

APPENDIX A

- **Notice of Preparation (NOP)**
 - **NOP Response Letters**



San Luis Obispo County

Department of Planning and Building Environmental Division

DATE: April 15, 2005

TO: FROM: Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL
IMPACT REPORT**

**PROJECT TITLE: Laetitia Agricultural Cluster Subdivision, Tentative Tract Map
2606 and Conditional Use Permit**

PROJECT APPLICANT: John Janneck, Janneck Limited

RESPONSES DUE BY: _____

The County of San Luis Obispo will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Environmental Impact Report prepared by our agency when considering your permit or other approval for the project.

PLEASE provide us the following information at your earliest convenience, but not later than the 30 day comment period which began with your agency's receipt of the NOP.

1. NAME OF CONTACT PERSON. (Address and telephone number)
2. PERMIT(S) or APPROVAL(S) AUTHORITY. Please provide a summary description of these and send a copy of the relevant sections of legislation, regulatory guidance, etc.
3. ENVIRONMENTAL INFORMATION. What environmental information must be addressed in the Environmental Impact Report to enable your agency to use this documentation as a basis for your permit issuance or approval?
4. PERMIT STIPULATIONS/CONDITIONS. Please provide a list and description of standard stipulations (conditions) which your agency will apply to features of this project. Are there others that have a high likelihood of application to a permit or approval for this project? If so, please list and describe.
5. ALTERNATIVES. What alternatives does your agency recommend be analyzed in equivalent level of detail with those listed above?
6. REASONABLY FORESEEABLE PROJECTS, PROGRAMS or PLANS. Please name any future project, programs or plans that you think may have an overlapping influence with the project as proposed.

7. RELEVANT INFORMATION. Please provide references for any available, appropriate documentation you believe may be useful to the county in preparing the Environmental Impact Report.
8. FURTHER COMMENTS. Please provide any further comments or information which will help the county to scope the document and determine the appropriate level of environmental assessment.

The project description, location, and the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to James Caruso at the address shown above. We will need the name for a contact person in your agency.

Signature

James Caruso
Senior Planner
Telephone: (805) 781-5702
e-mail: jcaruso@ca.slo.ca.us

Reference: California Administrative Code, Title 14, Section 15082



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Laetitia Agricultural Cluster Subdivision, Tentative Tract Map and Conditional Use Permit ED04-233 (DRC2003-00001)

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

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Transportation/Circulation. |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wastewater |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input checked="" type="checkbox"/> Land Use |

Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

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

- The proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- The proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

James Caruso
Prepared by (Print)

James Caruso
Signature

4-11-05
Date

John Nall
Reviewed by (Print)

John Nall
Signature

Ellen Carrol Environmental Coordinator
(for)

4/11/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

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

A. PROJECT DESCRIPTION

The project proposes to subdivide portions of the 1,910 acre Laetitia property into 102 single-family one-acre home sites, a Ranch Headquarters/Community/Homeowners Association Facility and four open space lots which would accommodate a variety of uses including a 10 acre Equestrian Facility and on-going agricultural uses. This proposed development requires County approval of a Vesting Tentative Tract Map, subsequent Final Maps and Conditional Use Permits. The applicant intends to file a Conditional Use Permit application in the future to also permit the operation of a Dude Ranch on the project site. Therefore, impacts of the Dude Ranch will be considered within the cumulative impacts discussion of the EIR for this project, including impacts related to traffic, noise, air quality, water and wastewater services. The project applicant proposes to utilize the County of San Luis Obispo Agriculture Cluster Ordinance to permit clustered residential development on portions of the site. The ordinance allows the transfer of residential density to one portion of a site in order to insure the long-term operation of the remaining portion. This project proposes to remove some existing vineyards or orchards and replanting these or other crops at other locations on-site to accommodate the residential clustered development.

The proposed project, which in addition to the residential lots, includes recreational, equestrian, and agricultural uses, will be constructed in three phases on approximately 1,521.47 acres of the 1,910 acre Laetitia property. The one-acre residential lots will occupy 102 acres of the project site. All residences will take primary access from Upper Los Berros Road, which will connect to Dana-Foothill and Sheehy Roads leading to Thompson Road-Highway 101 interchange. A secondary, emergency only access is proposed to connect to the existing Laetitia Vineyard entry at Highway 101. A 1.4 acre Ranch Headquarters/Community Recreation Facility/Homeowner's Association is proposed near the main project entrance off Los Berros Road and will provide recreational facilities including a clubhouse, pool and tennis courts. On-site roadways will require 7.2 acres. The approximately 1,410.67 acres of open space will be divided among four open space parcels. Agricultural uses (orchards and vineyards) within the open space parcels will continue to be farmed after development of the site. Other uses proposed within the open space include agricultural buffers, rangeland, pastures, riparian areas, irrigation, water storage facilities and utilities, agriculture accessory buildings, farm support quarters, wineries, domestic and fire flow water tanks, and the 10-acre Equestrian Center Facility. At a future

date, 388.53 acres of the site will be developed with a proposed Dude Ranch. Ultimately, of that total, 380.83 acres of the Dude Ranch will be open space; however, that acreage is not computed within the open space totals noted above. The Dude Ranch facilities will include guest lodging for a maximum of 75 rooms. No entitlement request has been made yet for this element of the project.

Water service needs for the proposed development will be met by well water for both potable water uses and landscape irrigation. Individual septic tanks are planned to provide wastewater disposal to the project, with either a leach field or vertical seepage pit within each lot. If soils are not suitable, the owners of agricultural land have proposed that "off-site" leach field or vertical seepage pit areas will be made available to each lot owner.

The 1,910 acre Laetitia project site is located approximately two miles north of the community of Nipomo adjacent to Highway 101 within unincorporated San Luis Obispo County. Approximately 76 acres of the project site are located on the west side of the highway, while the remaining 1,834 acres are located on the east side. Primary access to the project site east of the highway is provided by an existing driveway entrance at Highway 101, where visitors access the existing tasting room and winery. Primary access to the project site west of the highway is provided via the Los Berros Road interchange and Thompson Road. The site is located within the South County Area Plan of the San Luis Obispo County General Plan. All proposed development will be located on the portion of the site which lies east of Highway 101. The current vineyard agricultural use will continue on the 76 acre parcel located west of the highway.

PROJECT LAND USES

• **Current Proposal**

<u>Land Use</u>	<u>Total Acres</u>	<u># Acres in Ag. Designation</u>	<u># Acres in Rural Designation</u>
Residential	102.2 acres	40.20 acres	62.00 acres
Ranch Headquarters			1.40 acres
On-Site Roadways	7.2	1.20	6.00 acres
Open Space	<u>1410.67 acres</u>	<u>786.98 acres</u>	<u>623.69 acres</u>
Subtotal	1520.07 acres	828.38 acres	693.09 acres
• Dude Ranch	<u>388.53 acres</u> 1908.60 acres	<u>---</u> 828.38 acres	<u>383.53 acres</u> 1081.62 acres

ASSESSOR PARCEL NUMBER(S): 047-051-005, 048-121-006, 047-311-001, 007, 010, 011, 047-301-002, 003, 075-341-007
SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: South County Inland (Rural)

LAND USE CATEGORY: Agriculture (828 acres) and Rural Lands (1,082 acres)

COMBINING DESIGNATION(S): None

EXISTING USES: Laetitia winery and vineyards; lemon orchards; estate residence and two farm labor housing units; undeveloped

TOPOGRAPHY: 0 – 15% slope 751 acres
 16 -30% slope 473 acres
 30% + 686 acres

VEGETATION: Cultivated vineyards and orchards, oak woodlands, chaparral grasses, riparian and freshwater marsh

PARCEL SIZE: 1,910 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North : Agriculture; undeveloped	East: Agriculture; undeveloped
South: Residential Rural; scattered residential	West: Agriculture; orchards

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
 INITIAL STUDY CHECKLIST**

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting which may affect surrounding areas?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting - The 1,910 acre project site is located approximately two miles north of the community of Nipomo just off State Route 101 on the Laetitia vineyard property. This segment of State Route 101 is not officially designated as a State Scenic Highway, nor is it considered eligible for designation. The visual quality of the surrounding lands is considered moderate to high because it is mostly undeveloped, contains extensive open space with native vegetation, and contains a diverse topography and landscape texture and color. The majority of the site is located on the east side of Highway 101 and is bordered on the southeast by Upper Los Berros Road. Approximately 76 acres of the site are located on the west side of the highway and is almost entirely planted in vineyards. Currently, approximately 33% of the property is under cultivation with vineyards and lemon orchards. These crops primarily occur on the gently rolling hills that characterize the site. Steep slopes rise above the vineyards on the far northeastern portion of the property and are used for grazing and open space. Existing vegetation consists of cultivated vineyards and orchards, stands of oak woodlands, chaparral grasses and riparian habitat. The Upper Los Berros Creek and its scenic riparian vegetation mark the eastern property boundary and smaller tributaries of the creek extend into southern portion of the project site. Existing structures on the project site include the Laetitia Winery operations and tasting room, owner's residence, two farm support quarters and several agricultural outbuildings. Two on-site irrigation reservoirs hold water pumped from on-site wells to irrigate the vineyards. The existing structures are partially obscured from views along northbound and southbound travel lanes on Highway 101 by moderately up-sloping topography adjacent to the eastern Highway 101 right-of-way, and existing vineyards and landscaping between the structures and the highway. Small exit signs, entryway signs and decorative signs are also present near the entrance to the winery. Also visible in the project vicinity are billboards along Highway 101.

The project site is bordered on the north and east by open space/rural lands and agricultural uses (grazing). To the southwest of the site, adjacent to and east of Upper Los Berros Road are scattered rural residential uses. In addition, large estate/rural residential homes are located along Dana Foothill Road, Rim Rock Road, Sheehy Road and Thompson Avenue along the proposed access route to the Laetitia Agricultural Cluster Development entry gate. The visual appearance of the surrounding environs is characterized by rural residential, agricultural and open space use.

Impact: The construction of 102 single-family custom homes and associated recreational uses in an area previously devoted to agricultural and open space uses will significantly alter the existing visual character of the project site. These proposed land uses will also be a source of light and glare that currently does not exist on the project site. Many of the proposed residences are located on hilltops and would be potentially visible from Highway 101 and surrounding roadways, including Dana Foothill Road. Views from surrounding existing residences may also be impacted. In addition, grading plans for the proposed lots and roadways indicate significant graded slopes and cuts which may be highly visible from surrounding areas. Some cut slopes adjacent to proposed home sites and roadways are as high as 50 to 70 feet thereby visually impacting existing hillsides.

Mitigation/Conclusion: The visual impacts of the proposed Laetitia Agricultural Cluster Development from off-site areas, surrounding residences, roadways and Highway 101 must be assessed as part of the EIR. This Visual Impact Assessment shall include a detailed review of the project design, site plans, topographic maps, building elevations, grading plans, landscape plans, lighting plans, etc. A View Analysis shall be prepared to determine if views of the project site from surrounding roadways and residences will be significantly impacted and if glare and/or night lighting create significant impacts. In particular, portions of the site that are highly visible from the Highway

101 view corridor should be identified and analyzed. These impacts should be illustrated through the use of cross-sections which depict the visual line of sight from surrounding vantage points and photo-overlays from key locations. This Visual Impact Assessment shall provide the basis for any required measures necessary to mitigate potentially significant aesthetic impacts.

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: Soils mapped for the site by the Natural Resource Conservation Service Soil Survey include: Chamise shaly loam, Chamise shaly sandy clay loam, Diablo and Cibo clays, Lodo-Rock outcrop complex, Lopez very shaly clay loam, Nacimiento silty clayloam, Nacimiento-Calodo complex, Rock outcrop - Lithic Haploxerolls complex, Santa Lucia shaly clay loam, Still gravelly sandy clay loam and Xerorthents. Of these, only the Still gravelly sandy clay loam (2 to 9 percent slopes) is considered "Prime farmland" as defined by the U.S.D.A. This soil series occupies a very small area adjacent to Los Berros Creek and is not currently in agricultural use. None of the project site is part of a Williamson Act contract at this time. The existing Laetitia Vineyard and Winery consists of 614 acres of irrigated vineyards planted in several grape varieties. As of 2001, the winery produced 120,000 cases of wine annually. The existing winery and tasting room and support facilities are located on approximately three acres of the site. There are also approximately five acres of irrigated lemon orchards, 150 acres of open ground suitable for irrigated crop production and roughly 1,025 acres of rangeland. Laetitia Vineyard currently uses about 180 to 200 acre-feet of water annually, primarily during the months of April through October. During extremely low winter rain years, irrigation may also be applied in December through February.

Impact: Approximately 128.1 acres of agricultural crop production will be lost due to development of the proposed 102 residential cluster home sites, setbacks, buffer areas, roads and associated recreational uses proposed by the Laetitia Agricultural Cluster Development Plan. The project is proposing to utilize the incentives of the Agricultural Cluster Ordinance to permit the construction of 102 one-acre residential lots on lands designated both Agriculture and Rural.

An estimated 102.7 acres of replacement crop production areas are planned to compensate for the loss of areas currently devoted to crop production. These new areas will include vineyards, lemon and/or olive orchards, or avocados. An analysis is needed of the soils in the "Potential New Agriculture" areas to determine the suitability of these areas for long-term agricultural production. The Laetitia Agricultural Cluster Development Conceptual Site Plan indicates seven "Potential New Agriculture" areas ranging in size from 0.8 to 24.4 acres. Project impacts associated with loss of vineyards on the

Rural Lands portion of the project site should be considered equally significant to the loss of agricultural resources on the parcels designated as Agriculture.

The existing winery is anticipated to continue operations for the foreseeable future. Long-term preservation of open space (including crop production areas, agriculture buffers, grazing land, and riparian areas) will be through permanent open space easement(s) and Williamson Act contract(s). The project's conformance with the Agriculture and Open Space Element Buffer Policy should be analyzed and depicted on an exhibit identifying the buffer for all residences including those within the Rural Lands portion of the site. If vineyards or orchards are to be removed to accommodate the buffers, information regarding total acreage should be provided. The EIR shall also determine whether prime farmlands, unique farmlands or farmland of State importance are being impacted by the proposed project.

Mitigation/Conclusion: The EIR shall include mitigation measures to minimize the impact of agriculture/residential interface resulting from the clustered residential development extended throughout the vineyard area. In addition, site design should minimize vehicular traffic within the agriculture vineyard areas. The County Department of Agriculture recommends a 500 foot buffer between residences and vineyards. The project applicant has proposed an Agricultural Management Plan where rear yard setbacks are determined on a lot-by-lot basis (based on horizontal and vertical distance, wind direction, BMP's, etc.). The EIR should evaluate this plan in relation to County standards. Mitigations are also needed to protect existing and future vineyards from the import of ornamental pests, such as the wax-winged sharp shooter. Potential mitigations include restricting the types of plants which may be brought into the development and having a checkpoint in the development area for the inspection of all incoming plants. This assessment of impacts and proposed mitigations will provide the basis for any additional required mitigation measures necessary to mitigate potentially significant agricultural impacts.

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). The primary source of air pollutants in the area is motor vehicles. The San Luis Obispo County Air Pollution Control District is the agency charged with developing and updating (every three years) the Attainment Plan for the County. San Luis Obispo County has been designated as a Non-Attainment Area for State standards for ozone and particulate matter. The project site currently generates very little in the way of air pollution, due to its agricultural and winery tasting room uses. Some dust (particulate matter) is generated by agricultural operations and by trucks, tractors and other equipment operating on unpaved roadways and in agricultural fields. Limited emissions would also be generated on-site by the operation of agricultural equipment and by the winery operation.

Impact: The proposed Laetitia Agricultural Cluster Development Plan will result in impacts to air quality both on a short-term and long-term basis. Short-term impacts will occur during project construction due to emissions from construction equipment as well as from particulate emissions (dust) generated by project grading. As proposed, the project will result in the grading of approximately 48.4 acres of the 1,910 acre project site, excluding site preparation and grading necessary to construct the 102 custom residential one-acre lots. Project grading as well as any demolition of existing structures to accommodate the project can have potential air quality impacts, including issues surrounding proper handling of asbestos containing soils or materials. Long-term project impacts will result from automobile traffic generated by the proposed dwelling units and associated recreation facilities as well as from on-site utility usage. These emissions are anticipated to exceed the APCD Tier I significance thresholds. According to the APCD, traffic associated with future development of the Dude Ranch could cause the project to exceed the District's Tier II significance thresholds. Operation of the equestrian facility could result in fugitive dust and objectionable odors, which may be a nuisance to local and on-site residents.

Mitigation/Conclusion: Air quality impacts from the proposed Laetitia Agricultural Cluster Development Plan must be assessed as part of the EIR. Impacts related to on-site fugitive dust generation (including operation of the equestrian facility), the generation of pollutants from on-site equipment and from on- and off-site truck and automobile traffic should be the subject of detailed, quantified analysis. Mitigation measures may be required in the following impact areas in order to reduce potentially significant air quality impacts including, but not limited to: construction phase emissions (fugitive dust control and equipment emissions); asbestos control; vehicular emissions reduction (activity management, Best Available Control Technology, efficient vehicular entry and circulation, etc.); energy efficiency; site design and dust and odor control at the equestrian facility. Potentially significant impacts could result from exposure of sensitive receptors to substantial air pollutant concentrations and inconsistency with the District's Clean Air Plan.

4. BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reduce the extent, diversity or quality of native or other important vegetation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impact wetland or riparian habitat?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The following assessment is based on "The Laetitia Winery and Vineyard Expansion Project, Biological and Wetland Assessment" prepared by Rincon Consultants, Inc. (May 2001) on 440 acres of the 1,910 acre site in conjunction with a prior Conditional Use Permit application for an expansion of the existing winery. This assessment excludes the 76 acres of the site located west of Highway 101, which is currently planted with vineyards. It also excludes approximately 1,394 acres of the eastern, northwestern and southern portions of the project site. These remaining 1,394 acres support both agricultural-related and native plant species.

Habitats: The "Biological and Wetland Assessment" identified and mapped the following nine habitat types on the 440 acre site: freshwater marsh (0.2 acres); riparian woodland (11.2 acres); agricultural pond (1.5 acres); oak woodland (20.0 acres); rock outcrop/grassland (13.7 acres); eucalyptus grove (0.4 acres); non-native annual grassland 31.2 acres); ruderal/disturbed (5.0 acres) and coastal sage scrub (10.4 acres). Winery facilities occupy 26.6 acres and vineyards occupy 318.9 acres of the 440 acre site surveyed in this assessment. The wetland delineation identified two categories of waters of the United States and wetlands as a subcategory. Approximately 4.39 acres of area considered waters of the U.S. consisting of three drainages would potentially fall under the jurisdiction of the U.S. Army Corps of Engineers.

The California Natural Diversity Database (CNDDB) records twenty-nine special-status plant species and eleven special-status wildlife species within a ten-mile radius of the project site. The habitat types present on the portion of the site which was surveyed would potentially support seven special-status plant species and four special-status wildlife species.

Plants: The seven special-status plant species and communities potentially occurring on the site include: marsh sandwort (*Arena paludicola*), San Luis mariposa lily (*Calochortus obispoensis*), Pismo clarkia (*Clarkia speciosa* ssp. *Immaculata*) dune larkspur (*Delphinium parryi* ssp. *biochmaniae*), Congdon's tarplant (*Hemizonia parryi* ssp. *Congdonii*), Gambel's water cress (*Rorippa gambellii*), black-flowered figwort (*Scrophularia atrata*), and coastal and valley freshwater marsh communities. Additional surveys of the 440-acre portion of the site to determine the presence or absence of special-

status plant species identified found no special-status plant species on the project site. Potential habitat for the seven rare plant species identified in the prior biological assessment was thoroughly searched in 2001 during the vegetative and flowering periods of each species to determine their absence within the study area. No Pismo clarkia or other rare plant species were observed on this area at that time. Review of soils mapping information and field observations revealed that the survey area does not support suitable soil types typically associated with Pismo clarkia occurrences.

Wildlife: The four special-status wildlife species potentially occurring on the 440 acres of the 1,910 acre site which were surveyed include: willow flycatcher (*Empidonax trailii*), prairie falcon (*Falco mexicanus*), California red-legged frog (*Rana aurora draytonii*), and Southwestern pond turtle (*Clemmys marmorata pallida*). The state endangered (nesting) willow flycatcher is a spring and fall migrant bird that inhabits extensive thickets of low, dense willows on the edge of wet meadows, ponds or backwaters. Potential nesting habitat for this species is present within the dense riparian areas in Drainages B and C. The prairie falcon is likely to use the undeveloped portions of the project site for foraging during migration or movement through the region. Other birds-of-prey, including Cooper's hawk and white-tailed kite are likely to hunt for prey on the project site. Focused surveys for the California red-legged frog (CRLF) conducted during October, 2000 identified this species as occurring within the study area. Specifically, CRLF individuals were observed in both the large irrigation pond and the freshwater marsh within one of the on-site drainages. This species likely utilizes the on-site drainages as movement corridors, and may potentially travel overland through upland habitat types to reach other appropriate habitat areas within the study area. The southwestern pond turtle is an aquatic species found in streams and ponds. No turtles were observed during field surveys conducted in 2002; however, potential habitat is present within the freshwater marsh, irrigation pond, and wetter portions of the on-site drainages. Additionally, the site has the potential to support other sensitive animal species including the western pond turtle, and special-status predatory and nesting birds.

Impact: The proposed Laetitia Agricultural Cluster Development Plan will have both direct and indirect impacts on existing plant and animal species. Project development will result in the direct loss of vegetation and habitat found on the project site as well as indirectly impacting habitats surrounding the proposed residential and recreational uses. These impacts will be due to the construction of 102 residential lots, recreational facilities, roadways, agricultural buffers and the conversion of 128.1 acres of open space to replacement agricultural use. Nesting birds, including special-status species, may be disturbed by disruptive construction equipment and by increased human activity near nesting areas in large trees and the Drainage B riparian corridor. Earth-moving activities near drainage courses and riparian habitat may have a direct impact on sensitive wildlife species including the red-legged frog and southwestern pond turtle. Habitat degradation may include increased turbidity and water pollution. Grading and construction activities occurring within the driplines of coast live oak trees or the removal of coast live oak trees will also impact the biological resource value of the site. Residential and recreational uses are proposed within or in close proximity to many of the sensitive habitats identified on-site. Potential impacts to the creek may result from any widening or improvement of Upper Los Berros Road which serves as the primary access to the project. Grading and construction activities may indirectly impact riparian and wetland habitat if sediment, mechanical fuel or oils enter and pollute on-site drainages or Los Berros Creek.

Mitigation/Conclusion: The impact of the proposed Laetitia Agricultural Cluster Development upon existing vegetation and wildlife species on the entire 1,910 acre site shall be assessed within a detailed Biological Assessment as part of the EIR. Although 440 acres of the site have previously been

surveyed, no impact assessment of the current project proposal upon the identified biological resources has been performed. In addition, a biological survey is required for the remaining 1,340 acres of the site identifying existing vegetation and wildlife resources. An overall assessment and report of biological impacts and mitigation measures for the entire 1,910 acre site should be prepared based on the current Laetitia Agricultural Cluster Development proposal. This comprehensive assessment should also examine potential impacts to Los Berros Creek associated with any required improvements to Upper Los Berros Road which is proposed to accommodate all project traffic. Direct and indirect impacts (pollution and sedimentation) should be examined. If necessary, a peer review and/or update of the 2001 "Rincon Biological and Wetland Assessment" should be performed. A determination of federal jurisdictional "waters", including wetlands should be requested from the Natural Resource Conservation Service. Mitigation measures will be necessary in order to mitigate potentially significant impacts to biological resources. Recommended mitigation measures may include replacement of removed or impacted oak trees at appropriate ratios. The applicant may be required to secure permits from State and Federal agencies including the California Department of Fish and Game, U.S. Fish and Wildlife Service and the Regional Water Quality Control Board, if applicable.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The project is located in an area historically occupied by the Obispeno Chumash Indians. A Phase I cultural resources survey was conducted on approximately 20 acres of the site in the vicinity of the existing wine tasting building (Singer, 2002) as part of a previous development proposal. The report noted two prehistoric sites located on the 20 acre project parcel. CA-SLO-412 is located northeast of the existing winery, and a smaller deposit was noted near the western pond (site number had not been identified at that time).

Impact: Because fresh water sources are present on-site and native vegetation includes stands of live oak trees, the natural resources considered important for Native American occupation, cultural resources may be present on-site and may be impacted by development of the proposed project. There is a possibility that grading activities could unearth currently-unknown cultural resources.

Mitigation/Conclusion: The potential impacts of the Laetitia Agricultural Cluster Development proposal upon cultural resources shall be assessed in the EIR. On-site walkover surveys shall be conducted to determine the existence of any cultural resources and to evaluate the condition of the previously-identified archaeological sites. In addition, an archaeological records search shall be conducted for the entire 1,910 acre site. These surveys will provide the basis for subsequent impact assessments and required mitigation measures. Mitigation measures related to the temporary halting of construction activities in any area where any cultural materials are unearthed and the use of Native American or other qualified grading monitors may be necessary in order to mitigate potentially significant impacts to cultural resources.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: According to the "Engineering Geology Investigation and Preliminary Soil Engineering Report, Laetitia Vineyards" prepared by GeoSolutions, Inc. (Dec. 2004), the following conditions are present on-site:

GEOLOGY: The site consists of gently to steeply sloping hills ranging in elevation from approximately 250 to 1,000 feet above sea level. The project site lies within the Newsome Ridge Sub-

block of the Coast Range Geomorphic Province along the southern flank of the south terminus of the San Luis Range. The block is bounded by the Los Osos fault located approximately two miles to the northeast and the Oceano fault approximately three miles to the southwest. These faults are considered Quaternary active. Surface materials consist of silty clay (colluvium), clayey sand (alluvium) and Paso Robles formation units (sandy clay with gravel) overlying volcanic units of the Obispo Formation (Tmot and Tmor) and shale of Monterey Formation (Tmf). Depth to bedrock varies but is generally three to eight feet below ground surface. Due to faulting and folding of units in the area, the geologic conditions are complex.

LANDSLIDES: Landslides (Qls) were mapped at the project. Ancient landslide deposits are present at the property, a few within the vicinity of proposed development areas.

SEISMICITY: The site is likely to be subjected to strong, and possibly violent seismic ground shaking within the design life of the development; however, the potential for ground rupture at the site during ground shaking is considered low. The Wilmar Avenue Fault traverses the 76 acre parcel on the west side of Highway 101 in a west-northwest direction down the approximate center of the parcel. The site is not located within an identified Alquist-Priolo Earthquake Fault Zone.

DRAINAGE: Natural surface drainage is directed toward lower slopes and with numerous sub-watersheds ultimately draining to Los Berros Creek. No groundwater was detected during the sub-surface investigation. The extreme southern portion of the property is located within a 100-year flood zone; no proposed development is within this area.

SEDIMENTATION AND EROSION: Generally surface materials have a low erosion potential unless concentrated drainage is directed toward a specific location; rill and gully erosion was observed where concentrated water was allowed to flow in an unrestricted manner.

Impacts: Development of the uses proposed by the Laetitia Agricultural Cluster Development Plan will require grading over approximately 48.4 acres of the site, resulting in an estimated 182,000 yards of cut and fill. This grading is anticipated to be balanced on-site. This total does not include any grading for the development of the 102 residential custom one-acre lots. Primary geotechnical concerns at the site include the presence of highly expansive surface soils, landslide debris, and areas of very hard rock. Specific areas of hard rock to very hard rock (Tmor) may not be gradable with conventional earthmoving equipment and may require hard-rock excavating equipment or blasting. Approximately six proposed residential lots are located within landslide deposits where it is recommended that the landslide deposits be removed within these lots and replaced with engineered fill or that these lots be re-located. On-site septic disposal is proposed for each individual lot; lots are generally geologically suitable for septic effluent, except for lots located within the mapped landslide deposits. Proposed uses and project residents will be exposed to moderate to major earthquakes centered on one of the known large, Holocene active faults in the area. The project's proposed storm drain improvements would increase the net peak flow rates of storm water runoff leaving the site.

Mitigation/Conclusion: According to the geologic and soils investigation, the proposed development concept is geologically suitable for the site provided the recommendations provided in the geotechnical report are implemented. The EIR should assess potential geologic and soil impacts of the proposed project related to landform, seismicity, surface drainage, and erosion/ sedimentation. These assessments should be based upon previously completed geotechnical analyses for the site.

Mitigation Measures should be developed relative to slope stability, landslide deposits, faulting, review of final grading plan and drainage plan, preparation of individual soil engineering reports prior to the residential development of each lot, slope maintenance and radon gas testing. Further subsurface investigation is recommended in the landslide areas proposed for development. Implementation of these and other mitigation measures may be necessary in order to mitigate potentially significant impacts to geology and soils and to insure consistency with the goals and policies of the County's Safety Element relating to geologic and seismic hazards.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The proposed project is located in an area of predominantly agricultural uses. There are no known hazardous waste sites or pipelines underlying or in the vicinity of the project area and the project does not propose the use of hazardous materials. Laetitia Vineyard and Winery does not use Class I or Restricted Use Pesticides in its operation, although the spraying of agricultural insecticides, fungicides and fertilizers is necessary. Within the winery operation itself, the following chemicals are used for cleaning, disinfecting, water softening and neutralizing: citric acid, caustic soda, TSP and salt. These chemicals are contained and disposed of in the winery wastewater system. A listing of active ingredients used on the vineyards and at the existing residence has been provided by the project applicant. The project site is located within a high fire severity zone with a 10 minute response time from the nearest CDF County Fire Station.

Impact: Development of the residential uses proposed within the Laetitia Agricultural Cluster Development Plan could result in the exposure of future residents to hazardous substances (i.e. pesticides and other chemicals) associated with adjacent, on-going agricultural operation of the vineyards, orchards and other agricultural uses. (See Section 2. Agricultural Resources for additional discussion of impacts associated with agricultural use.) Grading operations could uncover previously

unknown pesticide or chemical or fuel-related dumping sites. Future project residents could be exposed to significant fire hazards as a result of project development (see Section 10. Public Services and Utilities).

Mitigation/Conclusion: The EIR will include an evaluation of the interface between proposed residential uses, the proposed agricultural buffers and the spraying of hazardous substances for agricultural operations (see Section 2. Agriculture). Any site design or operational mitigations developed as a result of this evaluation should be incorporated into the project environmental documentation in order to reduce potentially significant hazardous materials impacts. Mitigation measures recommended by CDF/County Fire Department to reduce potentially significant fire hazard impacts include the construction of a new fire station on-site or near the project site (see Section 10. Public Services and Utilities).

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The project site is located east and west of Highway 101 which carried approximately - 53,000 vehicles per day in 2000, potentially resulting in high noise level exposure in the project area. Other noise sources on the project site include the operation of large machinery for the production of agricultural crops. Noise occurs during agricultural operations such as cultivating, spraying and mowing. Also, tractors, ATV's and pick-up trucks are used in daily farming operations. Typical operating hours of farm equipment are from 6:30 a.m. to 5:00 p.m. During the months of March through August, tractors and sprayers may operate between the hours of 9:00 p.m. to 6:00 a.m.

Impact: The proposed Laetitia Agricultural Cluster Development will result in the generation of both short-term construction-related noise impacts and long-term noise impacts associated with the developed project. A noise analysis should be prepared which evaluates construction-related noise impacts on adjacent residences along Los Berros Road and also on project residents who will reside within initial phases of project development (Phases II or II). Long-term noise impacts associated with traffic generated by the proposed project, including construction traffic and on-going agricultural traffic, shall be quantified for both proposed on-site uses and for existing off-site residential uses along Los Berros Road, Thompson Avenue, Sheehy Road and Dana Foothill Road. An analysis is also needed of potential impacts to proposed on-site residential and recreational uses resulting from adjacent, on-going agricultural operations.

Mitigation/Conclusion: Noise impacts from the proposed project must be assessed in the EIR. Impacts related to on-site noise generation and off-site noise due to equipment and automobile traffic

traveling to and from the proposed development should be the subject of detailed, quantified analysis. Noise exposure from adjacent Highway 101 should also be analyzed. Mitigation measures related to the use of muffling devices on agricultural equipment, control of hours of equipment operation, and/or adequate setbacks for residential uses may be necessary to reduce potentially significant noise impacts. Noise standards within the Noise Element should also be evaluated.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The project is located in a largely undeveloped area which supports both agricultural and rural residential land uses. Most residential uses in the area are located west and south of Los Berros Road. The Laetitia project presently contains an existing owner's residence, another residence and two farm labor quarters. Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee imposed as a condition of approval of any new residential development project.

Impact: Approval of the proposed Laetitia Agricultural Cluster Development Plan will result in the construction of 102 home site lots on-site. The project proposes no extension of major infrastructure (water or sewer) to accommodate these units. Additional population will also be generated by the project. It is anticipated that the existing residences on-site and the two farm labor quarters will be retained as part of the project, thus no substantial displacement of existing housing will occur. Fuel and energy will be needed in the short-term for project construction and in the long term for electricity and natural gas service to the project. The project could potentially indirectly induce growth in adjacent undeveloped areas.

Mitigation/Conclusion: The project will increase existing population levels and housing inventory in the area. The EIR will compare these housing and population increases with the existing inventory within the County, the South County Area Plan and other regional population and housing projections. The infrastructure needs generated by the project will be identified and their potential growth-inducing impacts will be analyzed. Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project. Implementation of this mitigation measure

and any others identified in the Draft EIR would mitigate potential population and housing impacts to a level of insignificance.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Waste?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The project site is served by the County Sheriff's Department and California Department of Forestry/San Luis Obispo County Fire Department as the primary emergency responders. The site is served by the San Luis Obispo County Sheriff's Department out of the South Patrol Station in Oceano. Estimated average response time to the project area is 10 – 18 minutes. Currently, the Sheriff's Department is understaffed, with calls for service increasing. The site is located within a high fire severity zone with a 10 minute response time from the nearest CDF County Fire station located in the community of Nipomo, approximately four miles south of the project site. The site is also located within the boundaries of the Lucia Mar School District. Solid waste is currently generated by the Laetitia Vineyards wine making operation which generates small amounts of solid waste called pomace (leaves, stems, skins, etc.). It is treated by composting and then disposed of by tilling into the vineyards as a source of nutrients. Other solid waste disposal is provided by South County Sanitation.

Impact: Construction of the proposed Laetitia Agricultural Cluster Development will have a direct and cumulative impact on various public services including law enforcement, fire protection, schools, roads, solid waste and other public facilities. The uses proposed by the project have the potential for a significant impact on the Sheriff's Department patrol and related resources by adding more residents into an area that is already understaffed with unacceptable deputy/citizen ratios. Significant impacts to fire protection and other emergency services could also result due to this project and other projects proposed for the North Nipomo area. The location of the project adjacent to off-site wildland areas also creates fire safety impacts due to the possibility of a wildlife threatening the proposed development.

Mitigation/Conclusion: This project, along with others in the project area would have a cumulative effect on police and fire protection, roads, solid waste disposal, schools and other public services and utilities. The need for any additional service facilities will be identified in the EIR. The project's ability to maintain acceptable service ratios, response times or other performance objectives for any public service will be evaluated and mitigation measures identified. Mitigation measures

recommended by the Sheriff's Department include site design measures and the need for adequate exterior lighting. Mitigation measures recommended by the CDF/San Luis Obispo County Fire Department include the construction of a new fire station in the vicinity of Los Berros Road and Highway 101 to serve current and future projects proposed in the area. The provision of a suitable building site on the Laetitia property has been suggested by the Department. A Wildland Fire/Vegetation Management Plan must be submitted to the CDF for approval. The project will also need to satisfy all requirements of the California Fire Code, Building Code and CDF including setbacks, access, etc. Public facility (County) and school (State Government Code 65995 et sec) fee programs will be applied to the project; however, impacts to Fire and Sheriff Department services are potentially significant.

11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The 1,910 acre project site does not currently offer any recreational uses, though the existing Laetitia Winery is a tourist destination for many. Similarly, the project area offers little in the way of active recreational use. The County Trails Plan does not show a future trail being considered on the subject property. Prior to map recordation, County ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact: The proposed Laetitia Agricultural Cluster Development Plan will generate additional residents in the project area, thereby increasing the demand for parks or other recreation opportunities in the area. The proposed development includes a 1.4 acre Ranch Headquarters/Community Recreation Facility/Homeowner's Association facility which will provide private recreational facilities including a clubhouse, pool and two tennis courts. A private equestrian facility is proposed which will serve homeowners located in the eastern portion of the site. This facility will accommodate 20 horses and will include corral/outdoor riding arena, pasture, a barn and trailheads leading offsite. A Conditional Use Permit application for a 385 acre Dude Ranch in the eastern portion of the project site will be submitted by the applicant at a later date, offering "agritourism" and recreational experiences for paying guests.

Conclusion/Mitigation: The EIR will evaluate the potential recreation impacts associated with the generation of additional project residents and access to trails, parks or other recreational opportunities. The ability of the proposed on-site recreation facilities to meet project-related recreation demands will be addressed. The provision of these facilities and the payment of Quimby fees may potentially reduce these recreation impacts to less than significant levels.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The project site is adjacent to and is served by U.S. Highway 101, a four-lane divided expressway with at grade intersections. Current access to the winery is provided by an existing two-lane driveway from Highway 101 that leads up a steep hill to both the visitor center and the operations areas of the winery. This entrance is used by visitors, employees and trucks associated with winery operations. Northbound Route 101 at this location consists of two 12 foot wide travel lanes and six foot gravel shoulders on each side. A two-lane road, Deutz Drive, connects the north and southbound lanes of U.S. Route 101 at the entrance to the winery. There are currently no de-acceleration or acceleration lanes at this location; however, the project applicant has applied to Caltrans for approval to construct acceleration and de-acceleration lanes along northbound 101 which include taper lanes and auxiliary lanes. Construction of these improvements is proposed for September - October, 2005. Other roads in the project area include Upper Los Berros Road, which is designated by the South County Area Plan as an Arterial, recommended for improvement to Rural Arterial standards. Dana-Foothill and Sheehy Roads are designated as local streets.

Impact: Development of the Laetitia Agricultural Cluster Development Plan will generate traffic on local roads in the area as well on Highway 101. Residential clusters within the proposed project will take access from Upper Los Berros Road via Dana-Foothill and Sheehy Roads. The existing winery

entrance will be for visitors to the winery only, but will also provide emergency access to the project. Main roads should be constructed in Phase I. All roads shall conform to County Standard road sections. Two secondary accessways will be provided from Upper Los Berros - two north of the main entry at the proposed equestrian center and one further north at the equestrian lot residential area. Supplemental parking will be provided at an average ratio of .6 per home site. Traffic will be generated by the proposed 102 residences and by visitors to special events held at the ranch. Impacts could be created by the interface of residential traffic with the on-going agricultural operations and cumulative impacts could occur due to the Dude Ranch, future growth in the area and future traffic volumes on area roadways.

Mitigation/Conclusion: A traffic impact study must be prepared by a licensed Traffic Engineer as part of the EIR which quantifies and assesses the impacts of traffic traveling to and from the project in combination with projected long-term traffic conditions on impacted area roadways. The operational configuration/status of Thompson Road and US 101 interchange and the US 101 entrance and turning movements into and out of the project from both north and southbound lanes must also be assessed. Service levels must be evaluated, and impacts and/or needed improvements to Upper Los Berros, Dana-Foothill and Sheehy Roads and the operation of the Sheehy-Thompson intersection will need review. Quailwood Lane should be evaluated as the proposed access to the west winery/tasting room, if applicable. Safety conditions on public roadways, emergency access and parking capacity must be examined as well as potential conflicts with adopted policies supporting alternative transportation. Additional mitigation measures may be necessary in order to mitigate potentially significant transportation/circulation impacts.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: The wine making operations generate wastewater as a by-product of the winemaking process (wash down water, etc.). This existing facility is regulated by the Regional Water Quality Control Board through a waste water discharge permit specifying the amount of discharge permitted, quality of discharge and method of disposal. As described in the National Resource Conservation Service Soil Survey, the main limitations for on-site wastewater systems relate to slow percolation and/or steep slopes and/or shallow depth to bedrock. The applicant has provided "Percolation Feasibility Evaluation, Laetitia Vineyards Ag Cluster" prepared by GeoSolutions, Inc. (October 2004). One hundred and two areas were analyzed for percolation feasibility based upon terrain and soil conditions. Percolation rates noted on-site ranged from 3 to 480 minutes per inch. The RWQCB standard per the

Basin Plan is less than 120 minutes per inch. The slower percolation rates were found in areas of zeolized tuff and brown sandy clay. Soil conditions observed in the field varied. The subsurface material generally consisted of silty sandy clay and sandy clay. The soils tested generally indicated the adequacy of percolation absorption characteristics.

Impact: Development of the Laetitia Agricultural Cluster Development Plan will result in the need for additional wastewater treatment services. The project applicant proposes that individual septic tank systems and leach fields or vertical seepage pits be located on each of the 102 proposed residential lots to dispose of wastewater. Wastewater system maintenance, inspection and septic tank pumping will be provided by the Mutual Water Company. Percolation tests will be required for each proposed lot. Individual sewage disposal fields located in zeolized tuff need to be relocated into areas with better soil conditions. If adequate leach field or vertical seepage pit areas are not found within an individual lot or within a 100 foot leach field easement, off-site leach field areas will be made available. Inadequate siting, design or construction of septic systems could result in failures and pollution of ground and surface waters. Title 21 of the County Code requires septic systems to be on the same lot as the use that it serves.

Mitigation/Conclusion: The impact of the proposed development upon groundwater quality must be assessed as part of the required environmental documentation. Mitigation measures related to percolation test results, the operation of the septic tank and leach field systems and groundwater quality monitoring systems may be necessary in order to mitigate potentially significant wastewater impacts. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan in relation to the constraints listed above.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: Ground water is the main source for water supply on-site through twelve existing wells. Six of these wells supply water for agricultural irrigation and existing domestic uses on the property (existing residence and farm support quarters). The wells produce a combined flow of approximately 1500 gallons per minute. In addition to these wells, there are springs on the property and other areas

where ground water is available. The irrigation water supply for the property is routed to two irrigation ponds and distributed through pipelines to the vineyard irrigation system. Based on 2004 irrigation records, the existing vineyards and winery have a water demand of approximately 190 acre-feet per year, with a peak month vineyard water use of 54.5 acre-feet in September. The closest creek to the proposed development is the Los Berros Creek, which forms portions of the site's eastern boundary. No groundwater was detected during sub-surface investigation.

Impact: The proposed Laetitia Agricultural Cluster Development will create a demand for domestic water to serve the needs of the proposed 102 home sites, the Ranch Headquarters and equestrian center and to meet the needs of the existing vineyards and winery. Excluding the Dude Ranch, proposed uses are projected to require a total of 91.1 acre-feet per year. The total water demand for the existing vineyard and winery and the proposed development is approximately 280 acre-feet per year. Water will be supplied by on-site wells and conveyed through a 268,500 gallon water tank and 8-inch water pipelines. The Mutual Water Company will operate the wells located on the Laetitia property and will draw water from the Pismo groundwater basin. Project impacts to surface water and groundwater could result from the approximately 182,000 cubic yards of cut and fill due to grading, runoff from impermeable surfaces, work during the rainy season, and use of the septic system.

Mitigation/Conclusion: The impact of the proposed project upon existing and proposed groundwater and surface water in the area must be assessed in the EIR. It must be demonstrated that adequate water resources for long term sustainable agriculture as well as for the proposed residential and recreational land uses will be available. Mitigation measures related to drought conditions, individual lot booster pumps, landscaping, etc. may be necessary in order to mitigate potentially significant water impacts. The project will be subject to the following standard ordinance requirements to substantially reduce construction-related surface water quality impacts: Drainage Plan (per LUO Section 22.05.032), Sedimentation and Erosion Control Plan (per LUO Section 22.05.034) and Stormwater Pollution Prevention Plan permit through the RWQCB.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting: A portion of the 1,910 acre project site contains the existing Laetitia Winery and vineyards, as well as lemon orchards and other open space and agricultural uses. The existing winery and tasting room and support facilities are located on approximately three acres of the site. Existing vineyards cover 614 acres. The Laetitia Winery site is primarily surrounded by vacant land to the north, east and northwest. Scattered rural residential uses are found to the south and southeast, on the far side of Los Berros Road.

The project site lies within the South County Area Plan and contains approximately 828 acres of land designated Rural Lands and approximately 1,082 acres of designated Agricultural Lands. Rural Lands are eligible for clustering per Land Use Ordinance Section 22.22.050, while Agricultural Lands are eligible for clustering per LUO Section 22.22.150. The extreme southern edge of the site is within the "Flood Hazard" Combining Designation, though no development is proposed in that area.

Impact: The project is proposing to utilize the incentives of the Agricultural Cluster Ordinance to permit the construction of 102 one-acre residential lots and associated recreational uses. This ordinance is a tool designed to protect resources for long-term sustainable agriculture while allowing for residential development that does not conflict with agricultural production. The number of parcels allowed in Agricultural Lands is based on a ratio of two home site lots per 20 acres for irrigated vineyards and orchards and two home site lots per 320 acres of grazing land. Vineyards and orchards occur on 58% of the Agricultural Land, or 487.7 acres. The project proposes 40 residential lots in designated Agricultural Land areas. Permitted density within Rural Lands is calculated based on the slope test, utilizing the Contour Measurement Method described in LUO Section 22.80.030. The project is proposing 62 residential lots in the Rural Lands area. Previous agricultural cluster projects have located residential within grazing areas; high value crops, such as vineyards, have not been removed to accommodate residential development and required buffers. The EIR will evaluate the project's consistency with the Agricultural Cluster Ordinance and with other elements of the South County Area Plan. The project should be evaluated for compatibility with existing rural residential uses located across Los Berros Creek from the site.

Mitigation/Conclusion: The land use impacts of the proposed Laetitia Agricultural Cluster Development Plan related to adherence to County planning documents and the Agricultural Cluster Ordinance must be assessed in the EIR. Mitigation measures related to agricultural buffers and landscape buffers and setbacks to insure compatibility with surrounding land uses may be necessary to mitigate potentially significant land use impacts.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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a) *Have the potential to degrade the quality of the environment,*

substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)*

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

G:\ENVDIV\InitialStudy\Checklist\CHECKLIST-BLANK.wpd

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<u>X</u>	County Public Works Department	In File
<u>X</u>	County Environmental Health Division	In File
<u>X</u>	County Agricultural Commissioner's Office	In File
—	County Airport Manager	Not Applicable
—	Airport Land Use Commission	Not Applicable
<u>X</u>	Air Pollution Control District	In File
<u>X</u>	County Sheriff's Department	In File
<u>X</u>	Regional Water Quality Control Board	In File
—	CA Coastal Commission	Not Applicable
—	CA Department of Fish and Game	Not Applicable
—	CA Department of Forestry	Not Applicable
—	CA Department of Transportation	Not Applicable
—	_____ Community Service District	
<u>X</u>	Other <u>City of Arroyo Grande</u>	In File
	<u>CDF/San Luis Obispo County F.D.</u>	In File

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

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

<u>✓</u> Project File for the Subject Application	— _____ Area Plan and Update EIR
<u>County documents</u>	— _____ Circulation Study
— Airport Land Use Plans	<u>Other documents</u>
<u>✓</u> Annual Resource Summary Report	<u>✓</u> Archaeological Resources Map
— Building and Construction Ordinance	<u>✓</u> Area of Critical Concerns Map
— Coastal Policies	<u>✓</u> Areas of Special Biological Importance Map
<u>✓</u> Framework for Planning (Coastal & Inland)	<u>✓</u> California Natural Species Diversity Database
<u>✓</u> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<u>✓</u> Clean Air Plan
<u>✓</u> Agriculture & Open Space Element	<u>✓</u> Fire Hazard Severity Map
<u>✓</u> Energy Element	<u>✓</u> Flood Hazard Maps
<u>✓</u> Environment Plan (Conservation, Historic and Esthetic Elements)	<u>✓</u> Natural Resources Conservation Service Soil Survey for San Luis Obispo County
<u>✓</u> Housing Element	<u>✓</u> Regional Transportation Plan
<u>✓</u> Noise Element	<u>✓</u> Uniform Fire Code
— Parks & Recreation Element	<u>✓</u> Water Quality Control Plan (Central Coast Basin – Region 3)
<u>✓</u> Safety Element	
<u>✓</u> Land Use Ordinance	
— Real Property Division Ordinance	
<u>✓</u> Trails Plan	
— Solid Waste Management Plan	

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

References

Active Ingredient Usage by Sites (chemicals used by Laetitia Vineyards); Dave Hickey, Production Manager; February 18, 2005

Cultural Resources Survey and Impact Assessment for portions of Laetitia Vineyards in Arroyo Grande; C.A. Singer & Associates, Inc.; October 8, 2002

Deceleration/Acceleration Lanes on U.S. Route 101 at the Laetitia Winery Driveway, Mitigated Negative Declaration & Initial Study Environmental Checklist (Administrative Draft for Caltrans Review); URS Corporation; January, 2005

Engineering Geology Investigation and Preliminary Soil Engineering Report, Laetitia Vineyard; Geosolutions, Inc.; December 10, 2004

Environmental Geologic Assessment of Wine Cave Site, Laetitia Vineyard and Winery; Cleath & Associates; February 16, 2001

Focused Pismo clarkia survey letter of findings for the Laetitia Vineyards Ag Cluster Project; David Wolff Environmental; June 17, 2004

Laetitia Agriculture Cluster Application to the County of San Luis Obispo; RRM Design Group; January 5, 2005

Laetitia Winery and Vineyard Expansion Project, Biological and Wetland Assessment; Rincon Consultants, Inc.; May 4, 2001

Laetitia Winery Event Evaluation – Traffic Study; Associated Transportation Engineers; February 5, 2002

Laetitia Winery Expansion Engineering Analysis; John L. Wallace & Associates; June 15, 2001

Percolation Feasibility Evaluation, Laetitia Vineyards Ag Cluster, GeoSolutions, Inc.; October 4, 2005

Tower Grove Vintners Traffic Study (Peer review); Higgins Associates; September 6, 2002

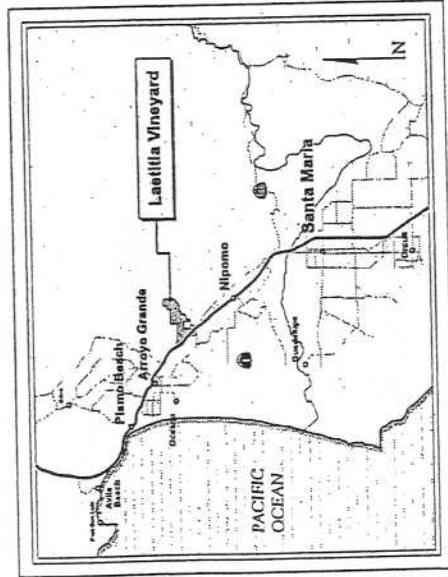
Water Availability Study, Laetitia Vineyard Agricultural Cluster Development Project; Cleath & Associates; November 18, 2004



AGRICULTURAL CLUSTER DEVELOPMENT PLAN

AUGUST 20th 2004

Regional Map



<u>Sheet No.</u>	<u>Description</u>
DP-T	Title Sheet
DP-1	Existing Conditions
DP-2	Geology and Hazards Map
DP-3	Conceptual Site Plan
DP-4	Schematic Landscape Plan
DP-5	Circulation Plan
DP-6	HOA Recreation Center Site Plan
DP-7	Conceptual Project Entry Features
DP-8	HOA Recreation Center Elevations
DP-9	Equestrian Center Site Plan
DP-10	Equestrian Center Elevations
DP-11	Overall Site Lighting Plan
DP-12	Main Entry & HOA Lighting Plan
DP-13	Equestrian Center Lighting Plan



SAM DESIGN GROUP
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TEL: 714.241.1111
WWW.SAMDESIGNGROUP.COM

8-20-04
DP-1



LAETITIA

 San Luis Obispo County, CA

AG Cluster Development Plan

 Existing Conditions and Surrounding Land Uses

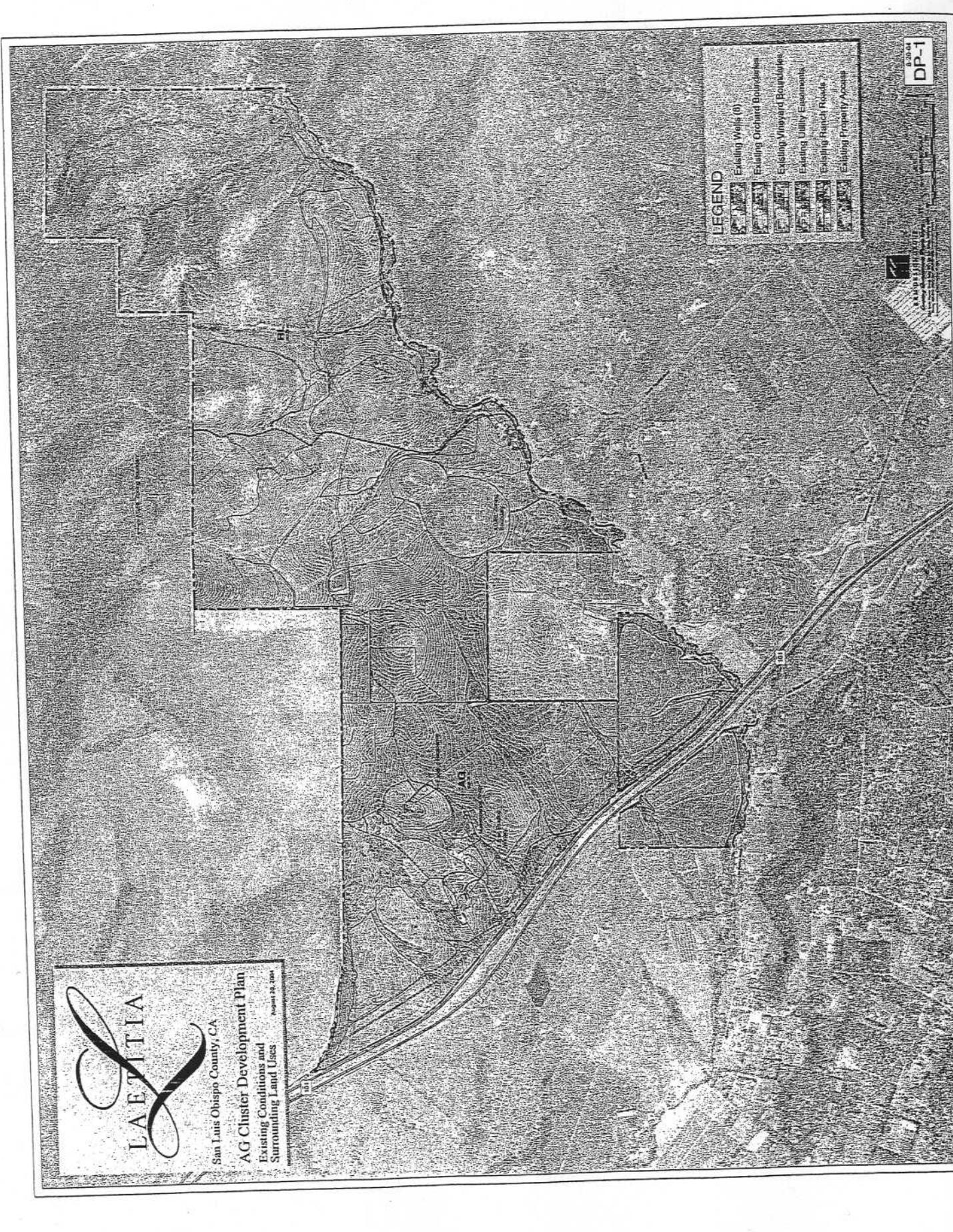
August 13, 2009

LEGEND

-  Existing Wells (0)
-  Existing Orchard Boundaries
-  Existing Vineyard Boundaries
-  Existing Utility Easements
-  Existing Ranch Roads
-  Existing Property Access

2,000'

 DP-1





San Luis Obispo County, CA

AG Cluster Development Plan
Conceptual Site Plan

August 26, 2004



LEGEND

- Proposed Homesites in RL
62 Total
(Homesites they currently own or lease)
- Proposed Homesites in AG
40 Total (incl. Estate House)
(Homesites they currently own or lease)
- Potential New Agriculture
102.7 ac
- Land (gas facility) areas
- Existing Weir (9)
- Legal Parcel Lines
- Existing Orchard Boundaries
- Existing Vineyard Boundaries
- Existing Utility Easements
- Entry Gate
- Proposed Project Circulation
- Proposed Project Access
- Existing Roads





San Luis Obispo County, CA
AG Cluster Development Plan
Schematic Landscape Plan
August 26, 2004

LEGEND

- Proposed Homesites
- Potential New Agriculture
- Land Use Facility Areas
- Improved Open Spaces
- Natural Area (Open Space)
- Existing Orchards
- Existing Vineyards
- Entry Monuments & Signage
- Main Entry Gate and Signage
- Proposed Project Circulation
- Proposed Project Access
- Existing Ranch Roads

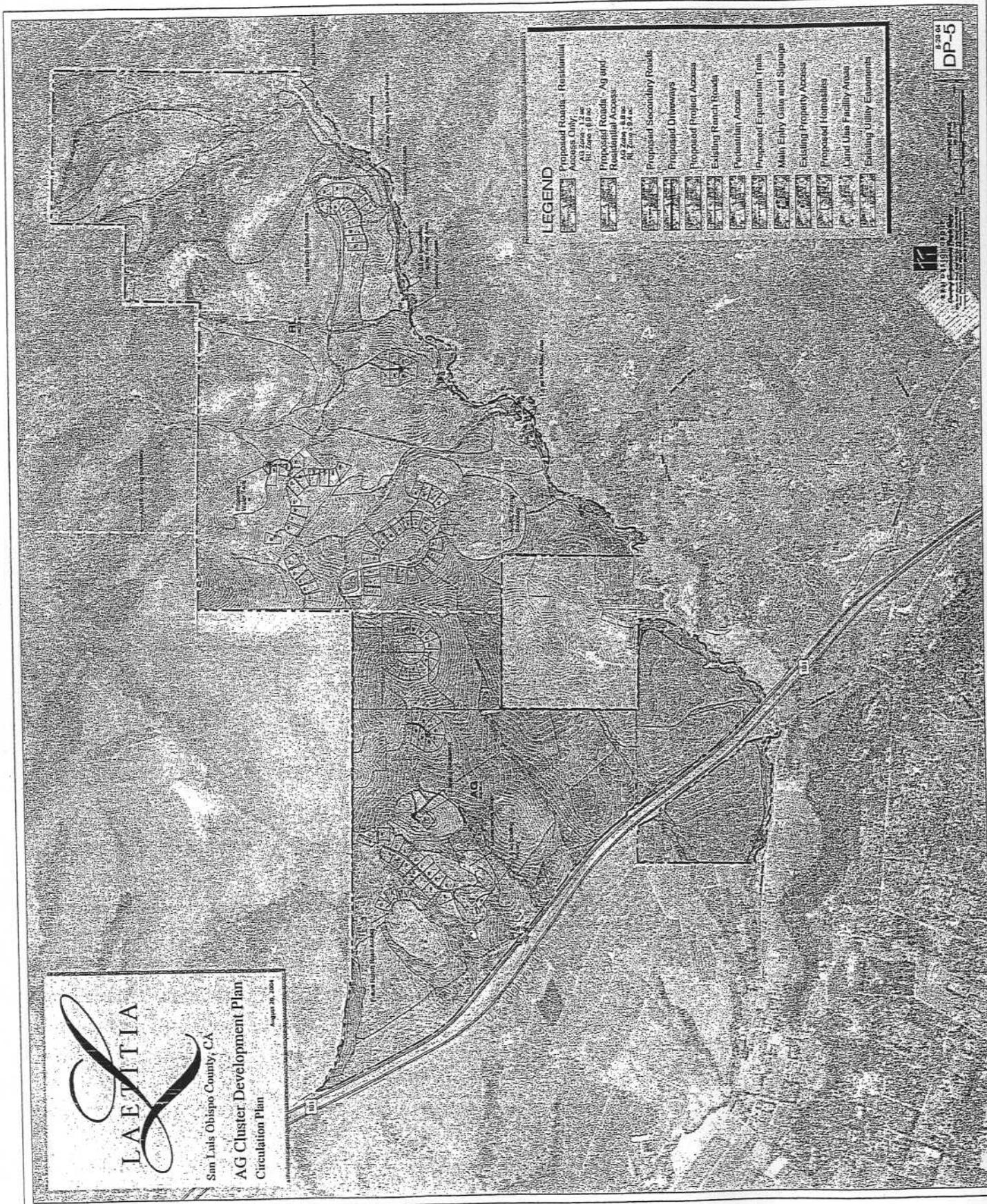
LAETITIA

San Luis Obispo County, CA

AG Cluster Development Plan

Circulation Plan

August 20, 2004

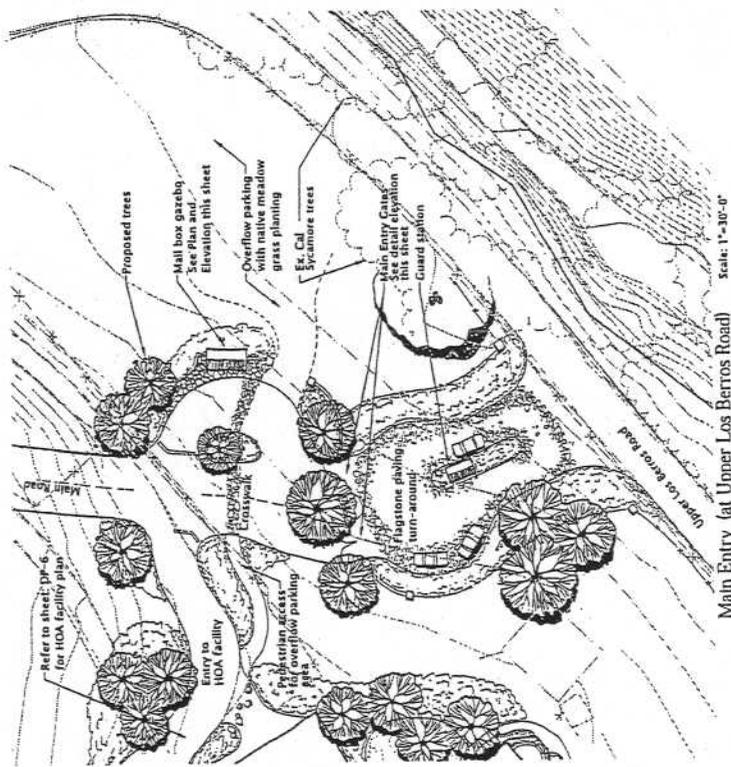
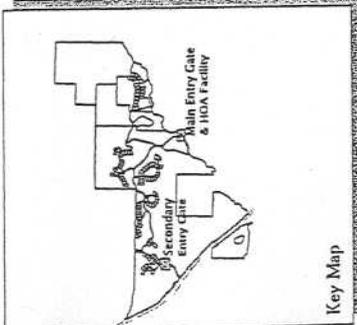


LEGEND

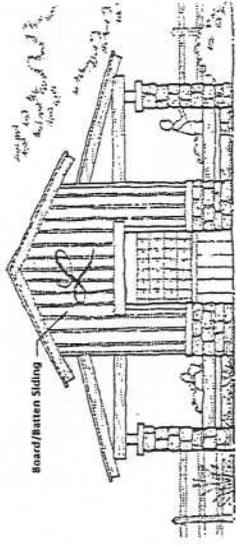
- Proposed Roads - Residential Access Only
R1 Zone - 40' w
- Proposed Roads - Ag use
Residential Access
AG Zone - 8.8' w
R1 Zone - 124' w
- Proposed Secondary Roads
- Proposed Driveways
- Proposed Project Access
- Existing Ranch Roads
- Pastureland Access
- Proposed Equestrian Trails
- Main Entry Gate and Signage
- Existing Property Access
- Proposed Homebites
- Land Use Facility Areas
- Existing Utility Easements

LAETITIA

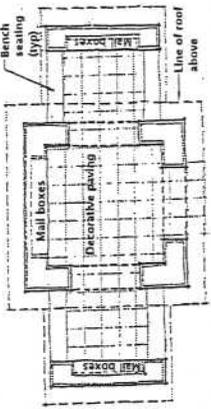
San Luis Obispo County, CA
 AG Cluster Development Plan
 Conceptual Project Entry Features
 August 29, 2004



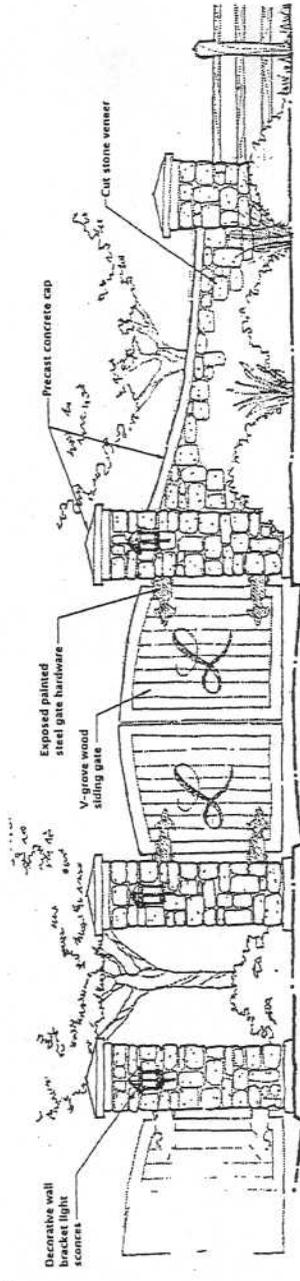
Main Entry Gate (at Upper Los Berros Road) Scale: 1" = 30'-0"



Mail Box Gazebo Elevation

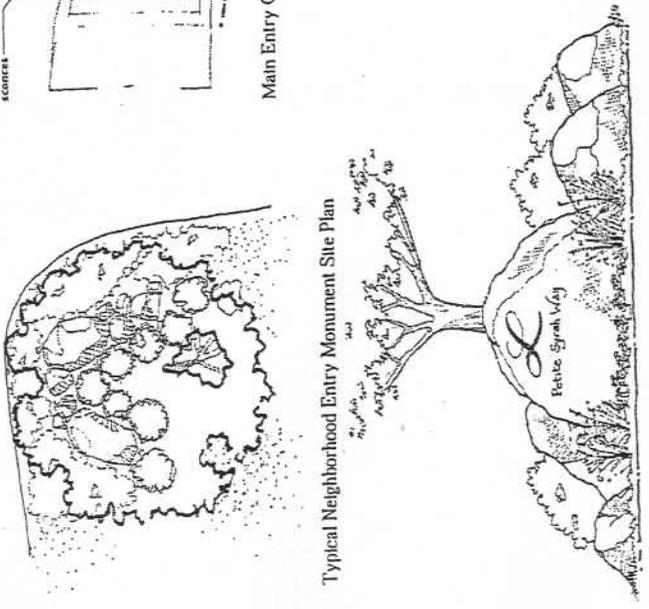


Mail Box Gazebo Floor Plan

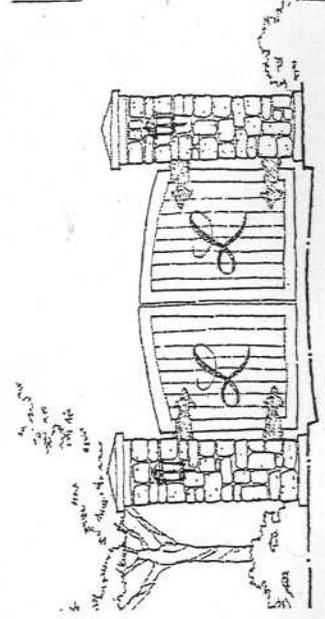


Main Entry Gate Elevation (at Upper Los Berros Road)

Typical Neighborhood Entry Monument Site Plan



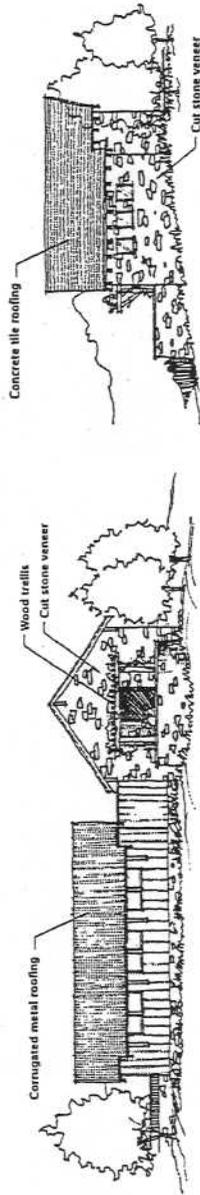
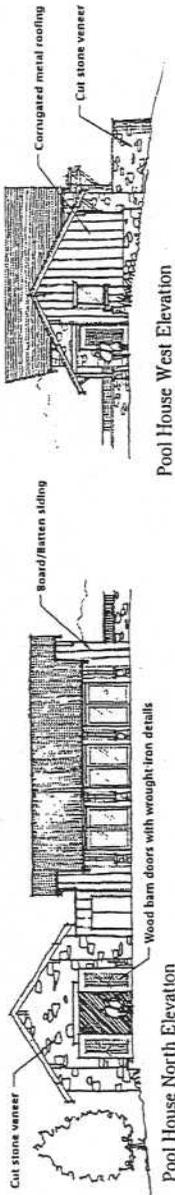
Typical Neighborhood Entry Monument Elevation - See DP-5 for locations



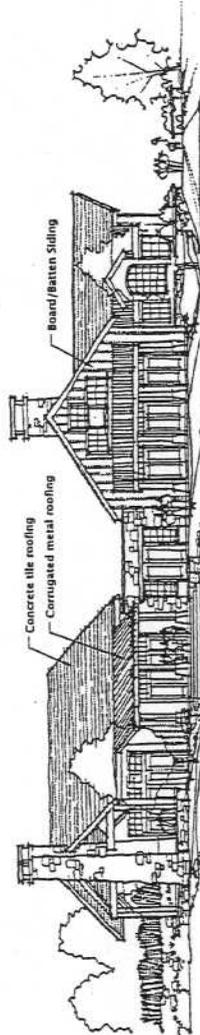
Secondary Entry Gate Elevation



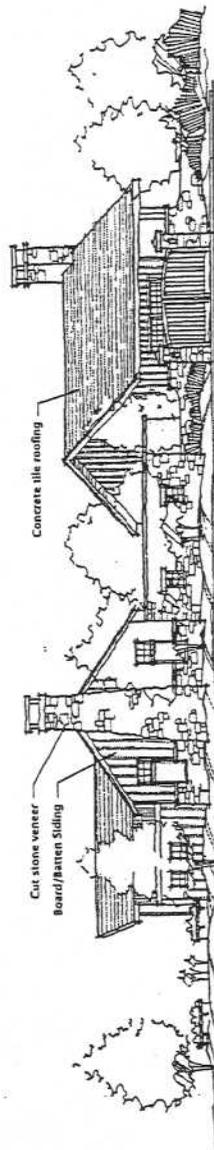
San Luis Obispo County, CA
 AG Cluster Development Plan
 HOA Recreation Center Elevations
 August 10, 2004



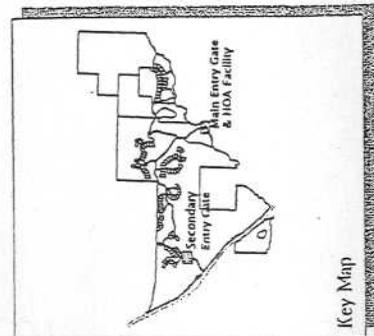
Pool House East Elevation

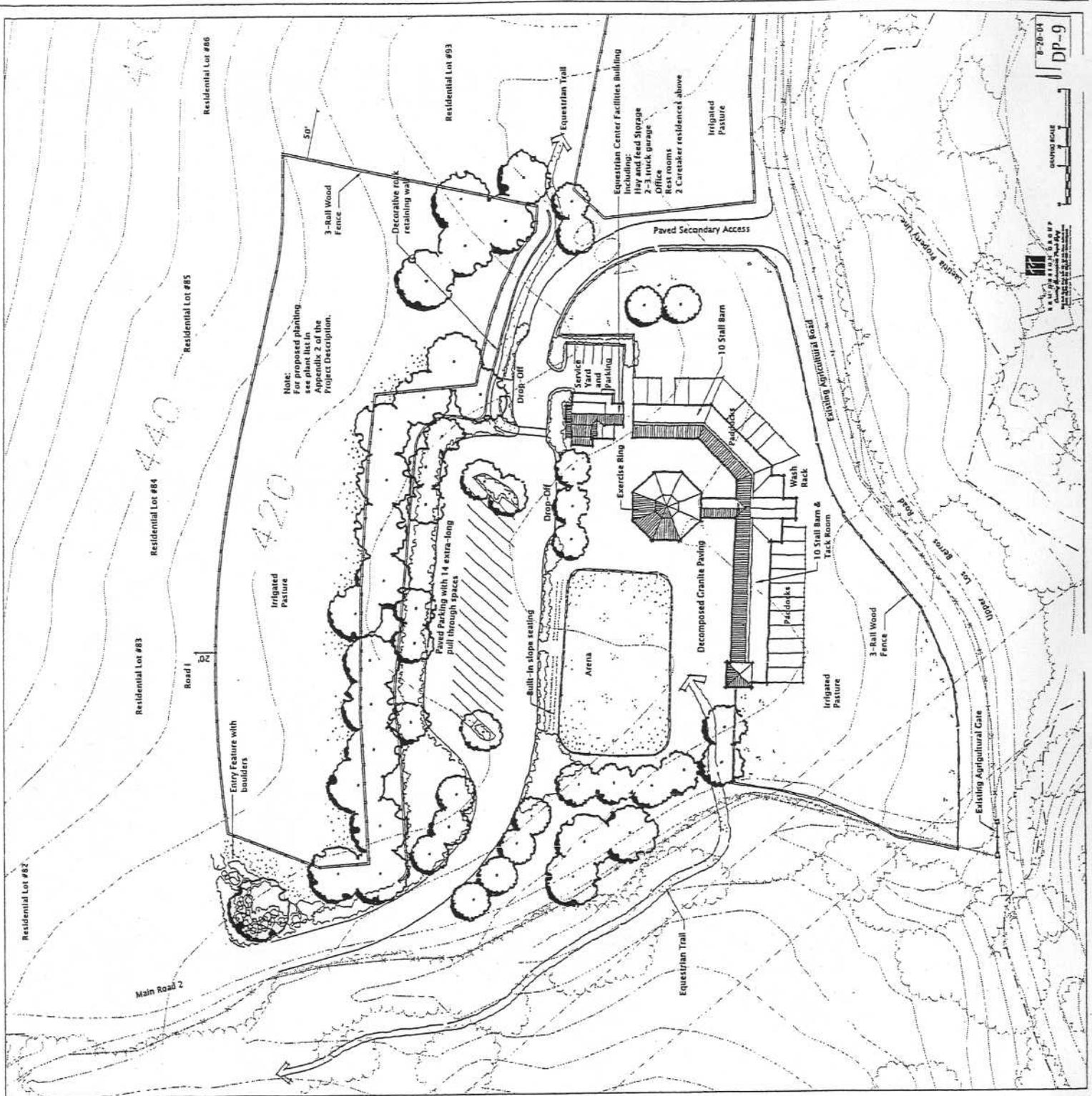


Recreation Center South Elevation



Recreation Center North Elevation

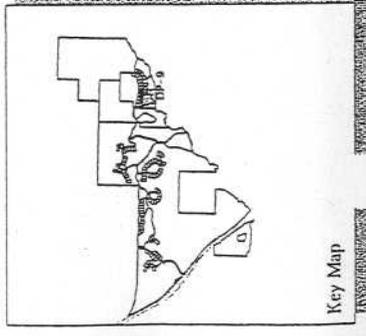




8-20-04
 DP-9
 DRAWING SCALE

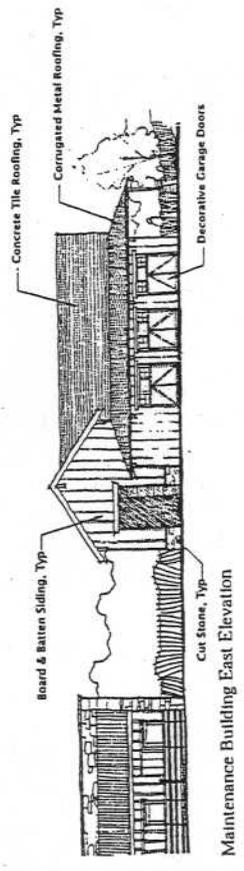
LAETITIA
 ARCHITECTURAL & LANDSCAPE ARCHITECTURE
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 SAN LUIS OBISPO, CA 94968
 TEL: 805.435.1111 FAX: 805.435.1112
 WWW.LAETITIA.COM

LAETITIA
 San Luis Obispo County, CA
AG Cluster Development Plan
Equestrian Center Site Plan August 20, 2004

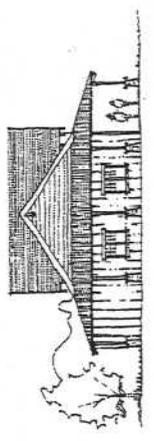


Key Map

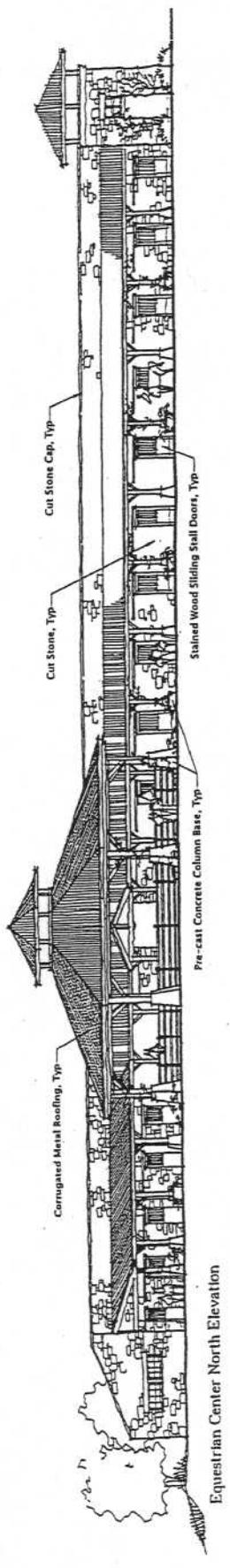
LAETITIA
 San Luis Obispo County, CA
 AG Cluster Development Plan
 Equestrian Center Elevations August 26, 2004



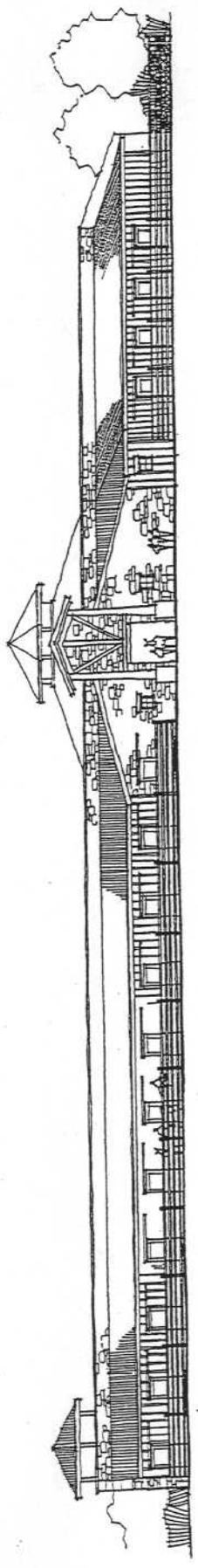
Maintenance Building East Elevation



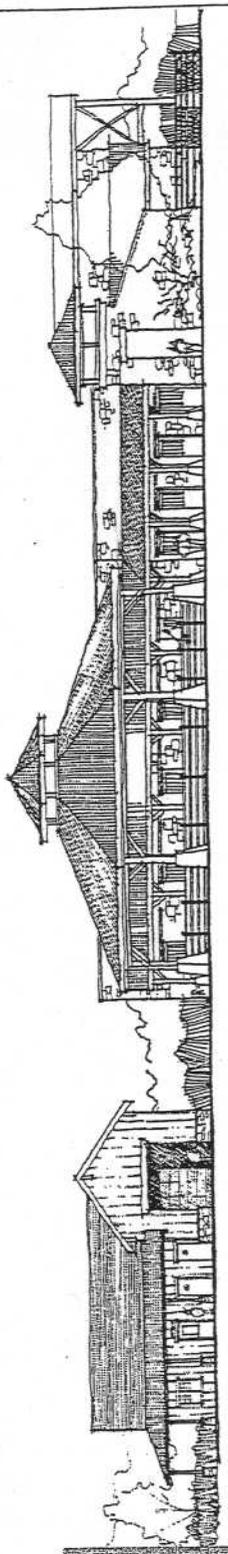
Maintenance Building North Elevation



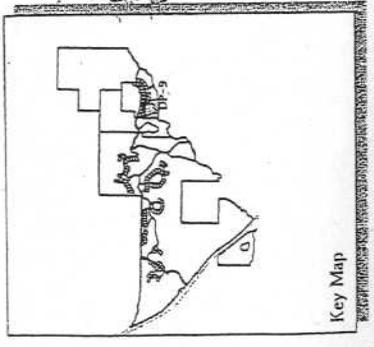
Equestrian Center North Elevation



Equestrian Center South Elevation



Equestrian Center & Caretaker West Elevation

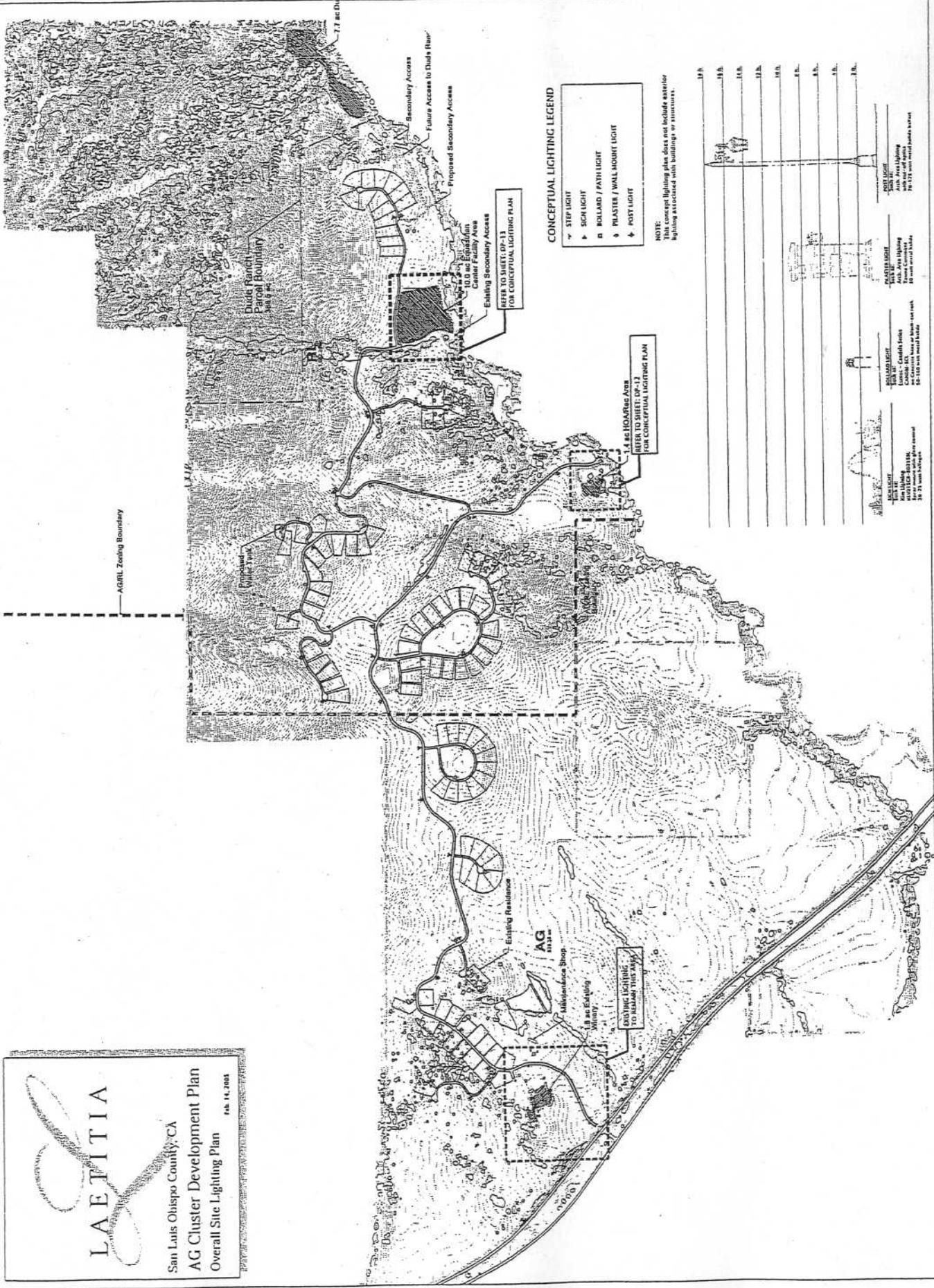


Key Map

8-20-04
 DP-10
 DRAWING SCALE
 HALL DESIGN GROUP
 1111

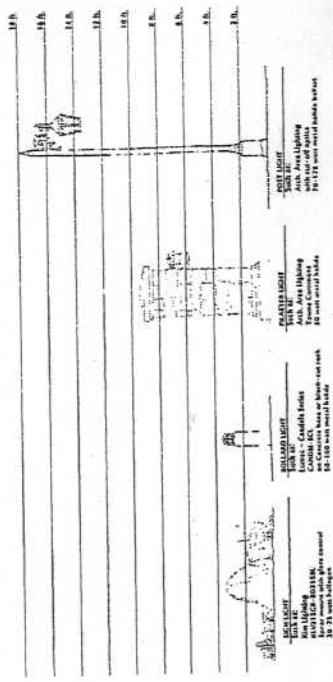


San Luis Obispo County, CA
 AG Cluster Development Plan
 Overall Site Lighting Plan
 Feb. 14, 2005

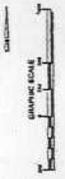


- CONCEPTUAL LIGHTING LEGEND**
- ▽ STEP LIGHT
 - ▶ SIGN LIGHT
 - ROLLABO / PATH LIGHT
 - ⊕ PLASTER / WALL MOUNT LIGHT
 - ⬇ POST LIGHT

NOTE:
 Concept lighting plan does not include exterior lighting associated with buildings or structures.



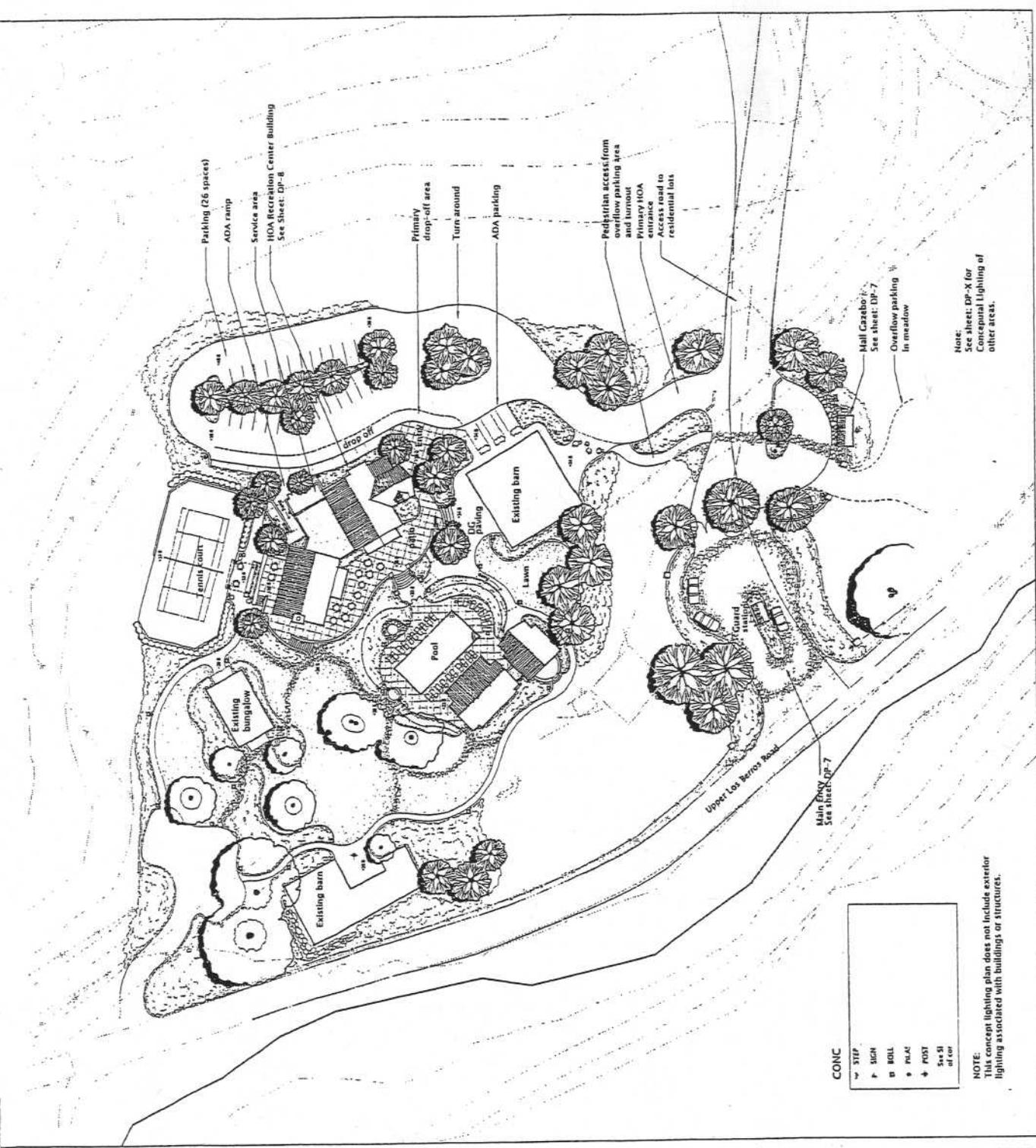
Conceptual Lighting Plan
 Overall Site



SCALE: 1" = 40' (AS SHOWN)
 DATE: 2/11/05
 DRAWN BY: [Name]
 CHECKED BY: [Name]



San Luis Obispo County, CA
 AG Cluster Development Plan
 Main Entry & HOA Lighting Plan
 Feb. 14, 2008

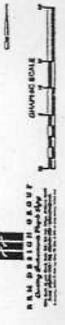


Note:
 See sheet DP-X for Conceptual Lighting of other areas.

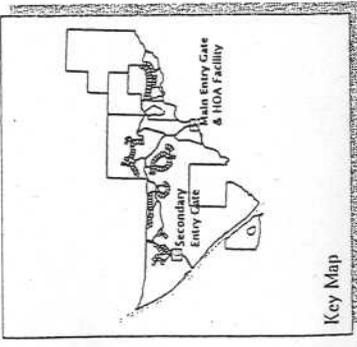
NOTE:
 This concept lighting plan does not include exterior lighting associated with buildings or structures.

CONC

W	STEP
P	SGN
B	BELL
●	PLAC
+	POST
See SI	at lot



Conceptual Lighting Plan
 Main Entry & HOA



Vesting Tentative Tract Map No. 2606



County of San Luis Obispo, California

RECORD OWNERS:
TOWER GROVE VINTNERS, INC
453 TOWER GROVE DRIVE
ARROYO GRANDE, CA 93420

APPLICANT:
JOHN JANNECK, JANNECK LIMITED
1116 CORY AVENUE
LOS ANGELES, CA 90069

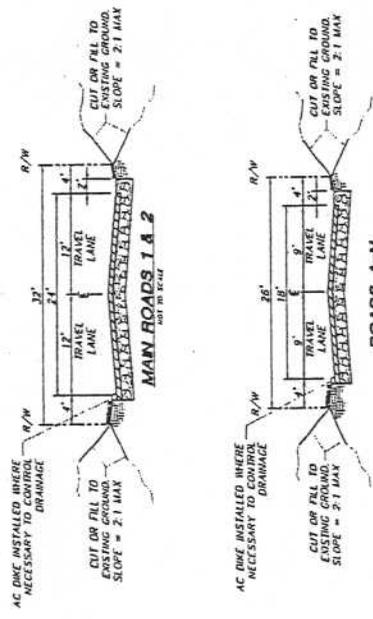
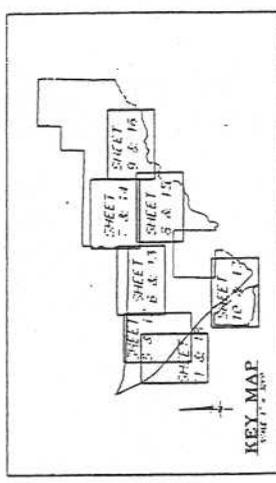
REPRESENTATIVE:
URM DESIGN GROUP
CONTACT PERSON: TIM WALTERS
3765 S. HICHERA, SUITE 102
SAN LUIS OBISPO, CALIFORNIA 93401
PHONE: 805.548.1794

PROJECT STATISTICS:
EXISTING ZONING: AGRICULTURAL/RURAL
ASSESSOR'S PARCEL NUMBERS:
047-301-002, 047-311-001, 047-311-007
047-311-010, 047-311-011, 075-341-007
RURAL LANDS
047-051-003, 047-301-004, 047-301-005
048-121-006

PHASE 1 LOTS:	48 LOTS
RESIDENTIAL:	1 LOT
OPEN SPACE:	47 LOTS
TOTAL:	48 LOTS
PHASE 2 LOTS:	40 LOTS
RESIDENTIAL:	1 LOT
OPEN SPACE:	39 LOTS
TOTAL:	40 LOTS
PHASE 3 LOTS:	19 LOTS
RESIDENTIAL:	2 LOTS
OPEN SPACE:	17 LOTS
TOTAL:	19 LOTS
TOTAL NUMBER OF LOTS:	107 LOTS
RESIDENTIAL:	4 LOTS
OPEN SPACE:	103 LOTS
TOTAL:	107 LOTS

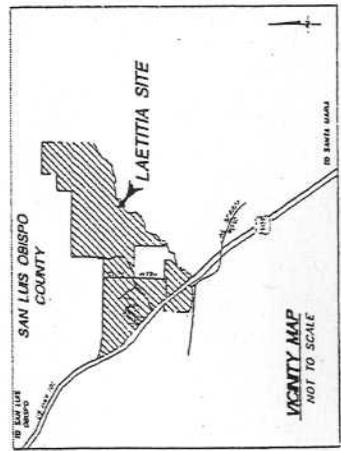
PROJECT AREA:	1788.36 AC	93.827
TOTAL OPEN SPACE:	1035.00 AC	5.304
PROPOSED RESIDENTIAL:	2389 AC	1.374
INTERNAL ROADS:	1915.60 AC	100.000
TOTAL AREA:		
AVG. NET LOT SIZE:		

UTILITIES:
SEWER: PRIVATE SEPTIC
WATER: PRIVATE WELL - MUTUAL WATER CO
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: PACIFIC BELL TELEPHONE



- SHEET INDEX:**
- C-1 TITLE SHEET
 - C-2 BOUNDARY DISTANCES AND BEARINGS
 - C-3 LEGAL AND EASEMENT DESCRIPTIONS
 - C-4 VESTING TENTATIVE MAP
 - C-5 VESTING TENTATIVE MAP
 - C-6 VESTING TENTATIVE MAP
 - C-7 VESTING TENTATIVE MAP
 - C-8 VESTING TENTATIVE MAP
 - C-9 VESTING TENTATIVE MAP
 - C-10 VESTING TENTATIVE MAP
 - C-11 VESTING TENTATIVE MAP
 - C-12 PRELIMINARY GRADING PLAN
 - C-13 PRELIMINARY GRADING PLAN
 - C-14 PRELIMINARY GRADING PLAN
 - C-15 PRELIMINARY GRADING PLAN
 - C-16 PRELIMINARY GRADING PLAN
 - C-17 PRELIMINARY GRADING PLAN
 - C-18 PRELIMINARY GRADING PLAN

- LEGEND**
- TRACT BOUNDARY LINE
 - LOT LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - DRAINAGE ARROW (DIRECTION OF FLOW)
 - 8" WATERLINE
 - FIRE HYDRANT
 - CULVERT CROSSING
 - EXISTING AGRICULTURAL ACCESS ROAD
 - EXISTING GROUND CONTOUR
 - PROPOSED FINISHED GROUND CONTOUR
 - ±250



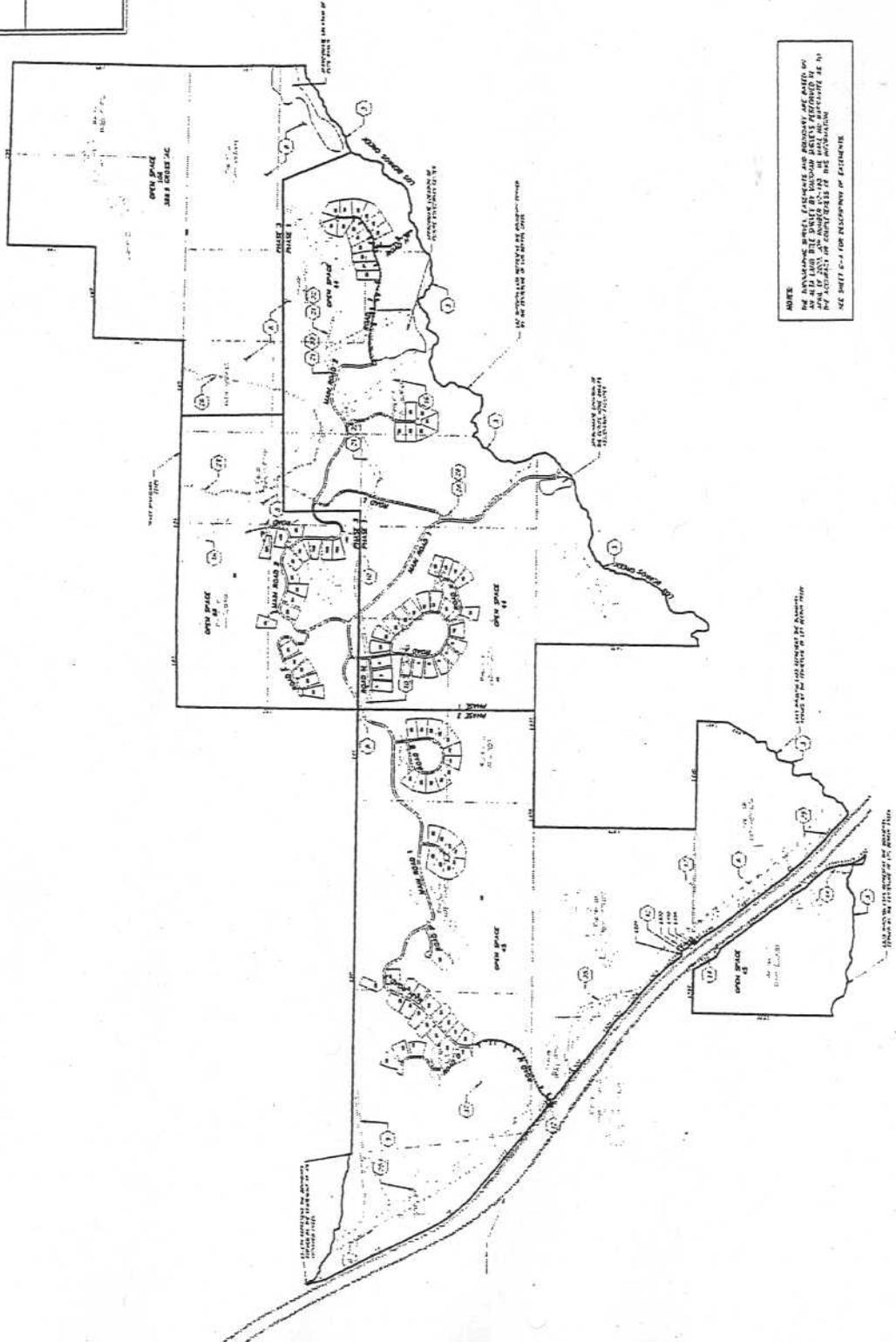
PREPARED BY:

RRM DESIGN GROUP
Creating Environments People Enjoy
1115 South Highway Street, Suite 102 - San Luis Obispo, California 93101
Phone: 805/543-1781 - Fax: 805/543-0808 - www.rrmdesign.com

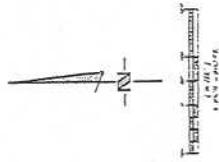


Vesting Tentative Tract
Map No. 2606

BOUNDARY



NOTES:
1. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE FIELD ENGINEER.
2. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE FIELD ENGINEER.
3. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED BY THE FIELD ENGINEER.
SEE SHEET C-2 FOR RESUMPTION OF EXISTENCE



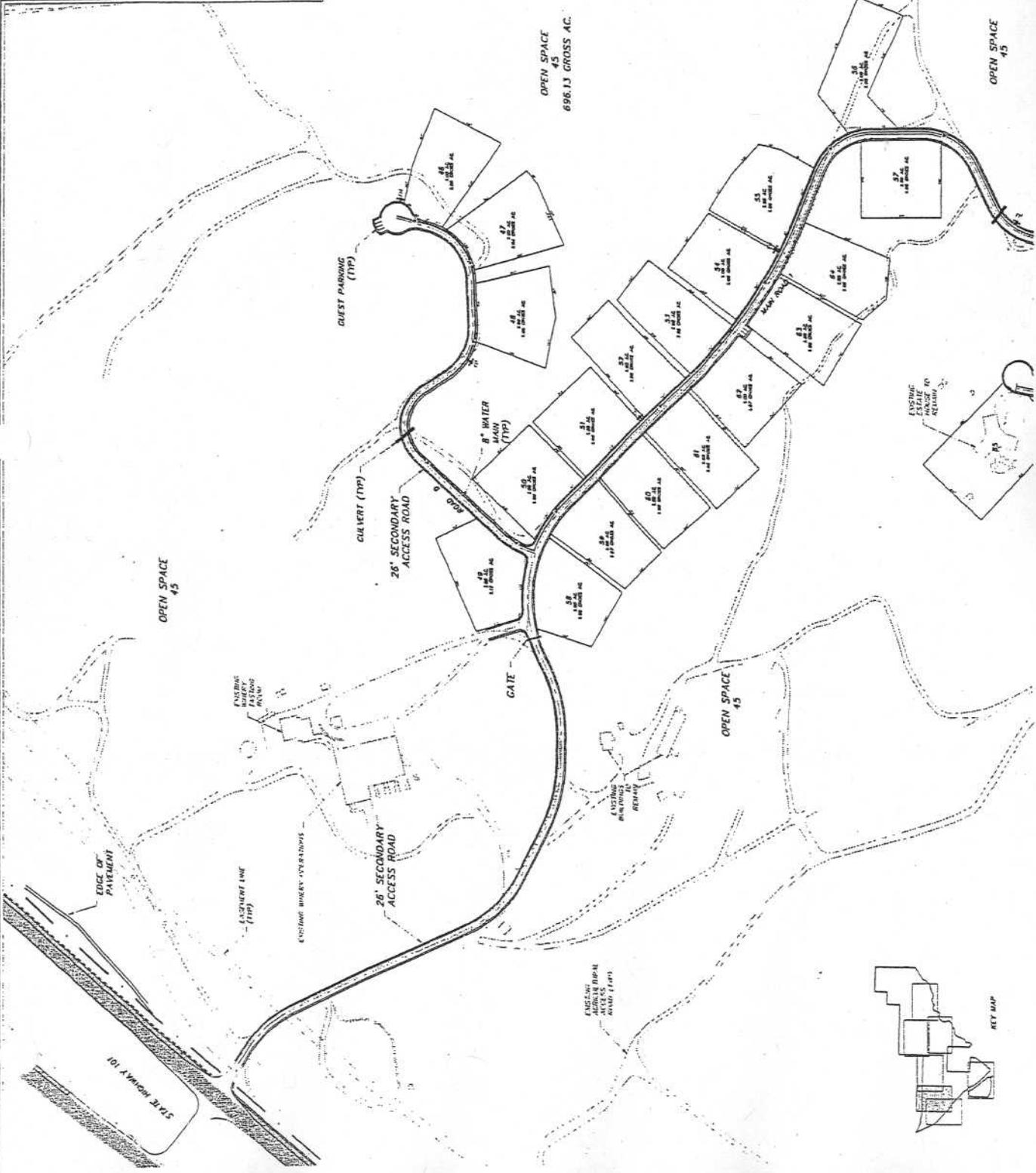
RRM DESIGN GROUP
Creating Environmentally Friendly Spaces
1000 North 10th Street, Suite 100, Anchorage, Alaska 99503
Tel: 907.561.1111 Fax: 907.561.1112
www.rrmgroup.com

C-2
1403034 - August 20, 2004

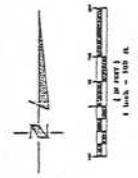


Vesting Tentative Tract
Map No. 2606

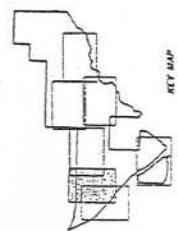
Tentative Tract Map



- NOTES:
1. INTERFERE WITH THE EXISTENCE OF UTILITIES
 2. THE LOTS WILL BE OPEN UP TO THE PUBLIC FOR VISUAL ENJOYMENT
 3. THESE LOTS ARE NOT PROPOSED FOR OFFICIAL PLANNING



RRM DESIGN GROUP
 County Engineers, Planners & Surveyors
 1403004 - August 30, 2004



ENGINEER'S REPORT
ACCESS
ROAD (1403)

EXISTING WIRELINE OPERATIONS

ENGINEER'S LINE (TYP)

EDGE OF PAVEMENT

STATE HIGHWAY 101

OPEN SPACE 45

OPEN SPACE 45
696.13 GROSS AC.

OPEN SPACE 45

TRACT BOUNDARY

GUEST PARKING (TYP)

CONVERT (TYP)

26' SECONDARY ACCESS ROAD

GATE

26' SECONDARY ACCESS ROAD

8" WATER MAIN (TYP)

EXISTING WIRELINE OPERATIONS TO BE MAINTAINED TO REMAIN

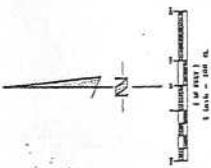
REY MAP



Vesting Tentative Tract Map No. 2606

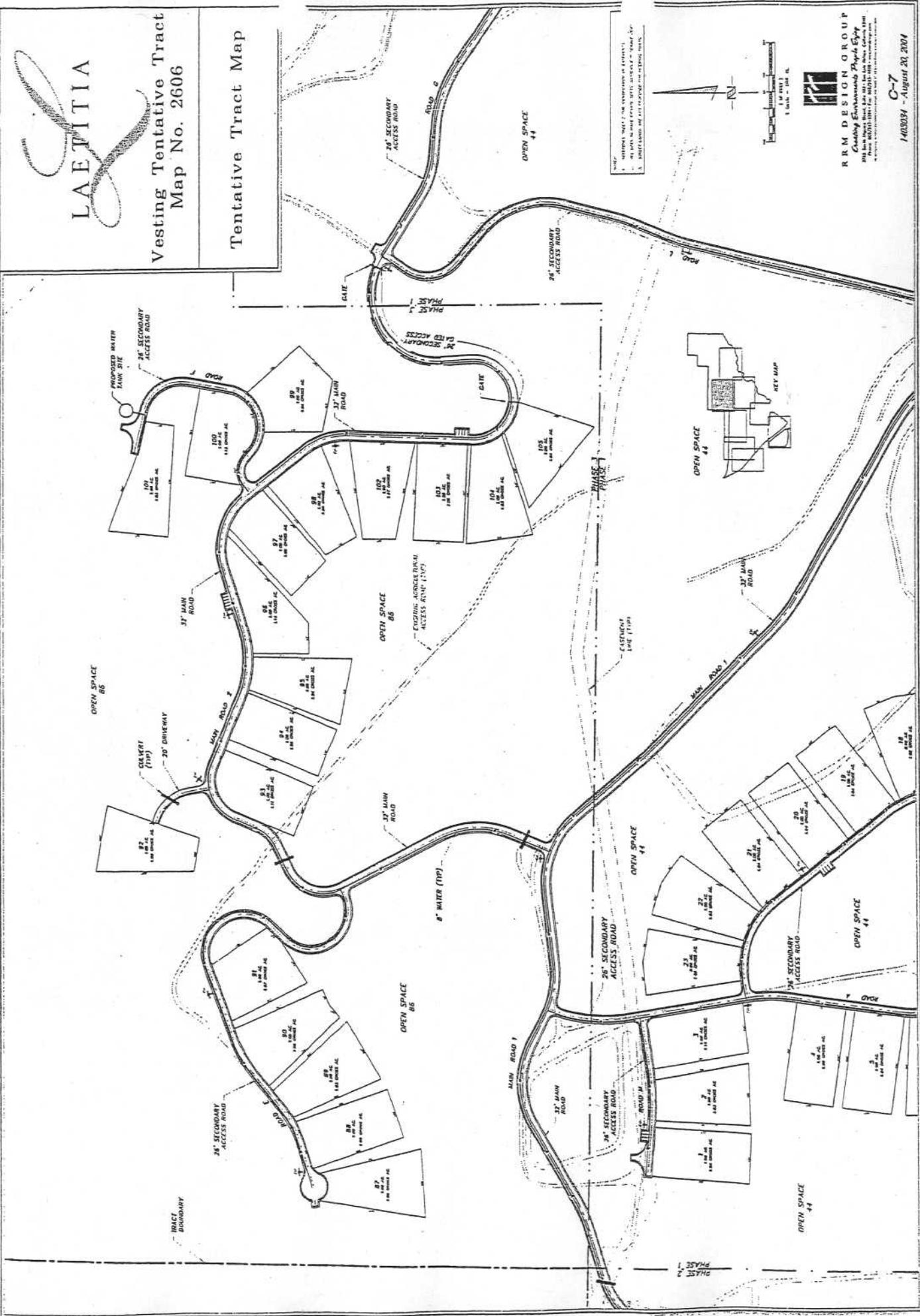
Tentative Tract Map

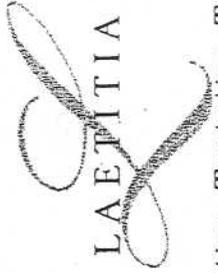
- 1. PREPARED BY THE ENGINEER OR ARCHITECT
- 2. ALL LOTS TO BE BOUND BY THE CENTER OF ROAD
- 3. DISTANCES ARE ALL CURVES AND STRAIGHT LINES



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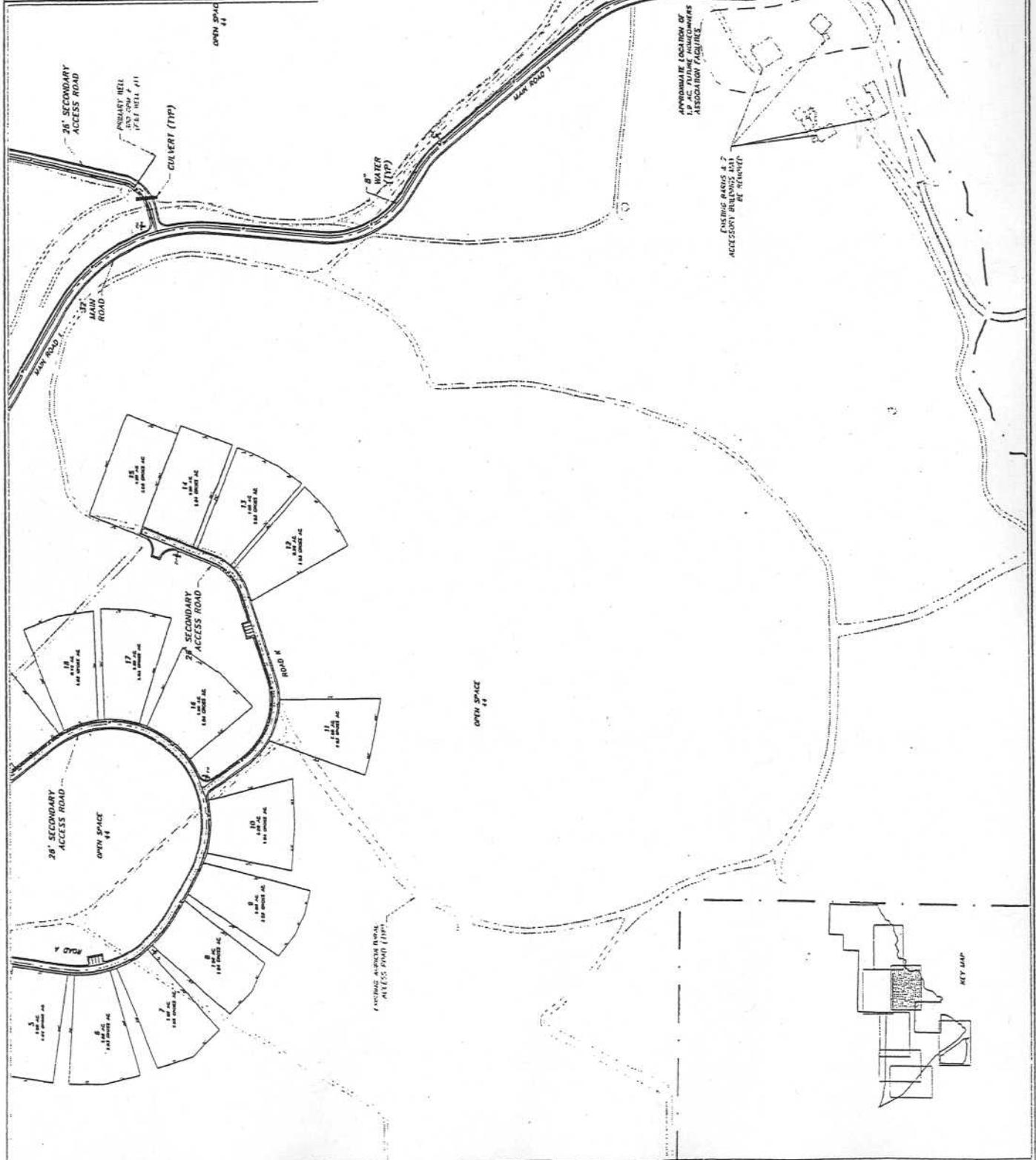
1402034 - August 29, 2004
 C-7



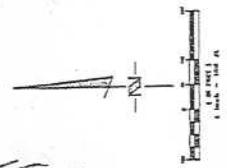


Vesting Tentative Tract
Map No. 2606

Tentative Tract Map

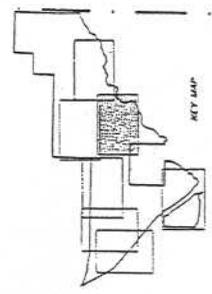


NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.



RRM DESIGN GROUP
Quality Environment People Energy
100 West 10th Street, Suite 200, Los Angeles, CA 90015
Tel: (213) 475-1111 Fax: (213) 475-1112
www.rrmgroup.com

C-8
140333A - August 20, 2004





LAETITIA

Vesting Tentative Tract
Map No. 2606

Tentative Tract Map

OPEN SPACE
106

EASEMENT
AND
ACCESS ROAD (119)

PHASE 1

OPEN SPACE
88

PHASE 2

OPEN SPACE
44

EASEMENT
AND
ACCESS ROAD (119)

CULVERT
(119)

MAIN ROAD 2

OPEN SPACE
44

ROAD 1

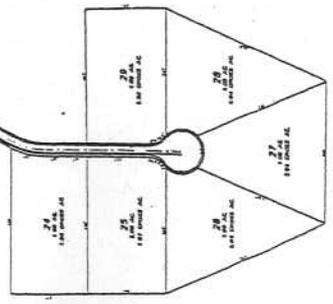
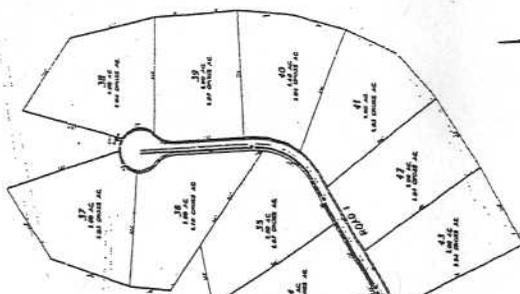
PLUMB 10.0 AC
CONCRETE
CENTER FACILITY
AREA

OPEN SPACE
44

ROAD 11
(RESTRICTION
ACCESS)

GATE

UPPER LOS GATOS ROAD



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Creating Environments People Enjoy
10000 N. 100th Street, Suite 100, Greenwood Village, CO 80120
Tel: 303.751.1000 Fax: 303.751.1001
www.rrmgroup.com

- 1. SHEET MUST BE FOR EXEMPTION OF FILING
- 2. REFERS TO THE STATE OF CALIFORNIA FOR THE STATE OF CALIFORNIA
- 3. SHEET MUST BE FOR EXEMPTION OF FILING

C-9
1403034 - August 30, 2004



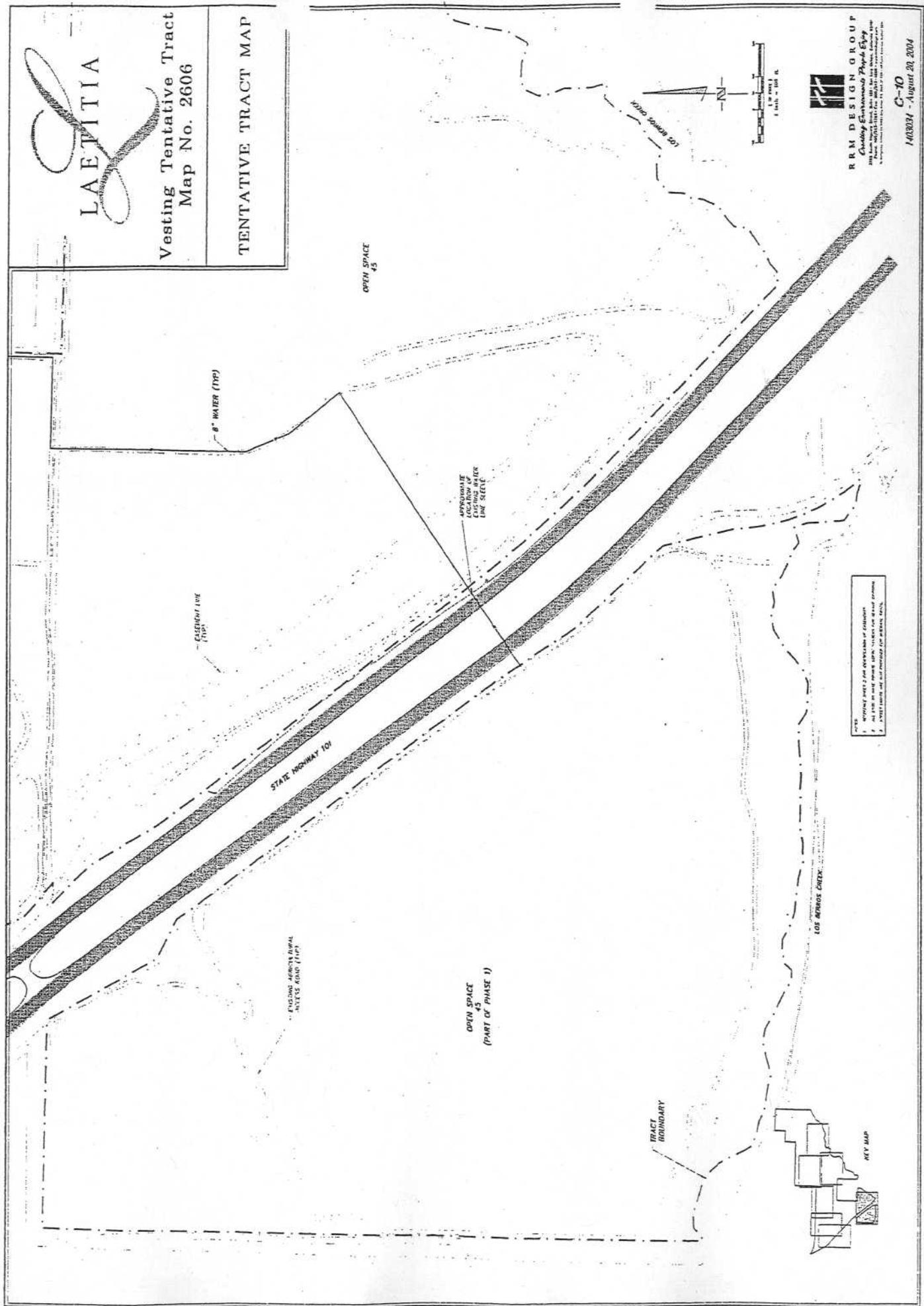
Vesting Tentative Tract
Map No. 2606

TENTATIVE TRACT MAP

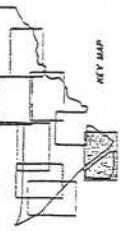


RRM DESIGN GROUP
Creating Environments People Enjoy
10000 Wilshire Blvd, Suite 200, Beverly Hills, CA 90212
Tel: 310.274.1111 Fax: 310.274.1112
www.rrmgroup.com

C-10
1403034 - August 20, 2004



NOTES:
1. REFER TO SHEET 2 FOR DESCRIPTION OF UTILITIES.
2. ALL UTILITIES ARE SHOWN WITHIN THE SHOWN EASEMENT BOUNDARIES.
3. VERIFY EXISTING UTILITIES AND LOCATIONS PRIOR TO CONSTRUCTION.





Vesting Tentative Tract
Map No. 2606

CONCEPTUAL
GRADING AND
DRAINAGE PLAN



RRM DESIGN GROUP
Creating Environments People Enjoy
14000 14th St. Suite 100, San Diego, CA 92161
Tel: 619-594-1100 Fax: 619-594-1101
www.rrmgroup.com

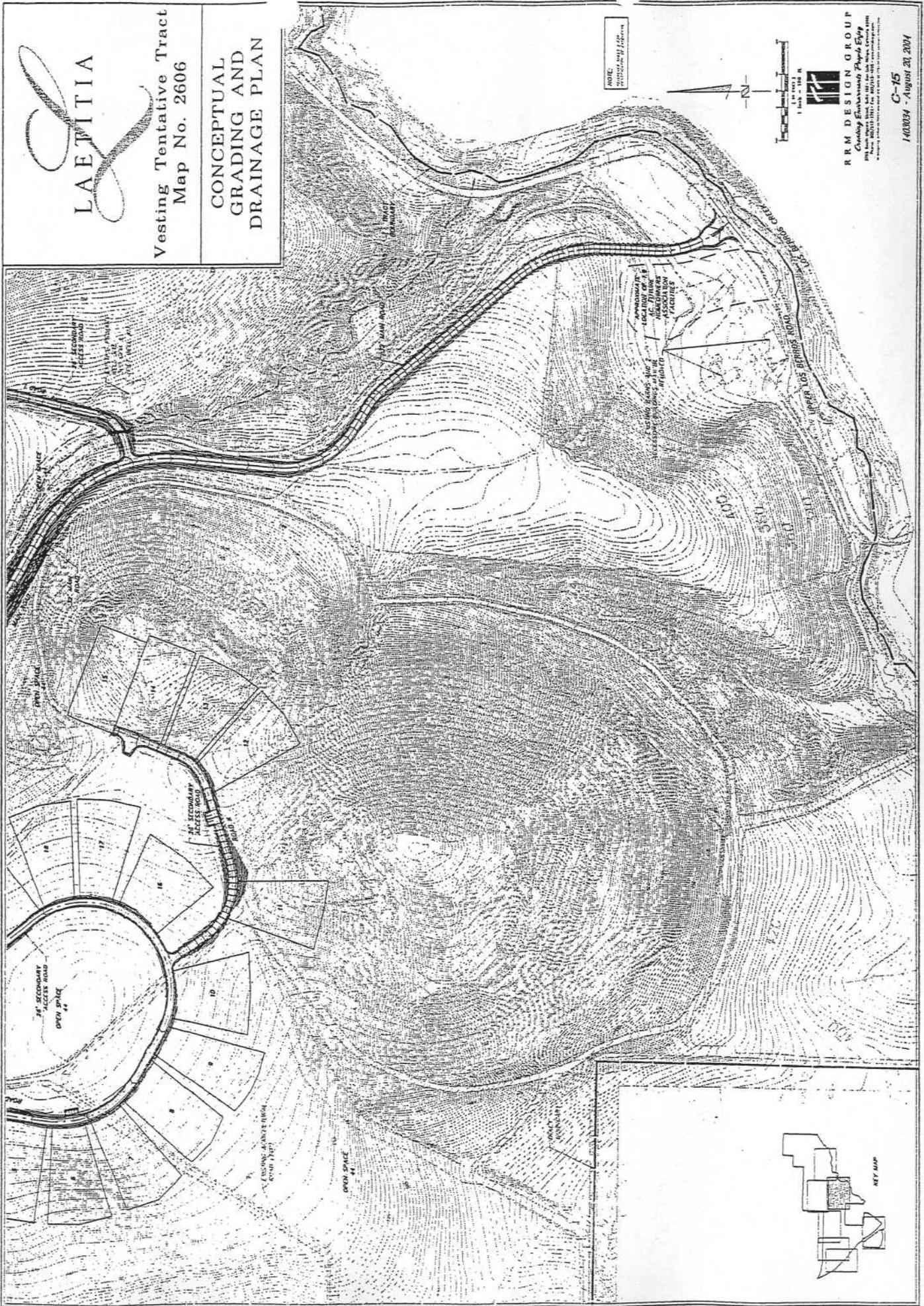
C-14
1400014 - August 20, 2004



LAETITIA

Vesting Tentative Tract
Map No. 2606

CONCEPTUAL
GRADING AND
DRAINAGE PLAN



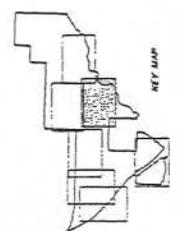
NOTE:
PROPOSED GRADING



RRM DESIGN GROUP
Christy Eshenhardt, Project Engineer
Phone: 800.311.1101 Fax: 800.311.1102
www.rrmgroup.com

C-15
1400034 - August 20, 2004

APPROXIMATE
LOCATION OF A
REPLACEMENT
ACCESSORY BUILDING AS WELL
AS NEIGHBORING
ACCESSORY BUILDINGS AS WELL
AS NEIGHBORING
ACCESSORY BUILDINGS AS WELL



KEY MAP



Vesting Tentative Tract
Map No. 2606

CONCEPTUAL
GRADING AND
DRAINAGE PLAN



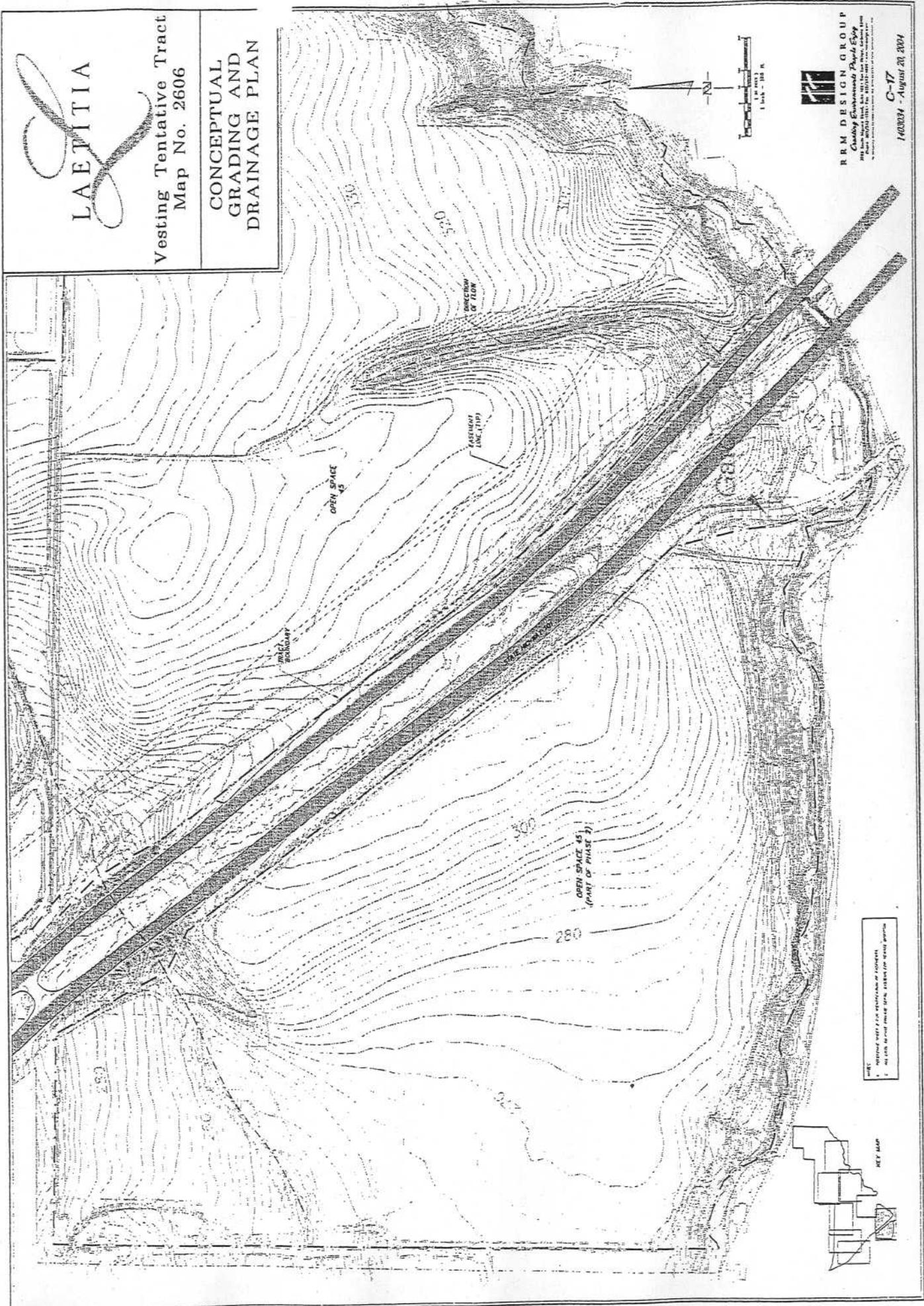
RRM DESIGN GROUP
Creating Environments People Enjoy
1915 New Street, Suite 200, San Jose, CA 95131
Tel: (408) 291-1111 Fax: (408) 291-1112
www.rrmgroup.com

C-76
1/03/04 - August 31, 2004

LAETITIA

Vesting Tentative Tract
Map No. 2606

CONCEPTUAL GRADING AND DRAINAGE PLAN

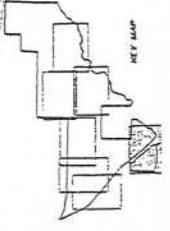


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Creating Environments People Enjoy

C-17
1408034 - August 20, 2004

KEY

- 1 PROPOSED ROAD 2 IN EXISTING OR EXISTING
- 2 20' WIDE BUFFER ZONE 30' WIDE BUFFER ZONE 40' WIDE BUFFER ZONE





COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY
AGRICULTURAL COMMISSIONER/SEALER

(805) 781-5910
FAX (805) 781-1035
AgCommSLO@co.slo.ca.us

DATE: May 10, 2005

MAY 12 2005

TO: Mr. James Caruso, Senior Planner

FROM: Lynda L. Auchinachie, Agriculture Department *JA*

SUBJECT: Laetitia Agricultural Cluster Subdivision, Tentative Tract Map 2606 and Conditional Use Permit Notice of Preparation of a Draft Environmental Impact Report (0825)

Thank you for the opportunity to review the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) required for the Laetitia proposal. The Agriculture Department has the following comments relating to agricultural resources for the environmental factors listed below:

Agricultural Resources

- The proposed residential development has not been designed to be compatible with existing agricultural operations or minimize impacts to agricultural resources. The NOP has identified potential project impacts to be assessed as part of the DEIR process. The NOP has indicated mitigation measures will be included to address impacts to agricultural resources. The Agriculture Department does not believe mitigation measures alone will reduce project impacts to insignificant levels and therefore recommends alternative design(s) be reviewed as part of the DEIR process. The alternative design(s) should:

- Clustered residential development in a compact, contiguous manner that reduces the agricultural/residential interface. Such compact design would reduce conversion of agricultural resources, buffering requirements, agricultural/residential conflicts, grading impacts, drainage/erosion impacts, and access roads* through agricultural production areas. As currently proposed, the residences are extended throughout the vineyard area unnecessarily impacting agricultural resources. Figure 2-3 of the Agriculture and Open Space Element (AOSE) provides direction on compact site design that locates the residences in a single location versus throughout the vineyard area. Additionally, the residential development should be located within areas not currently supporting vineyards where possible and in close proximity to the Community Recreation Facility to limit traffic within vineyard areas.

* The access roadways run across the majority of the site and through the vineyards. The Institute of Transportation Engineers Trip Generation Manual indicates 9.57 vehicular trips are generated per day for single-family residences. A basic calculation suggests that approximately 976 vehicles could be driving through the vineyard production area (this does not include trips generated by additional facilities). Compatible site design should minimize vehicular traffic within areas of agricultural operations.

- The project should be consistent with AOSE buffer policies that were established to promote and protect agriculture and to protect the public's health and safety. Agricultural buffers aim to reduce land use incompatibilities while not restricting current or future agricultural practices. Buffers should be located on parcels proposed for development, not the agricultural parcels. While the applicant's Agricultural Management Plan was not submitted to the Agriculture Department for review, staff is concerned the plan may not be consistent with policy or reduce land use incompatibilities to less than significant levels.
- Protecting agriculture from pest infestation, including the glassy-winged sharp shooter, is one of the primary focuses of the Agriculture Department. Detailed State and County inspection protocol is currently in place to inspect for pests from quarantined areas. The proposed limitations and checkpoints would be considered redundant although a site-specific education program or countywide education program regarding plant material and pests may be beneficial.
- The size and configuration of open space parcels appears to be based on residential density. The EIR should evaluate if the proposed parcels are logical in terms of agricultural resources and operations.
- The EIR should identify potential impacts to agricultural resources and operations during construction. Mitigation measures should be identified to ensure crops are not damaged and operations not restricted.

Geology and Soils

- The proposed project access roads require more than 48 acres of grading. The NOP indicates 182,000 yards of cut and fill is necessary with cuts ranging from 50-70 feet in height. Additional grading will be necessary for residences and other proposed development. Many of the soils have moderate to high soil erosion and runoff potential. The DEIR should assess potential drainage and erosion impacts to existing and potential vineyards/crops due to newly exposed soil associated with earth moving activities and impermeable surfaces.

Hazards and Hazardous Materials

- While the NOP indicates the vineyard operation does not currently use Class I or Restricted Use Pesticides, it should be noted that future pest infestations might dictate the need for such pesticides. To protect agricultural resources for continued and enhanced agricultural production, consistency with the AOSE Buffer Policy should be reviewed.

Noise

- Night harvesting is often required for vineyard operations. The DEIR should assess such activities.

Recreation

- The compatibility of proposed equestrian/recreational facilities and pedestrian access with agricultural operations should be evaluated.

Wastewater

- The NOP indicates leach fields may be located on the agricultural portion of the project site. The DEIR should evaluate impacts to agricultural resources should leach fields be located off residential properties.

Water

- The DEIR will evaluate if adequate water resources are available for long-term sustainable agriculture as well as proposed residential and recreation land uses. Will the proposed project impact water resources for off site agriculture such as nearby avocados and lemons?

Land Use

- A Dude Ranch is an allowed Rural Recreation and Camping use. The DEIR should review how proposal is consistent with applicable documents including the AOSE.
- The DEIR should provide AOSE policy consistency discussion including Figure 2.2 density requirements.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If we can be of further assistance, please call 781-5914.



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

MAY 9 2005

DATE: May 5, 2005

TO: James Caruso, Senior Planner
San Luis Obispo County Department of Planning and Building

FROM: ^{MAG} Melissa Guise, Air Quality Specialist
San Luis Obispo County Air Pollution Control District

SUBJECT: Laetitia Agricultural Cluster Subdivision, Initial Study and Notice of Preparation (NOP) for an Environmental Impact Report (EIR)

Thank you for including the APCD in the environmental review process. We have completed our review of the NOP and Initial Study for the proposed Laetitia Agricultural Cluster Subdivision located south of Arroyo Grande off of Highway 101. The project as proposed would subdivide portions of the 1,910 acre Laetitia property into 102 single-family one acre home sites, a Ranch Headquarters/Community/Homeowner Association Facility and four open space lots which would accommodate a variety of uses including a 10 acre Equestrian Facility and on-going agricultural uses. The EIR will also evaluate the future Dude Ranch proposed for the site. The following information is provided to assist in the preparation of the EIR.

GENERAL COMMENTS

On page 8 of the Initial Study, the attainment status of San Luis Obispo County is discussed. It should be noted that San Luis Obispo County is currently in attainment for ozone but not particulate matter.

SPECIFIC COMMENTS:

1. NAME OF CONTACT PERSON

Melissa Guise
Air Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401
(805) 781-4667

2. PERMIT(S) OR APPROVAL(S) AUTHORITY:

The following requirements should be included in the evaluation and associated mitigation measures.

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration

(issued by the California Air Resources Board) or an APCD permit. Operational sources may also require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Waste Water Treatment Plant
- Power screens, conveyors, diesel engines, and/or crushers.
- Portable generators (50 hp or greater)
- Boilers
- Concrete batch plants
- Tub grinders (associated with tree or vine removal)

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Demolition

Demolition and remodeling activities have potential negative air quality impacts, including issues surrounding proper demolition and disposal of asbestos containing material (ACM). Demolition and remodeling projects are subject to the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (NESHAP), which includes but is not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at 781-5912 prior to final approval of these types of projects by your agency.

Development Burning

Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may

include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

3. ENVIRONMENTAL INFORMATION:

A complete air quality analysis should be included in the DEIR to adequately evaluate the new air quality impacts associated with the proposed project. This analysis should address both short-term and long-term emissions impacts from the project. The following is an outline of items that should be included in the analysis:

- a) A description of existing air quality and emissions in the impact area, including the attainment status of the District relative to State Air Quality Standards and any existing regulatory restrictions to development. The most recent Clean Air Plan (CAP) should be consulted for applicable information.
- b) A thorough emissions analysis should be performed on all relevant emission sources, using emission factors from the EPA document AP-42 "Compilation of Air Pollutant Emission Factors", EMFAC2000, or other approved sources. The emissions analysis should include calculations for estimated emissions of all criteria pollutants and toxic substances released from the anticipated land use mix on a quarterly and yearly basis. Documentation of emission factors and all assumptions (i.e. anticipated land uses, average daily trip rate from trip generation studies, etc.) should be documented in the appendix to the DEIR.
- c) The DEIR should include a range of alternatives to the proposed project that could effectively minimize air quality impacts. A thorough emissions analysis should be conducted for each of the proposed alternatives identified. The DEIR author should contact the District if additional information and guidance is required. All calculations and assumptions used should be fully documented in an appendix to the DEIR.
- d) A cumulative impact analysis should be performed to evaluate the combined air quality impacts of this project and impacts from existing and proposed future construction in the area.
- e) The data analyses requested above should address local and regional impacts with respect to maintaining applicable air quality standards at build out. Authors should consult the District to determine if a modeling analysis should be performed and included in the EIR.
- f) Temporary construction impacts, such as fugitive dust and combustion emissions from construction and grading activities, should be quantified and mitigation measures proposed.

g) Mitigation measures (including off-site mitigation if applicable) should be recommended, as appropriate, following the guidelines presented in Sections 5 and 6 of the District's "CEQA Air Quality Handbook". The following items should be addressed in the mitigation measures.

1. Residential Burning -District Rule 501, restricts or eliminates backyard burning of green waste in many developed areas throughout the County. Rule 501 also prohibits the use of burn barrels and residential household waste burning in all areas. The District strongly recommends in addition to garbage collection, that recycling and green waste collection programs be implemented in areas where service is not currently available.

2. Equestrian Facility Dust Control Mitigation Plan

Operation of an equestrian facility could result in fugitive dust, which may be a nuisance to local residents. District staff recommends the following measures be incorporated into the project to control dust.

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.
- Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities.
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- All access roads and parking areas associated with the facility shall be paved to reduce fugitive dust.

A person or persons shall be designated to monitor for dust and implement additional control measures as necessary to prevent transport of dust offsite. The monitor's duties shall include holidays and weekend. The name and telephone number of such persons shall be provided to the APCD prior to operation of the arena.

3. Residential Wood Combustion

Under APCD Rule 504, only APCD approved wood burning devices can be installed in new dwelling units. These devices include:

- All EPA-Certified Phase II wood burning devices;

- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters;
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

4. PERMIT STIPULATIONS/CONDITIONS:

The CEQA Air Quality Handbook provides various significance thresholds that should be referenced in the EIR for determining the significance of impacts and the level of mitigation necessary. The Handbook breaks the impacts into construction phase (Section 6) and operational phase (Section 2) emissions, with separate significance thresholds for each. The level of mitigation necessary will be based upon the new emissions emitted from the project.

5. ALTERNATIVES:

Any alternatives described in the DEIR should involve the same level of air quality analysis as described in bullet items 3.b and 3.c listed above.

6. REASONABLY FORSEEABLE PROJECTS, PROGRAMS OR PLANS:

An important component of an EIR is a consistency analysis of a proposed project with respect to pertinent planning and environmental guidance documents (i.e. general and specific plans, clean air plans, etc.). The District's CAP is such a document and contains land use policies designed to lessen automobile dependence through greater pedestrian access, increased transit access, mixed use and compact zoning, and a balance of jobs and housing. Projects, with potential size and character to impact the assumptions made in the CAP, can impede the District's attempts to maintain the State ozone standard. Therefore, the consistency analysis obtained through the DEIR process is very important from a decision-making standpoint. Please refer to the District's CEQA Air Quality Handbook, Section 2.2, for additional instructions on performing the consistency evaluation.

7. RELEVANT INFORMATION:

As mentioned earlier, the Handbook should be referenced in the EIR for determining the significance of impacts and level of mitigation recommended. Additionally, emission factors from AP-42, EMFAC2000, or other approved sources should be used when performing emission calculations.

Laetitia Agricultural Cluster
May 5, 2005
Page 6 of 6

8. FURTHER COMMENTS:

No further comments.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

MAG/sll

cc: Karen Brooks, SLOAPCD Enforcement Division
Tim Fuhs, SLOAPCD Enforcement Division
David Dixon, SLOAPCD Engineering Division

Attachment 1

h:\ois\plan\response\2827-3.doc

ATTACHMENT 1

Naturally Occurring Asbestos – Construction & Grading Project – Exemption Request Form

Send To:

Attachment 1

San Luis Obispo County Air
Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401



Fax: (805) 781-1002

Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements".

APPLICANT MUST SIGN BELOW

I request the San Luis Obispo Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.

Legal Declaration/Authorized Signature:

Date:

OFFICE USE ONLY - APCD Required Element - Geological Evaluation

APCD Staff:		Intake Date:	OIS Tracking Number:
Approved	Not Approved	APCD Staff:	Date Reviewed:
Comments:			

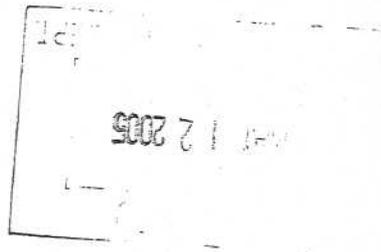
DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

675 California Boulevard
San Luis Obispo, California 93401
(805) 593-3300
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



May 4, 2005

File No.: 10257.745.EIR LAETITIA SUBDIV



James Caruso
Senior Planner
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Dear Mr. Caruso:

I received a copy of the Initial Study Summary – Environmental Checklist regarding the Laetitia Agricultural Subdivision, Tentative tract Map and Conditional Use Permit ED04-233, and I wanted to provide some information concerning traffic safety in the area of the proposed development.

I have read the Transportation/Circulation section of this permit and I wanted to re-iterate the concern the California Highway Patrol (CHP) shares over the increased vehicular traffic in the area. This section of US 101 has experienced increased traffic patterns due to south county development, commuters who lives in Santa Barbara County, and vacationers using the coast route. Roadway improvements have not kept pace with the increased traffic volumes. The speeds in this area have increased, and with the sight limitations due to topographical terrain changes, collisions are more severe. To add additional traffic to this area would only increase the chances of additional and more severe collisions. There are only two over crossings which service both the east and west sides of the area (Thompson Road and Tefft Street). There are other new developments in the Nipomo Mesa area currently under construction which will also significantly impact these ramps. There is a need to have additional controlled freeway entry from south of Arroyo Grande to SR-166. I foresee the addition of the proposed acceleration/deceleration lanes as only temporary traffic mitigation measures and not long term solutions.

If there are any questions concerning my comments, please contact me at (805) 593-3300.

Sincerely,

A handwritten signature in black ink, appearing to read "W. E. Vail".

WILLIAM E. VAIL, Captain

Commander
San Luis Obispo Area

cc: Coastal Division
Office of Special Projects

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3111
FAX (805) 549-3329
TDD (805) 549-3259
<http://www.dot.gov/dist05>



MAY 16 2005
S.L.O. CO. PERMITS DEPT.

*Flex your power!
Be energy efficient!*

May 12, 2005

SLO – 101 PM 9.66
Laetitia Ag Cluster Tentative
Map and Conditional Use
Permit ED 04-233 - NOP

SCH # 2005041094

James Caruso
San Luis Obispo County
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

Dear Mr. Caruso;

The California Department of Transportation (Department) has reviewed the above referenced document and as a result, the following comments were generated.

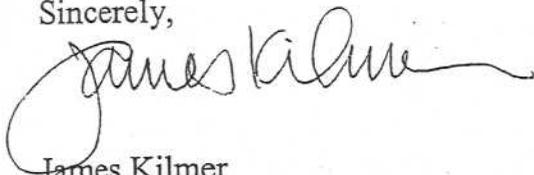
1. Drainage/Hydraulics – page 13) The Department requests that the applicants provide detailed grading/drainage plans of the ag cluster and include 100-year storm event hydraulics calculations so that Hydraulics staff may ascertain this projects impacts to U.S. Route 101. It may prove beneficial to meet with Hydraulics Staff prior to circulation of the Draft Environmental Impact Report so that any potential issues may be resolved.
2. The Department agrees that the existing winery entrance off of U.S. 101 be used exclusively for the winery guests and not serve as a through road access for the Ag Cluster homes. The Department requests assurance that this connection between the existing winery (U.S. 101), and the ag cluster homes remain a “crash gate” so that all daily traffic in and out of the residential area comes and goes from their main southern entrance.
3. The Department agrees that the applicants be required to prepare a traffic impact study (TIS) in order to gauge this projects impacts on U.S. 101. Please include both project-specific and cumulative mitigation strategies that address impacts to U.S. 101. Please include the following traffic analysis scenarios; existing traffic conditions,

Mr. Caruso
May 12, 2005
Page 2

project only, existing + project traffic conditions, cumulative, and cumulative + project conditions. Please visit the following internet site to access the *Department's Guidelines for the Preparation of Traffic Impact Studies*:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

If you have any questions regarding the foregoing comments, please contact me at 549-3683.

Sincerely,



James Kilmer
District 5
Development Review/CEQA Coordination

cc: File, D. Murray, R. Barnes, L. Wickham, S. Senet



DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>

POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
(707) 944-5500



May 23, 2005

James Caruso
County of San Luis Obispo
Department of Planning and
Building
County Government Center
San Luis Obispo, CA 93408

Laetitia Agricultural Cluster Subdivision
Tentative Tract Map 2606 and
Conditional Use Permit
County of San Luis Obispo

The Department of Fish and Game (DFG) has reviewed the document for the subject project. Please be advised this project may result in changes to fish and wildlife resources as described in the California Code of Regulations, Title 14, Section 753.5(d)(1)(A)-(G)¹. Therefore, a de minimis determination is not appropriate, and an environmental filing fee as required under Fish and Game Code Section 711.4(d) should be paid to the San Luis Obispo County Clerk on or before filing of the Notice of Determination for this project.

A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats, should be provided. Rare, threatened and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, Section 15380). The assessment should identify any rare plants and rare natural communities, following DFG's Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities (revised May 8, 2000). The Guidelines are available at www.dfg.ca.gov/whdab/pdfs/guideplt.pdf

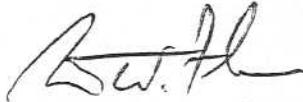
¹ <http://ccr.oal.ca.gov/>. Find California Code of Regulations, Title 14 Natural Resources, Division 1, Section 753



James Caruso
May 23, 2005
Page 2

If you have any questions, please contact Mr. Bob Stafford,
Environmental Scientist, at (805) 528-8670; or Mr. Scott Wilson,
Habitat Conservation Supervisor, at (707) 944-5584.

Sincerely,

A handwritten signature in black ink, appearing to read "R. W. Floerke". The signature is written in a cursive style with a large, sweeping initial "R".

Robert W. Floerke
Regional Manager
Central Coast Region



MAY 18 2005
S.L.O. COUNTY DEPT.

CDF/San Luis Obispo County
Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

May 16, 2005

Mr. James Caruso
SLO County Building and Planning
County Government Center
San Luis Obispo, CA 93408

Project Number: Laetitia Agriculture Cluster Subdivision

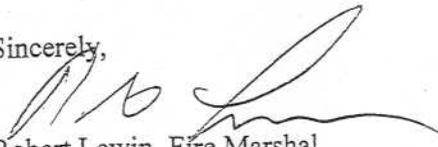
Dear Mr. James Caruso,

I have reviewed the Notice of Preparation for the Laetitia Agricultural Cluster Subdivision, Tentative Tract Map located south of Arroyo Grande. I have attempted to answer your question with the following responses:

1. Robert Lewin, Fire Marshal
Battalion Chief
CDF/San Luis Obispo County Fire
635 No. Santa Rosa St.
San Luis Obispo, CA 93405
(805)543-4244
2. All applicable Fire Law including the California Fire Code, California Building Code, Title 19, Public Resource Codes and Health and Safety Codes
3. This project will impact the Fire Department with an increase in emergency calls. The impact could be beyond that which is mitigated by "fair share" fees. We request that the EIR review the need for added fire protection to serve this project.
4. See attached CDF letter dated August 31, 2004
5. No Alternatives Suggested
6. No known projects in the vicinity
7. See attached CDF letter dated August 31, 2004

If I can provide additional information or assistance on this matter please call me at (805)543-4244.

Sincerely,



Robert Lewin, Fire Marshal
Battalion Chief



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

August 31, 2004

James Caruso, Planner
County Planning & Building Department
County Government Center, Room 310
San Luis Obispo, CA 93408-2040

Project: Laetitia Cluster, Tract 2606, 100 Lot Subdivision, Winery, Dude Ranch - **Revised**

Dear Mr. Caruso,

We have **re-reviewed** (bold) the Project Referral for the Laetitia Cluster, Tract 2606, 100 Lot Subdivision, two Wineries with retail sales, Dude Ranch, Equestrian Center and Special Events located along Highway 101 South of Arroyo Grande. . The project is within a high fire severity zone with a 10 minute response time from the nearest County Fire Station. The project and applicant shall comply with the 2001 California Fire Code (CFC), the 2001 California Building Code (CBC), the County Ordinances and the Public Resources Code (PRC). This letter does not list all the requirements that this or any future phases of development will require.

Concerns:

- Increased need for a new fire station, equipment and staffing.
- Wildland Fire Protection
- Public Access
- Special Events
- Commercial Building Requirements
- Wineries
- 450 to 500 Population Increase

FIRE DEPARTMENT IMPACTS

This project, along with the current projects under construction and the future projects which are proposed for the North Nipomo area will require that improved fire protection be provided. A new fire station generally located in the vicinity of Los Berros Road and Highway 101 is necessary to provide life safety response to emergencies. Currently there is a 10 minute response time for our fire engine to respond to an emergency from the fire station located off Oak Glen in Nipomo. This issue has been raised with the applicant, and the applicant has shown a favorable response toward coming up with a solution to improving fire protection. The overall need will be for the construction and staffing of a new fire station.

To mitigate the impact, we suggest that the applicant provide a suitable building site for a fire station.

Another impact of the project is the location of the building site interfaced with the wildland. During a wildfire threatening this development CDF/County Fire will need to provide defensive protection for the structures. This will require that fire engines be committed to structure protection instead of firefighting.

In addition to the special mitigations this project must meet, all requirements of the 2001 California Fire Code (CFC), 2001 Building Code (CBC), Public Resources Code (PRC) and all other applicable fire requirements. The following will identify some of the requirements:

Building Set Backs

A minimum 30-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.

Defensible Space and Construction Type

Each building site will be built with a "Defensible Space". PRC 4291 requires all structures to have a 30 to 100 feet clearance of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. Building sites locations should be located so that the structure is not directly above or below a topographic "chimney." The construction type should be designed to withstand a wildfire. This would include a class A roof, unexposed venting, fire resistant exterior walls, unexposed rafters, windows appropriately placed, LPG tanks properly placed, decks and balconies fire resistive and other fire resistive construction techniques. All landscaping should be of fire resistive plants preferably natives. **A Wildland Fire/Vegetation Management Plan must be developed and approved by CDF.**

Access

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- All emergency fire lanes shall be a minimum of 20 feet wide.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.
- Gates are not permitted, as they obstruct the roadway for egress and ingress, unless designed in a manner approved by the fire department.
- A KNOX key box will be required on all commercial buildings and on allowed gates.

Gates

- Must be setback from the road 30 feet from the intersection.
- Must be no notice to exit, automatically opens.
- Must have a KNOX key box for fire department access.
- Gate must have battery back up.
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing

Address numbers must be legible from the roadway and on all buildings. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

Roof Coverings

All roof coverings within a high fire severity zone shall have a minimum of at least a Class A roof. CBC Section 1503

Fire Safety during Construction

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include spark arresters, clearance around welding operations, smoking restrictions and extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Fire Protection Systems

This project will require installing a fire/life safety fire protection system in all buildings over 5000 sq. feet. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be within 20 feet of a County standard hydrant and visible on fire engine approach to the building.

Technical Opinion/Report

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at www.cdfslo.org. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1996). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

Fire Flow

A commercial water system shall be required with fire flows meeting the standards of CFC 903 and Appendix III A. The minimum main size shall not be less than 6 inches. Pressures may not be less than 20 psi or more than 150 psi. The Plans for the entire system should be submitted to the county fire department. NFPA 1142 Appendix B-3

Water Supply Connection

Fire hydrants are to be located as outlined in Appendix III B of the CFC. Plans shall be submitted to the County Fire Department for approval of distribution system and hydrant locations. Fire hydrants shall

have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. **The hydrant system around the existing facility should be upgraded as part of this project. Hydrants must be protected from vehicle impact with the use of curbing or bollards.**

Portable Fire Extinguishers

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

Roof Access

Presently the County Fire Department can provide a maximum of only 18 feet vertical access. The project shall provide vertical access to the roof from two points for any building exceeding this height. Access can be provided by the use of landscaping or a fixed laddering system. Plans shall be submitted for approval to the County Fire Department.

Special Events

All special events shall be approved by the County Fire Department 30 days in advance. A list of Special Events should be submitted each year. The applicant must submit a sight plan, a description of the events, the number of anticipated participants, measures taken to mitigate the impact of the events on public safety and a written emergency plan for medical aids, injuries, structure fires, wildland fires and other emergencies. The buildings, which will be used for special events, must be identified during plan review as they may impact the occupancy classification, thus changing the building requirements. No special events will be allowed in buildings designed for other uses, such as stables and barns unless the building is fully in compliance of requirements for assembly occupancy type. The County Fire Department will review the submitted plans and make comments and requirements.

Emergency Plans

A written emergency plan will be developed and written for medical aids, structure fires, wildland fires and other types of emergencies. This plan should include an inventory of equipment and its location, personnel trained and their responsibilities, evacuation procedures of buildings, trails and other facilities, identification of safe refuge areas, facility evacuation and any other pertinent information. The plan should include a site map. NFPA 299 Chapter 10, NFPA 1620

Fire Prevention Signs

A sign will be posted at the entrance to the Dude Ranch with a Fire Prevention message clearly stated. Signs will also be posted at the horse trail heads with a fire prevention message to riders. The fire department will assist the applicant with the content of the message.

If I can provide additional information or assistance on this matter please call me at (805)543-4244.

Sincerely,



Robert Lewin, Fire Marshal
Battalion Chief

Cc: Dan Anderson, Battalion Chief
Greg Pisano, Division Chief
Allison Donatello, RRM



COUNTY OF SAN LUIS OBISPO
Department of General Services

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5200
DUANE P. LEIB, DIRECTOR

JUL 25 2005

TO: James Caruso
FROM: Jan Di Leo, Parks
DATE: July 22, 2005
RE: **Laetitia Agricultural Cluster Subdivision, Tract 2606 & CUP**

This memo is regarding your NOP dated April 15, 2005.

Name of Contact Person: Jan Di Leo, extension 4089

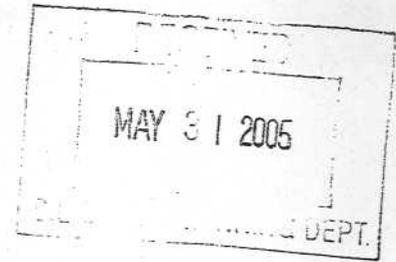
Permit Authority: Parks, Recreation, & Trails within the County of San Luis Obispo.

Environmental Information: The County's Trails Plan indicates a multi-use trail in the vicinity of this project.

Alternatives: None proposed at this time.

Relevant Information: San Luis Obispo County *Public Review Draft Parks and Recreation Element*, San Luis Obispo County *Trails Plan*, San Luis Obispo County *Bikeways Plan*.

Further Comments: Please send County Parks a copy of the environmental document (a CD is fine) when it is available.



May 27, 2005

Via Fax 781-1242

RRM Design Group
3765 S. Higuera St., Ste. 102
San Luis Obispo, CA 93401
P: (805) 543-1794
F: (805) 543-4609
www.rrmdesign.com

Mr. James Caruso
County of San Luis Obispo
Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Re: Comments on the NOP document for Laetitia Ag. Cluster project.

Dear James:

We have completed our review of the NOP dated April 15, 2005, and have the following comments:

1. **Page 3, Project Land Uses**

RRM comment: The numbers used in this table are slightly different from those contained in the project description we provided to the County. The following are the correct numbers taken from the project description (see page 4 of this letter).

2. **Page 5, Aesthetic Mitigation/Conclusion**

RRM comment: This paragraph indicates that impacts to views from surrounding residences should be analyzed as part of the EIR document. To our knowledge, San Luis Obispo County does not have a view protection ordinance. We are unclear if impacting views from existing residential development is an "environmental" impact. US 101 is not a designated scenic corridor at this location.

3. **Page 6, Agricultural Resources - Impact**

RRM comment: The numbers for crop removal and replacement are reversed. Approximately 102 acres are planned for removal with approximately 128 acres available for replacement. In the same paragraph, the text indicates that impacts from the loss of vineyards in the Rural Lands category should be considered equally with the loss of agricultural resources in the Agriculture category. When reviewed in the context of soil types and slopes, this does not seem reasonable. Crop relocation, replacement, and changes in agricultural management activities are not reasonably regulated by the County. As you are aware, ongoing agricultural activities at this ranch and others routinely involves changing the location of crops, modifying the crops grown, grafting new varieties to existing root stock, etc. in order to respond to market pressures and maximize quality and/or yield.

Mr. James Caruso
Page 2
May 27, 2005

4. **Page 7, Agricultural Resources - Mitigation/Conclusion**

RRM comment: This section indicates that the proposed buffer program should be evaluated "in relation to County standards". Our understanding is that the County has "guidelines" contained in planning documents - not "standards". We believe a more appropriate basis for evaluation of the proposed buffer program would be the effectiveness of the proposed buffers in actually meeting their objectives.

5. **Page 11, Biological Resources - Mitigation/Conclusion**

RRM comment: This text indicates that impacts of improvements to Upper Los Berros Road should be evaluated. However, no improvements to Los Berros are proposed as part of the project? In fact, the project design held back development away from Los Berros Road.

6. **Page 13, Geology and Soils - Impact**

RRM comment: This text indicates the 6 lots proposed in area of the ancient landslide area may need to be relocated depending upon the outcome of the EIR evaluation of impacts. We have provided as part of the project description a very detailed geotechnical analysis of this area including preliminary recommendations for remediation of the slide area to make it suitable for the proposed construction. The conclusion of this report is that the area can be successfully remediated for the proposed use.

7. **Page 15, Hazards and Hazardous Materials - Mitigation/Conclusion**

RRM comment: This text indicates CDF is looking for a new fire station site on or near the project site. The Quailwood street area is not owned by Laetitia except for a small portion used to access the existing vineyard west of US 101. It does not appear to be a suitable site for a fire station. The balance of the site is only accessible directly from US 101 or from Sheehy Road, both of which do not seem suitable locations. Is CDF fully aware of the site location?

8. **Page 15, Noise - Setting**

RRM comment: The characterization of the Laetitia farm equipment as "large machinery" is inconsistent with what is actually used on site where only small wheel type tractors are typically used in the vineyards. These machines typically operate between the rows of fruit, and they are, therefore, about the size of a small SUV. There is no machine harvesting of the fruit.

9. **Page 17, Public Services/Utilities - Impact**

RRM comment: The NOP forecasts "significant impacts" on the sheriff's department. The proposed project is gated community in order to protect the agricultural operations and the residents. The addition of 102 residential units over a period of several years does not seem "significant" in the context of other approved and pipeline projects in the South County area.

10. **Page 20, Transportation/Circulation - Impact**

RRM comment: This paragraph indicates that traffic will be generated by visitors to "special events held at the ranch". This Ag Cluster application does not request any special events authorization at the winery.

Mr. James Caruso
Page 3
May 27, 2005

11. Page 20, Transportation/Circulation - Mitigation/Conclusion

RRM comment: The comments in this section indicate an analysis of the US 101 entrance to the winery should be evaluated. This should be limited to peer review of the work already performed by URS and submitted to Caltrans. This paragraph also indicates that Quailwood Lane should be evaluated as the proposed access to a west - winery/tasting room? No west winery or tasting room is proposed as a part of this application. This paragraph also seems to indicate that the existing US 101 entry to the winery will be used for the Agricultural cluster - the US 101 entry is not used by the Ag Cluster residential home sites.

12. Page 21, Wastewater - Impact

RRM comment: This paragraph indicates that County Code Title 21 requires that septic system be on the same lot as the use that it serves. We will check this as it is not consistent with actions taken by the County on prior projects.

13. Page 23, Land Use - Impact

RRM comment: This paragraph indicates that removal of existing "high value" agricultural uses to accommodate residential clustering has not been done in previous Ag Cluster projects and raises the potential issue of consistency with the Ag Clustering ordinance. The application does not propose to remove the agriculture. It is proposed to relocate it on the ranch. In addition, we have identified the location for more replacement land area than that which will be affected by the project design. Furthermore, it should be kept in mind that all of this land was converted from grazing land to high value crops (vineyards) at considerable cost and effort by the owners. Also see comment #3 above.

James, thank you for the opportunity to comment on the NOP. We look forward to the start of the EIR process. If you have comments or questions about our responses please do not hesitate to contact me or Allison Donatello at 543-1794.

Sincerely,

RRM DESIGN GROUP


Victor Montgomery, AIA
President & CEO
CA License #C11090

cc: John Janneck, Janneck Ltd.
Allison Donatello, RRM Design Group

c:\1403034\govt\vm-NOPcomments.5-27-05

Mr. James Caruso
 Page 4
 May 27, 2005

PROJECT LAND USES - Current Stats dated May 25, 2005			
Project: Laetitia			
Land Use	Total Acres	Acres in AG Desig.	Acres in RL Desig.
Residential	102.20	40.20	62.00
Ranch Headquarters	1.40	-	1.40
On-site Roadways	7.20	1.20	6.00
Open Space	1,411.36	786.98	624.38
Subtotal	1,522.16	828.38	693.78
Dude Ranch	388.50	-	388.50
TOTAL	1,910.66	828.38	1,082.28

PROJECT LAND USES - Original County NOP dated April 15, 2005			
Project: Laetitia			
Land Use	Total Acres	Acres in AG Desig.	Acres in RL Desig.
Residential	102.20	40.20	62.00
Ranch Headquarters	-	-	1.40
On-site Roadways	7.20	1.20	6.00
Open Space	1,410.67	786.98	623.69
Subtotal	1,520.07	828.38	693.09
Dude Ranch	388.53	-	388.53
TOTAL	1,908.60	828.38	1,081.62

Note:
 Shaded areas reflect correct numbers (changed from NOP table).

MAY 24 2005

PLANNING DEPT.

May 23, 2005

Mr. James Caruso, Senior Planner
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

RE: Laetitia Agriculture Cluster Subdivision,
Notice of Preparation of Draft EIR

Mr. Caruso:

Thank you for including me on the mailing list pertaining to the above named proposed project. I live at 620 Spring Canyon Lane, immediately adjacent to the proposed project. My residence is situated less than 200 feet from the proposed equestrian center and less than 600 feet from two proposed clusters of home sites (lots 24-29 and 30-43). As an adjacent property owner, I would like to have the following issues addressed in the EIR, all of which could be classified as offsite impacts:

Visual: I currently have views to the north and northeast. Visual impacts from the proposed home sites and the equestrian center include glare from night lighting and intensified land uses, which should be mitigated.

Noise: Increased traffic on the currently unpaved Upper Los Berros Road due to secondary access to the proposed project should be mitigated.

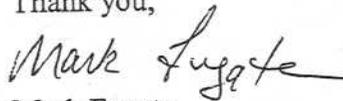
Odors/Flies: The proposed equestrian facilities are anticipated to generate odors, flies and similar nuisances which will directly impact downwind property owners like myself. These nuisance impacts should certainly be addressed in the EIR.

Traffic/Dust: Upper Los Berros Road, currently unpaved and narrow, provides the only access to my property. Increased traffic and dust will be the result of the proposed project as new home owners utilize primary and secondary access points and as users of the equestrian center access the facilities with trucks and horse trailers. Upper Los Berros Road is at present a relatively dangerous road, a condition which is anticipated to be made worse by the increased traffic and dust generated by, in particular, trucks pulling horse trailers.

Specifically, I would like the EIR to consider relocation of the equestrian center and the two clusters of home sites nearest the equestrian facility to reduce the impacts of night lighting, noise, odors, flies and dust. I would also like the EIR to consider the use of landscape buffers to mitigate visual and lighting impacts from the equestrian center and adjacent home sites. In addition, I would like the EIR to consider paving that portion of Upper Los Berros Road from the project main entrance eastward to the eastern end of the proposed project to reduce the impact of noise, dust and increased traffic, and to mitigate the dangerous condition of Upper Los Berros Road which will be made worse by the trucks and horse trailers using the road to gain access to the equestrian facilities.

Please feel free to contact me at 922-6646 or by email at Fugate95@aol.com.

Thank you,



Mark Fugate
620 Spring Canyon Lane
APN 090-012-024
(805) 929-4504 home
(805) 922-6646 work
(805) 878-8728 cell
(805) 922-8975 fax

To: James Caruso, SLO County Senior Planner

From: Phil and Sieglinde Tate, owners at 585 Upper Los Berros Rd, Nipomo
APN 047,071,009

Mailing address: PO Box 2369, Nipomo, CA 93444

As adjacent property owners to the proposed project, we would like to have the following concerns addressed in the EIR.

Access/Easement

We currently hold an approximate one mile private right of way as recorded July 27, 1998, instrument no. 1998-046758 of official records. We are the successor to Pavcor, Inc. We live full time on our property and operate a commercial avocado ranch on our site. It is imperative that we have 24 hour uninterrupted *all weather* vehicle access during and after construction of the project. This is important not only for ourselves and our commercial operation, but also for fire/rescue and other emergency vehicle access. This easement is our only access to our property.

Visual Impacts:

We currently have views to the South from our home and other parts of the property that should be analyzed and, if necessary, mitigated to account for visual impacts and glare from any night lighting.

Water:

Our ranch has historically used 3 ground water wells to irrigate approximately 30 acres of avocados which were planted in the mid 1960s. In the last 5 years, Laetitia has drilled at least 2 new wells in the drainage below our property, I speculate, in anticipation of this project. My research with the previous operator of our ranch and with our well service company indicates that our wells have continuously produced +/- 350 GPM and have never dried up, even during droughts since the 1960s. The potential impact to our water source by additional water used for this project and/or for more water intensive "replacement AG uses" caused by this project should be studied and mitigated.

If you have any questions to this response, please don't hesitate to contact me at 474-6045 or my cellular phone at 801-2060.

Thank you, Phil Tate