is also retail space located across from the bed and breakfasts to accommodate those guests.

The Mixed-Use (MU) designation is only found in the main building. This is a unique center featuring teaching kitchens for guests and visitors who wish to take cooking classes, an event hall, and offices.

The OASP proposes a total of 16,500 square feet of commercial and office space, generating significantly less sales tax revenue than SLOWCC.



OPEN SPACE

The Open Space-Recreation (OS-R) designation is given to the park and gardens located throughout the site. Upon entering the core, there is (9.2) acre public park. This will serve to draw the community into the site, as well as provide recreation space for guests. In order to promote the natural beauty of the site and to encourage users to walk around and enjoy the landscape, the core will be connected by a series of gardens and trails. The trails lead to various parts of the site; up to Righetti Hill, through the vineyards, across the creeks and so forth. The gardens offer an easy walk, but lead to more challenging bike and pedestrian trails, for those who are up to it. The OASP provides approximately 3000 linear feet of bike and pedestrian pathways for Righetti Hill, and integrated into the site's circulation system.

The Open Space (OS) designation concerns the remainder undeveloped portion of the site. A large part of this is Righetti Hill, which cannot be developed due to intensity of slopes and viewsheds. Another undevelopable area is the strip extending along the eastern border of the site, along the UPRR tracks. The decibel levels are too high to permit any sort of use be placed there. Aside from areas that cannot be developed, the OS land use designation is used to preserve the natural landscape. Therefore, all creeks fall into the OS designation. Open space accounts for over 50% of total site area; the OASP designates 33% open space, or 80 acres.

AGRICULTURE

The Agriculture (Ag) designation is solely for the vineyards on site. The vineyards are used to educate guests about the wine-making process, and are used for the wine made at the winery on site. The OASP identifies grazing and animal keeping as the sole agricultural use on site and calls for them to be phased out by the time of build out.



CIRCULATION

The circulation plan for SLOWCC does not differ much from that of the OASP. Figure 6 displays the graphic circulation plan. Both plans have one main arterial running from the northern border of the site on Orcutt Road to the southern border on Tank Farm Road. This creates two new intersections, however the Orcutt entrance will serve as the main entrance to the site, and therefore, will generate more traffic than the Tank Farm entrance. The Orcutt entrance will be enhanced with a right turn lane to alleviate traffic blockages.

On the site, the main arterial leads to the central plaza traffic circle. From here, there are four collector roads which branch out from the circle, leading through the six themed areas in the core. Two of these roads lead back across the creeks into the two retreat areas with bed and breakfasts, to the east of the main circle. The other two collectors lead to the west of the site into the vineyards.

Connecting all of the collectors is a road with surround each of the six themed areas. All access to parking is provided off of this road. Most of the traffic on site is expected to use this road more than the collectors branching off of the circle, so it is wider and more traffic oriented than the collectors. This will help alleviate traffic congestion in the core and promote a pedestrian friendly environment. This road connects back to the main arterial, which leads to the Tank Farm entrance and exit.



Pedestrian and bike paths are provided throughout the site. Gardens surround the six themed areas entirely, and have a pedestrian path running through them. This path connects to another trail which leads completely around Righetti Hill and back to the retreat areas. This trail goes through both of the retreat areas, through the public park just north of the core, and then through the western vineyards, and back to the main arterial connecting to Tank Farm Road. All of these trails are compatible with bike use as well. Figure 7 below shows an example of the pedestrian/bike paths on site.

The shuttle provides service throughout the site, and to wineries in Edna Valley and North County. The shuttle hub is just past the main Orcutt entrance. This area provides tourist information, rental car services, and houses offices related to the shuttle services. On site, the shuttle stops at both of the bed and breakfasts, at the southern end of the core, at the winery, and at Tank Farm Road. For transportation purposes, the shuttle offers services to and from San Luis Obispo Regional Airport and to the Amtrak station. For wine tours, the shuttle follows Tank Farm Road to Route 227 for Edna Valley tours, and takes Johnson Avenue north to connect to the Highway 101 North to visit North County wineries.



Figure 7. Sample view of pedestrian and bike paths.

CHAPTER 5

Urban Form



The San Luis Obispo Wine and Culinary Center features a compact commercial core in the middle of a beautiful natural setting. This design is intended to emphasize the natural setting and encourage all visitors to the site to explore their surroundings as well as enjoy an incredible wine and culinary experience. Figure 8 below shows an aerial view of the commercial core.

The core moves outward from a central circle. The main road passes through this circle, and breaks off into smaller connector roads. There are 6 streets which branch off from this circle, all of which lead into individual areas featuring different cuisines and dining experiences, and a series of retail to complement. These collector roads are narrower than the main arterial, with more emphasis on pedestrian movement rather than vehicular. The sidewalks along the collectors are wider, in order to allow for street trees, patios, benches and other amenities. The circle features a central plaza, which can be used for concerts, exhibits, or picnicking. No buildings exceed 2 stories so that the views of Righetti Hill and surrounding scenery are not impaired.



Figure 8. Detail aerial image of commercial hub.



Dining in the core consists of cafes, family-style restaurants, and fine dining. All eateries have outdoor seating, some with patios located on the sidewalk and others in the gardens behind the restaurant for a more private setting. Figure 10 belows shows a typical street in the themed cuisine area. Each cuisine area features décor exhibiting specific items from that culture. Each themed area also has a wine tasting room featuring wine from that area of the world.

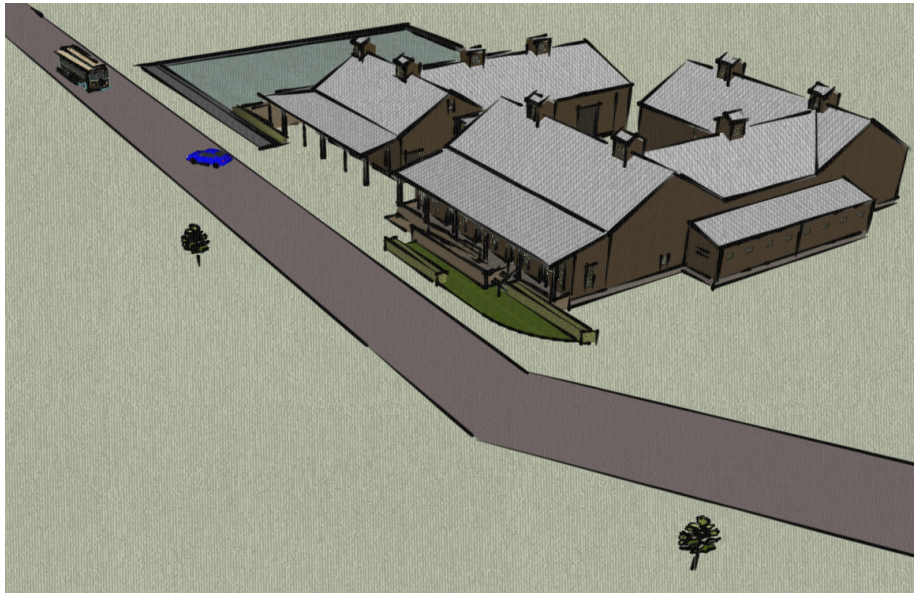


Figure 9. Sketch of winery with adjacent aerated pond.



Figure 10. Street view of Restaurant #1.



Figure 11. Street view of restaurant #2.

Figure 9 (page 26) shows the winery, which is located on the main arterial, past the southern end of the commercial core. It is surrounded by vineyards and pedestrian trails. The winery is placed at the base of Righetti Hill, to provide spectacular views for guests who come to tour and taste wine there.

Figure 11 above displays another collector street in the core. Each collector will feature a restaurant of a particular cuisine, and a wine tasting room serving wines which complement that specific cuisine.



Figure 12. Photograph of a street portraying ideal image of SLOWCC collector streets.
Source: Google Images.

Figure 12 above shows an idealic image of how the SLOWCC streets will look after all commercial spaces have been filled, and the site is a popular tourist destination throughout the state of California. Abundant pedestrian traffic, as well as outdoor dining and tree-lined streets will be typical throughout the SLOWCC core.



The main building is the largest building on site at 30 feet tall. It is located to the northwest of the circle, breaking up the smaller buildings which make up the themed areas. Its doors open to the center plaza, inviting all visitors to come inside. Its pitched roof and wrap-around porch are a tribute to the California Bungalow style which is popular in older neighborhoods in San Luis Obispo. Behind the main building is a hotel featuring 100 rooms for guests to stay in. This hotel caters to families who may be coming to stay on-site, as it near the park and other recreation areas and is more affordable than the two bed and breakfasts on site. Figure 13 below shows a view of the main building from the central plaza.



Figure 13. Sketch of main building and Center hub.



Figure 14. Street view of main building, trolley, and architectural detail.

Gardens surround the commercial areas, connecting each area with pedestrian trails. All parking is located in the rear of the developments, in order to eliminate unsightly flat surface lots. The pathways lead through the parking lots, in between the two buildings which make up each separate area, and lead to the main plaza, in the circle. Figure 14 above displays another view of the main building.



Beyond the center are two bed and breakfasts, which are removed from the core and located between two creeks. These areas really take advantage of the natural setting, as they are surrounded by bike and pedestrian trails, creeks, and wildlife. Since they are removed from the busy commercial core, these bed and breakfasts create a peaceful retreat for guests wishing to stay in a quieter setting. Figure 15 below shows one of the bed and breakfasts set against a creek.



Figure 15. Sketch of bed and breakfast.



VISUAL CHARACTER

The SLOWACC has been developed with simple architectural style, so as not to detract from the natural setting. Its location capitalizes on the best aspects of San Luis Obispo County's environment: creeks, lush green spaces, hillsides, and views of distant hills. Because of this, all development on site is to be designed in a way that accents natural features. The buildings are to be accented with wood, stained in a natural color and not painted. Earthtones are used throughout the site. Figure 16 below displays standard architectural features found throughout the SLOWACC site.



Figure 16. NYWCC's main building exhibit simple yet stylish architecture, which is characteristic of SLOWACC. Source: www.travelmaven.com

Slight deviations are taken from this style in the themed areas of the commercial core. They are to reflect the cuisine and wine which are served in the restaurants and tasting rooms of each area. These themes are Italian, Spanish, French, Australian, Japanese, and a local Central Coast area.

Gardens and vegetation throughout the site serve as open space buffers, as required by the City of San Luis Obispo. These buffers also create ways for visitors to interact with nature, as all gardens have pedestrian trails which connect to other pedestrian and bike trails across the site. The vegetation creates pleasing displays of native Californian plant species, and also diminish visibility of parking lots throughout the site.

The OASP calls for a mixture of Craftsman, California Bungalow and California Mission architectural styles throughout the site.

CHAPTER 6

Environmental Review & Feasibility



ENVIRONMENTAL IMPACT OVERVIEW

In order to adequately review the environmental impacts associated with the proposed San Luis Obispo Wine and Culinary Center, a detailed initial study has been conducted. This initial study addresses all of the potential impacts associated with the possible development of the SLOWCC project.

The initial study has been completed by using the existing Orcutt Area Specific Plan Final Environmental Impact Report along with the Orcutt Area Specific Plan itself. The main purpose of this environmental review is to outline the comparison between the environmental impacts created by the SLOWCC and Orcutt Area Specific Plan projects. In this analysis it has been determined that the SLOWCC project creates substantially less impacts on the existing natural environment than the Orcutt Area Specific plan does. The initial study is attached in the Appendices. Many of its mitigation measures are taken from the Orcutt Area Specific Plan EIR and manipulated in order to appropriately complement the SLOWCC project.

Significant impacts were found in the following areas: aesthetics, geology and soils, hazards and hazardous materials, hydrology and water quality, land use planning, noise, traffic, and utilities and service systems.

In the area of aesthetics, the most impact found was that scenic views may be adversely effected by this development. Mitigation measures taken to prevent this as much as possible include: avoiding unnecessary grading, vegetation removal and site lighting in order to preserve the natural environment.



Specific impacts regarding geology and soils are all in relation to the possible effects of a ruptured fault line due to an earthquake in the area. An earthquake could cause strong seismic ground shaking, and landslides or mudflows. Also the site has some expansive soils, which, if expanded, could cause the collapse of structures. Mitigation measures taken for potential earthquakes and subsequent damage include: following the Uniform Building Code, the California Building Code, and the City of San Luis Obispo's Seismic Safety Element. No impacts are so significant that they will need further mitigation than this. Mitigation for the expansive soils involves performing a geotechnical study to identify the weakest soil areas, grade areas with expansive soils to a point where they are no longer an issue, and to bring in non-expansive soils from other areas. These measures will reduce the impact to less than significant.

Potentially significant impacts under the Hazards and Hazardous Materials category come from the site being located within a two mile radius of the San Luis Obispo Regional Airport and the Union Pacific Railroad (UPRR) tracks running along the west side of the site. This plan, as well as the OASP will be required to be reviewed by the Airport Land Use Planning Commission for consistency with the current Airport Land Use Plan. Transport of hazardous materials along the UPRR will be required to comply with Federal and State regulations regarding hazardous materials.

In the area of Hydrology and Water Quality, potential impacts may come from excess rainwater flowing into the creeks on site. Riparian zone planting is one mitigation measure which will help absorb excess rainwater runoff, and prevent it from running into the creek's surface waters. Where necessary, stabilization measures may be taken to prevent the creek walls from eroding.



Regarding Land Use and Planning, the SLOWCC project would conflict with the OASP. The OASP would need to be amended by the City to reflect all provisions of the SLOWCC development. Beyond this, there are no significant impacts or conflicts with existing plans for this area.

Noise impacts will result from the UPRR on site. Mitigation measures taken include locating land uses involving high volumes of people and activity outside of the 65 decibel level to avoid any noise-inflicted health effects. This buffer zone is clearly demonstrated on the Land Use diagram in Figure 5.

In the area of Traffic and Transportation, the project may increase level beyond the capacity of existing roads. This could lead to an overall Level of Service (LOS) which is lower than acceptable by City guidelines. Findings from the OASP concluded that only one intersection would be decreased to an unacceptable LOS (LOS E) and that the addition of a right turn lane would mitigate the impact to significant levels. Since the uses on site are seasonal, there are no standards for traffic counts. It is understood that traffic levels will increase during the summer, however, overall counts for the year remain below levels in the OASP.

For Utilities and Service Systems, SLOWCC will not cause the existing wastewater treatment facility to be over capacity. Therefore, no expansion or on-site facilities will be necessary. However, biological treatment systems will be put in place to treat wastewater to the point that is acceptable for irrigation for the vineyards. This will reduce overall water use and allow the site to provide for itself.

Overall, there are no outstanding significant impacts. Any impacts can be reduced through specified mitigation measures. The total environmental impact of the SLOWCC development is much less than the adopted OASP.



FEASIBILITY

This section discusses technical aspects of SLOWCC which make it feasible for development and support the Wine Group’s decision to recommend this project over the Orcutt Area Specific Plan.

RELATIONSHIP TO THE GENERAL PLAN

The SLOWCC development meets the requirements of the San Luis Obispo General Plan (GP) in the elements of Land Use, Noise, Conservation and Open Space, and Circulation. The following chart outlines some of the specific goals that the SLOWCC development meets.

Consistency with General Plan Goals				
Element	Land Use	Goal		
	Land Use		2	Protect and enhance natural settings and habitats
			5	Recognize the importance of farming
			4	Protect public views from hillsides and mountains
			7	Foster admiration for the natural environment
			9	Provide employment opportunities relevant to residents' skills
			10	Provide goods and service which residents regularly leave the area for
			20	Enrich community cultural and social values
			24	Serve as the county's hub for retail, tourism, entertainment, and cultural services
			28	Maintain the city's small town character, with extensive open space between developments
			34	Develop buildings and places which complement the natural setting
			36	Provide a safe place to walk or bike
			Circulation	2
	Open Space		8.2.2	Maintain open space within the urban area
			8.3.2	Provide buffers between activities and open space
			8.5.1	Provide public access to open space resources
9.1.1		Preserve natural and agricultural landscapes		
	9.2.2	Create views to and from private development		

Table 2. Goals met by the SLOWACC development. Source: City of San Luis Obispo General Plan

The development of SLOWCC meets a number of the Community Goals outlined in the Land Use Element of the SLO GP. Most of these are environmental goals, because the SLOWCC site puts a strong emphasis on the preservation of its natural environment and encouraging visitors and residents to interact with it. SLOWCC also complies with most of the tourism goals for the City. The SLOWCC development reiterates San Luis Obispo as the County's hub by bringing the center of one of its major economic industries into the city limits. This will draw visitors from all over the County and State, as well as meet many of the City's economic development goals.



AIRPORT COMBATIBILITY

The site area is located near the San Luis Obispo Regional Airport and is therefore subject to the parameters of the Airport Land Use Plan (ALUP). The SLOWACC development is consistent with the ALUP because it has only land uses which are compliant with the ALUP Safety Area S-2. The OASP is consistent with the ALUP as well.

COMMERCIAL ABSORPTION

With the large amount of retail space available on site, it is necessary to fill spaces in accordance with phases of development. There must first be anchor businesses which will provide revenue and generate a drawing towards the site. Following these anchors will be smaller, more specialized retailers to fill in remaining commercial spaces. Since SLOWCC will be a regional hub, it should attract well-known names in both food and wine. For example, restaurants should have professional chefs with specialty menus. This will draw people to the site, and in time, will allow for more commercial variety.

TOURISM STUDIES

Economic Vitality Corporation (EVC) did a tourism study for San Luis Obispo County in 2008. This study assessed the County's major attractions, jobs created from these attractions, and tax revenue generated based on these jobs and tourism overall. EVC found that \$1.121 billion in travel related spending was spent in the County in 2007. The City of San Luis Obispo counted for 23% of this total, outranked only by the South Coast cities. This higher percentage of spending is arguable because people prefer to stay in hotels on the beach and travel into San Luis Obispo for day-use activities. The clearest way to close this gap, and raise tourism revenue in the City is to market one of the County's economic bases more strongly in favor of San Luis Obispo. The study concludes that the City has its choice of which direction it could take its focus: the wine industry, historic resources, or natural attractions. The County is already known for wines throughout the state, so the development of SLOWCC would only strengthen the County as a reputable wine region. The following breakdowns give a rough idea of revenue generated on the SLOWCC site.



SLOWCC lodging offers a total of 140 guest rooms. With hotel taxes at 12.065%, and assuming an average of \$150 per night, this would generate \$2533.65 in hotel lodging taxes, any night all rooms are booked. Assuming an average stay is 3 nights, and 75% of rooms are booked at any given time, this would generate \$5700.71 tax revenue per stay. Over one summer, there would be a total of \$171,021.30 tax revenue generated. This total revenue is based on 30 consecutive 3-day stays over the months of June, July, and August.

Property tax for the City is set at 1.1% of total property value. With a total of 2,033,500 square feet of built area on site, assuming an average value of \$1.50 per s.f. per month, property tax revenue would be \$33,552.75 per month and \$402,633 per year. Therefore, property and hotel taxes alone will generate over \$500,000 per year. Sales tax revenue will also be significant, given that there is over 1,000,000 square feet of commercial space on site. This revenue will be significantly higher than the OASP. All tax rates were taken from the City of San Luis Obispo Economic Development Department (City of SLO, 2009; www.ci.san-luis-obispo.ca.us/economicdevelopment/demographics.asp).

Appendices



INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
For San Luis Obispo Wine and Culinary Center

1. Project Title:

San Luis Obispo Wine and Culinary Center Alternative Analysis

2. Lead Agency Name and Address:

City of San Luis Obispo, Community Development Department
990 Palm Street, San Luis Obispo, CA 93401

3. Contact Person and Phone Number:

Chad.Endicott,Planner
Phone: (209) 743-2918

Hayley.Cole,Planner
Phone: (661) 332-0105

4. Project Location:

The site encompasses 230.85 acres and is located south and east of the City limits of San Luis Obispo. Orcutt Road is located east and north to the site; with the Union Pacific Railroad located to the west; and Tank Farm Road just to the south of the site.

5. Project Sponsor's Name and Address:

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

6. General Plan Designation:

The current designated land uses include several single-family residences and agricultural-related uses.

7. Zoning:

The project site's proposed designation is zoned for Retail Commercial (C-R1 & C-R2), Park (P), Agriculture (AG), Mixed-Use (MU), Industrial (IL), and Commercial Tourism (C-T).



8. Description of the Project

As an alternative to the Orcutt Area Specific Plan the development of the San Luis Obispo Wine and Culinary Center (SLOWCC) has been proposed. Development will consist of a main wine and culinary center, a building with several educational kitchens and classrooms, tasting rooms, spas, restaurants and cafés, guestrooms (resembling bed and breakfast style accommodations), central plaza, gardens, vineyards, open space, parking, and areas for expansion. The proposed project will also include the development of a winery that will also be used as a teaching facility. The total size of the proposed uses will be approximately 6,705,000 square feet or approximately 154 acres.

The proposed project will focus on creating an interactive environment for students and visitors to gain knowledge focusing culinary and viticulture studies. This will be a learning and living environment where guests can work and expand their studies. Development will focus on protecting the natural environment and surrounding views while creating a built environment that focuses on smart growth principles and designs. Open space will be preserved while designating areas for gardens, parks, vineyards, and open space to be used by the students and visitors.

It has been determined that the proposed development of the San Luis Obispo Wine and Culinary Center will not create more environmental impacts than the project described in the Orcutt Area Specific Plan.. If the City of San Luis Obispo chooses to approve the SLOWCC, the main environmental impact that is different than any listed in the Orcutt Area EIR, would result from the waste water produced from the on site winery and its operations.

However, there are several ways to reduce the impact of the waste water produced by the proposed winery. By using biological systems such as lagoons and aeration ponds, environmental impacts created by the winery would be reduced to a less than significant level. The main advantage of this biological systems used to treat waste water is their simplicity to build and operate.

Conventional wastewater treatment typically involves using a mechanical aeration device to provide oxygen for breakdown of organic matter contained in the wastewater. The biological treated effluents are suitable for vineyard irrigation, which can reduce the cost and waste of additional water used. Further explanation of the winery waste water treatment can be found under the Utilities and Services Systems section in this Initial Study document. Some of the impacts in the Specific Plan are similar to the SLOWCC's impacts, so there has been no alteration in mitigation measures that apply to those specific impacts.

The proposed development of the SLOWCC will ultimately have less environmental impacts than the project proposed in the Orcutt Area Specific Plan and is more consistent with the City's general plan. In order to better protect the project site it is recommended that the City accepts the proposed project.



9. Surrounding Land Uses and Settings:

The project site is primarily open space and has surrounding agriculture areas to the north and east of the site. There are small industrial, agricultural, commercial, and residential land uses adjacent to the site.

10. Project Entitlements Requested:

The City will need to obtain grading plan approval for sediment removal, and CAO/City Council approval of plans and specifications for the work.

11. Other public agencies whose approval is required:

Permits required:

Caltrans encroachment permit



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.

X	Aesthetics	X	Geology/Soils	X	Public Services
X	Agricultural Resources	X	Hazards & Hazardous Materials		Recreation
	Air Quality	X	Hydrology/Water Quality	X	Transportation & Traffic
X	Biological Resources	X	Land Use and Planning	X	Utilities and Service Systems
X	Cultural Resources	X	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.
X	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. The earlier initial study was 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)).
--



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.	
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.	X

Signature

June 10, 2010
Date

Printed Name

For: John Mandeville,
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 (c) (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.





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	



The main thing to note here is that creating any type of development on the Orcutt Area project site would alter the existing aesthetic character of the environment. Although the proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would alter the aesthetic character of the environment, it would create an impact much less so than the development proposed in the Orcutt Area Specific Plan. The SLOWCC project tries to minimize the use of the open space as much as possible by designating open space areas, parkland, and vineyards for agricultural use. These uses complement the existing character of the site much more than the Orcutt Area Specific Plan project does.

- a) Development of the San Luis Obispo Wine and Culinary Center would affect the existing aesthetic character of the site from Orcutt and Tank Farm roads. Implementation of policies and programs will address the impacts associated with the site's character. These impacts will make the site more urban, but this is significant and unavoidable.
- b) The development of the site will impede some views of Righetti Hill from Orcutt Road. A portion of the open space on the site will be used for some development and agricultural use. This change in character to the rural area is potential significant, unless mitigated. Implementation of policies and programs will address the impacts associated with the site's character. The following mitigation measure is required:

Mitigation Measures:

AE-S (a): According to the San Luis Obispo General Plan Conservation and Open Space Element:

- 9.1.1 Preserve natural and agricultural landscapes:
- 2. Avoid unnecessary grading, vegetation removal, and site lighting.
- 3. Incorporate building forms, architectural materials, and landscaping, that respect the setting, including the historical pattern of development in similar settings, and avoid stark contrasts with its setting.

Conclusion:

With the above mitigation measure, the impact would be reduced to less than significant.

- c) Development of the proposed project will change the existing visual character of the site, because it is currently open space. Implementation of policies and programs will address the impacts associated with the site's character in order to reduce the degradation of the site's character.
- d) Development of the proposed project will slightly add nighttime light and daytime glare which would adversely affect the surrounding views in the area. The proposed development the SLOWCC will not produce as much daytime and nighttime light or glare as the Orcutt Area Specific Plan project because there are substantially fewer buildings proposed for development and no residential uses which contribute a lot to light and glare. Implementation of policies and programs will address the impacts associated with the site's character. These policies and programs would reduce adverse impacts to some extent. The following mitigation measure is required to mitigate light and glare impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.



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	

The SLOWCC project would create a less than significant impact on the agricultural resources existing on the project site. The project proposes several areas dedicated to keeping consistent with the existing agricultural uses and provides many areas for open space which will preserve much of the existing agricultural and farmlands. Any impact created by this project would be significantly less than the impacts created by those from the Orcutt Area Specific plan project.

a); b); and c) Development of the proposed project would require development of uses that conflict with current agricultural designated land. Implementation of policies and programs will address the impacts associated with the site's character. These policies and programs would reduce adverse impacts to some extent. Much of the proposed project will be used for agricultural, park, and open space uses which will stay current with the agricultural uses on the site. The SLOWCC project would create a substantially less impact on the environment than the Orcutt Area Specific Plan.

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



There will be an insignificant amount of emissions from construction equipment. The pollutants created by the development of the proposed SLOWCC project are well below the State's standards. Any impact created by this project would be significantly less than the impacts created by those from the Orcutt Area Specific Plan project. The construction of many residential areas from the Orcutt Area Specific Plan project would create a much larger impact on the air quality than the construction of the SLOWCC project.

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



The proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would alter the existing conditions of the biological resources but, it would create an impact much less so than the development proposed in the Orcutt Area Specific Plan. The SLOWCC project tries to minimize the use of the sensitive areas and habitats as much as possible by designating open space areas, parkland, and vineyards for agricultural use. The riparian zones, creek beds, and wetlands will have no development that will significantly impact their integrity. These uses complement the existing character of the site much more than the Orcutt Area Specific Plan project does.

b) Development under the proposed project could potentially impact special-status plant species and plant communities of special concern within the site. This is considered a Class II, *significant but mitigable* impact. Implementation of policies and programs will address the impacts associated with the site's character. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.

Mitigation Measure

B-2 (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



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



The proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would minimally alter the existing conditions of the cultural resources but, it would create an impact much less so than the development proposed in the Orcutt Area Specific Plan. The SLOWCC project tries to minimize the use of the unexplored cultural lands, areas, and other historical resources as much as possible by designating open space areas, and archaeological and historical review of the project site prior to any construction. These uses complement the existing character of the site much more than the Orcutt Area Specific Plan project does.

a) Development of the proposed project could potentially impact historical resources on the site. This is considered a Class II, significant but mitigable impact. Implementation of policies and programs will address the impacts associated with the site's historical resources. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.

Mitigation Measure

CR-4(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 proposed project could potentially impact archaeological resources on the site. This is considered a Class II, significant but mitigable impact. Implementation of policies and programs will address the impacts associated with the site's archaeological resources. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.

Conclusion:

With the above mitigation measure, the impact would be reduced to less than significant.

Mitigation Measures

CR-2 (b) 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.



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

The proposed SLOWCC project will not impact energy and mineral resources. The proposed project will use sustainable and smart growth principles as outlined by San Luis Obispo County's strategic growth plan.

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		



The proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would minimally alter the existing conditions of the geology and soils and it would create an impact much less so than the development proposed in the Orcutt Area Specific Plan. The SLOWCC project strives to minimize the use of the sensitive geological zones, unstable soil types, fault areas, and other geological and soil resources as much as possible by designating open space areas, and geological and soil reviews of the project site prior to any construction. These uses complement the existing character of the site much more than the Orcutt Area Specific Plan project does and would also be a safer alternative to the existing specific plan as well.

a) Seismic activity could produce sufficient ground shaking to result in liquefaction at the project site. This is considered a Class II, significant but mitigable impact. Implementation of policies and programs will address the impacts associated with the site's soil resources. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The following mitigation measures will reduce the impacts to be less than significant.

GS Mitigation (I-IV):

Buildings should conform to the City's uniform earthquake building standards, and should be built in soils with the least probability for liquefaction. A good mitigation measure from the Copelands Final Project EIR should be followed. It states:

Standard Regulatory Conditions:

GEO-1: The project shall be designed in accordance with applicable sections of the Uniform Building Code and the California Building Code, and it shall be in compliance with the City's Seismic Safety Element. Required site specific geotechnical investigations have already been performed at both sites. Recommendations for site preparation, grading, backfill, and foundations developed during the site-specific geotechnical investigation shall be incorporated into the project design.

Conclusion:

With the above mitigation measure, the impact would be reduced to less than significant.

b) Development of the proposed project would not result in substantial soil erosion or the loss of topsoil.

c) Soil stability conditions contributing to landslides, debris flows, or rock falls exist within the project area. This is considered a Class II, significant but mitigable impact. Implementation of policies and programs will address the impacts associated with the site's soil resources. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.

Mitigation Measures

G-5(a) Slope Engineering: If the Specific Plan area is identified as having unstable slopes within the



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 lose, injury, or death, involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands?					X



The proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would not create any significant hazardous materials, nor would it be impacted by any hazards on or off the project site. The SLOWCC project would create an impact much less than the development proposed in the Orcutt Area Specific Plan. The SLOWCC project strives to minimize the use of the hazardous materials and avoiding any potential hazards associated with the nearby airport, roads, and railroad system. These uses complement the existing character of the site much more than the Orcutt Area Specific Plan project does and would also be a safer alternative to the existing specific plan as well.

f) Development under the proposed project would increase activity levels in the vicinity of the San Luis Obispo Airport Planning Area. The draft plan is inconsistent with certain safety-related provisions of the Airport Land Use Plan. Revisions to the development plan and density adjustments from the Airport Land Use Commission are required to make the development plan consistent. If the Airport Land Use Commission determines that the Orcutt Area Specific Plan is consistent with the Airport Land Use Plan, this would be considered a Class II, *significant but mitigable* impact.

Implementation of policies and programs will address the impacts associated with the site's hydrology resources. These policies and programs would reduce adverse safety precautions. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.

Mitigation Measures

S-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.

S-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.

Conclusion:

With the above mitigation measures, the impact would be reduced to less than significant.

h) The close proximity to the Union Pacific Railroad corridor could create a public safety hazard resulting from accidents. According to the Orcutt Area Specific Plan EIR, Transport of hazardous materials on the railway will be required to comply with all federal, state, and local laws pertaining to the handling of hazardous materials. In addition, any school developed pursuant to the Specific Plan would require compliance with Department of Education safety study requirements. This analysis,



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?					X
e) Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial flooding onsite or offsite?					X
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?					X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					X
h) Will the project introduce typical storm water pollutants into ground or surface waters?					X
i) Will the project alter ground water or surface water quality, temperature, dissolved oxygen, or turbidity?					X



Drainage runoff from all uses including agricultural use will be diverted into the biological waste water system lagoon on site. This water will later be used for irrigation needs within the park and vineyards. The process for the biological waste water treatment system will be described later on in the Utilities and Service Systems section of this Initial Study.

- a) The proposed project will not violate any water quality standards or waste discharge requirements.
- b) The Implementation of policies and programs will address the impacts associated with groundwater supplies and recharge. The proposed project's design would limit the impacts on groundwater.
- c) Increased runoff on-site could deteriorate on-site stream bank conditions, leading to long-term erosion on-site. Implementation of policies and programs will address the impacts associated with the site's hydrology resources. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.
- d) and e) The design of the proposed project will not impact the existing drainage flows and basin capacities onsite and offsite

Mitigation Measure

D-2(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.

D-2(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



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

The proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would not conflict significantly with any existing land use policies, regulations, nor would it divide the existing community or conflict with a habitat conservation plan. The SLOWCC project would create an impact much less so than the development proposed in the Orcutt Area Specific Plan. The SLOWCC project strives to minimize the development of any uses that may conflict with the existing land uses designated for the project site. Also, the proposed project will not require the removal of any existing homes, and will work with the existing land owners in order to keep the existing community happy. These uses complement the existing character of the site much more than the Orcutt Area Specific Plan project does and would also be a better alternative for the existing residents that live on the site.

a) The proposed project would conflict with the current land use plan and will have to apply for an amendment to that plan. The following mitigation measure has been referenced from the Orcutt Area EIR.

Mitigation Measures

LU-1(a) 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.

Conclusion:

With the above mitigation measure, the impact would be reduced to less than significant.

b) The proposed project will not impact or divide an established community. The development would integrate the existing community into the design.

c) The proposed project does not conflict with any habitat conservation or natural community conservation plans.

The project is intended to comply with the Federal Endangered Species Act, the Clean Water Act, and California regulations concerning stream alterations.



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 ground borne vibration or ground borne 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



The proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would not create any significant noise impacts on the project site or surrounding areas. The SLOWCC project would create an impact much less so than the development proposed in the Orcutt Area Specific Plan. The SLOWCC project strives to minimize the use of noise and avoiding any use of loud construction equipment. Landscaping policies and design techniques will be implemented into the plan to ensure that there is minimal noise impact on and offsite. These uses complement the existing character of the site much more than the Orcutt Area Specific Plan project does and would also be a safer alternative to the existing specific plan as well.

b) Construction during the proposed project would temporarily generate high noise levels onsite. Because noise could exceed thresholds in the City General Plan Noise Element, impacts are considered Class II, *significant but mitigable*. Implementation of policies and programs will address the impacts associated with the site's noise constraints. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.

Mitigation Measure

N-1(a) 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.

b) & c) The proposed project would place additional sensitive receptors in the vicinity of the Union Pacific Railroad tracks, exposing them to noise levels that could potentially exceed City noise standards. This is considered a Class II, *significant but mitigable*, impact. Implementation of policies and programs will address the impacts associated with the site's noise constraints. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.

Conclusion:

With the above mitigation measure, the impact would be reduced to less than significant.

Mitigation Measure N-4(a) Specific Plan Revision: The Specific Plan shall be revised to meet the noise standards of the City General Plan Noise Element. Policy 4.5.1a shall be revised to require that outdoor



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

The proposed project does not involve development or removal of dwellings.

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

The proposed project would not require the need of any additional public services.

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



The proposed project will not affect existing or planned parks, trails, or any part of the existing environment. Implementing various policies and programs will reduce any impacts on the environment.

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



The proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would not create any significant impacts on the existing circulation plan of the area. The SLOWCC project would create an impact much less so than the development proposed in the Orcutt Area Specific Plan. The SLOWCC project strives to minimize the winding of old roads and the construction of any new roads.. These uses complement the existing character of the site much more than the Orcutt Area Specific Plan project does and would also be a better alternative to the existing specific plan because it requires much less road construction and management.

a) and b) According to the Orcutt Area Specific Plan EIR, the addition of traffic generated by the proposed project to Baseline traffic volumes would cause one study roadway segment and one intersection to operate at unacceptable levels during peak hours. This would result in a Class II, *significant but mitigable*, impact. Implementation of policies and programs will address the impacts associated with the site's traffic constraints. These policies and programs would reduce adverse impacts to some extent. The following mitigation measures are required to mitigate all impacts. The mitigations have been referenced by the Orcutt Area Specific Plan EIR.

Mitigation Measure

T-1(a) 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.

Conclusion:

With the above mitigation measure, the impact would be reduced to less than significant.



16. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X
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?			X		
c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded water resources needed?					X
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?					X
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
f) Comply with federal, state, and local statutes and regulations related to solid waste?					X



The proposed project will not affect utility demand or amount of supplies. The proposal of the San Luis Obispo Wine and Culinary Institute (SLOWCC) would minimally impact the existing waste water system infrastructure already provided by the City of San Luis Obispo. The proposed project would create an impact much less so than the development proposed in the Orcutt Area Specific Plan mainly because it will have no residential uses which usually create a significant demand for waste water services and other water needs.. The SLOWCC project strives to minimize the use of the water, waste water systems, and contamination of the groundwater aquifer. The uses of the proposed project complement the existing character of the site much more than the Orcutt Area Specific Plan project does and would also be a safer alternative to the existing specific plan as well.

a) & d) The proposed project will not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board. The City will be expanding its wastewater capacity, and the proposed project will not over contribute waste water.

b) The proposed project will result in the construction of a new biological waste water treatment system, mainly used by the proposed winery, vineyards, and drainage. In order to address the large amount of waste water produced by the winery the following mitigation measures will be implemented.

Mitigation Measure

USS-1 Biological System Wastewater treatment:

There are several opportunities to achieve a largely sustainable operation at wineries with the use of:

- Treatment of wastewater to produce an effluent quality for irrigation (making use of the used water, and regarding it as a resource rather than a waste product);
- Application of residuals byproduct use for compost production to provide a rich nonputrescible organic resource which may be used to improve soil qualities / general beneficial application.

Achievement of a sustainable operation may be further enhanced through application of anaerobic digestion

(for wastewater residuals and marc / lees) for generation of biogas, which would be used for energy production / use at the winery and the natural wastewater treatment aeration ponds.

These Biological treatment systems are economical and provide BOD and suspended solids (TSS) removal. The use of aerated ponds can generally perform well and are usually reliable in these types of conditions. They are low maintenance, mechanically simple systems that minimize the amount of operator attention required.

Aerated ponds are capable of handling surges in hydraulic and/or organic loadings that are common to wineries. When properly designed and operated, the potential for environmental problems (odors, ground and surface water contamination) is minimal.

Conclusion:

With the above mitigation measure, the impact would be reduced to less than significant.



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	
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Compared with the Orcutt Area Specific Plan project, long-term impacts will be beneficial to the environment. Mitigation designed into the project is expected to reduce short-term impacts (construction disruption) to insignificance. A large portion of the project site is designated for open space and agricultural land, which is consistent with the current land uses, and would not adversely change the environment or any plant or animal habitats.

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
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Other, similar projects may be undertaken by the City, private landowners, or other organizations. At this time, none are proposed for simultaneous construction. Projects based on the same design principles and incorporating the same types of mitigation will not have cumulative, adverse impacts.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

					X
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The project will not adversely affect resources used by humans, nor the adjacent human community.

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 (c) (3) (D). In this case a discussion should identify the following items:

a) Earlier analysis used. Identify earlier analysis and state where they are available for review.

Orcutt Area Specific Plan FEIR
 Available for review at: 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 FEIR

Available for review at: City of San Luis Obispo, Community Development Department at, 955 Morro Street, San Luis Obispo, CA 93401

c) Mitigation measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.



Overall Travel Spending

Travel Spending in San Luis Obispo County in 2007 was \$1.121 billion.

	Spending	Earnings	Employment	Tax Receipts (\$ Million)	
	(\$ Million)	(\$ Million)	(Jobs)	Local	State
2001	896.7	299.3	16,639	21.0	34.2
2002	902.3	308.8	16,253	21.5	35.3
2003	926.4	322.0	16,342	21.3	36.3
2004	970.0	333.8	16,218	21.3	38.2
2005	1,025.3	346.2	16,458	22.3	40.3
2006	1,084.5	369.1	16,612	24.3	42.0
2007p	1,121.2	383.3	16,824	25.5	43.1
<i>Annual Percentage Change</i>					
06-07p	3.4	3.8	1.3	4.9	2.6
01-07p	3.8	4.2	0.2	3.3	4.0

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Prepared by the
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