III. PROJECT DESCRIPTION

The proposed Laetitia Agricultural Cluster Project (proposed project) consists of the subdivision of 21 parcels (approximately 1,910 acres) into 106 lots, including 102 residential lots and four open space lots. The project site is located approximately two miles south of the City of Arroyo Grande and two miles north of the community of Nipomo, on both the eastern and western sides of Highway 101 (refer to Figures III-1, III-2, and III-3). The project site is located in the Agriculture and Rural Lands land use categories, within the South County Inland Planning Area (Figure III-3). The proposed residential lots would be located throughout the project site on the eastern side of Highway 101; no new development is proposed on the western side of the highway. Each residential lot would be approximately one acre each, and a building envelope approximately 0.5 acre in size would be located within each lot.

Approximately ~~113~~ 103 acres of existing vineyard would be removed to accommodate proposed development and associated applicant-proposed buffer zones between the vineyards and proposed residential development. Approximately 140 acres of vineyard and orchards would be replanted onsite. Residential development, including residential access roads, would consist of approximately 127 acres. Open space lots would consist of approximately 1,787 acres. Development proposed within the open space lots includes a homeowner's association facility, and recreation center and community center ("ranch headquarters"). ~~, and an equestrian facility.~~ Within the open space lots, approximately 660 acres of the project site, including proposed re-plant areas, would remain in agricultural production, including vineyards and orchards.

The proposed project would be developed in three phases. Phase One includes 43 residential lots, Main Roads 1 and 2, internal access roads, the construction of a wastewater treatment plant, treated effluent storage ponds, sewage collection system, effluent disposal/irrigation system, ~~drilling of two new wells~~domestic well system, construction of a water storage tank, construction of the ranch headquarters ~~and equestrian center~~, installation of private water service lines, entry gates and features, public utility extensions, and landscaping. Phase Two includes 40 residential lots, internal access roads, gates, and landscaping. Phase Three includes 19 residential lots, internal access roads, and landscaping. Vineyard removal and replacement would occur within each phase. In addition to these three phases, the applicant proposes a 7.7-acre dude ranch within one of the open space lots. The applicant is not currently requesting a permit to construct the dude ranch; however, the dude ranch is included in this EIR as a future development proposal.

The specific characteristics of the proposed project, including applicant and agent information, project objectives, structures and physical changes, and phasing plan, are described in detail in Section III.A., General Background.

A. GENERAL BACKGROUND

Project Title:	Laetitia Agricultural Cluster Tract Map and Conditional Use Permit
Project Applicant:	John Janneck Janneck Limited 116 Cory Avenue Los Angeles, CA 90069
Project Representative:	Allison Donatello/Victor Montgomery RRM Design Group 3765 South Higuera Street, Suite 102 San Luis Obispo, CA 93401
Property Owner:	Laetitia Vineyard and Winery, Inc. 453 Laetitia Vineyard Drive Arroyo Grande, CA 93420
Planning Area:	South County Inland (Rural)
County Land Use Designations:	Agriculture: 828.38 acres Rural Lands: 1,082.28 acres
County Case Numbers:	Tentative Tract Map 2606 Conditional Use Permit; SUB2003-00001 Environmental Determination No. 04-233
State Clearinghouse Number:	2005041094
Assessor Parcel Numbers:	047-051-005; 048-121-006; 047-311-001, -007, -010, -011; 047-301-002, -003; 075-341-007
Project Location:	The 1,910-acre project site is located approximately two miles south of the City of Arroyo Grande, adjacent to Highway 101. Approximately 1,834 acres are located on the east side of Highway 101, and 76 acres are located on the west side. No development is proposed on the west side of Highway 101. Upper Los Berros Road is located along the southern property boundary of the eastern portion of the project site.

B. PROJECT OBJECTIVES

The applicant proposes to subdivide the project site into 102 residential lots and four open space lots as an agricultural cluster. Development would occur in three phases, and include the construction of a ranch headquarters that would serve as a homeowner's association facility and community recreation center, ~~an equestrian facility,~~ two farm support quarters, and tract improvements. A dude ranch would be constructed in the future, under a separate land use application.

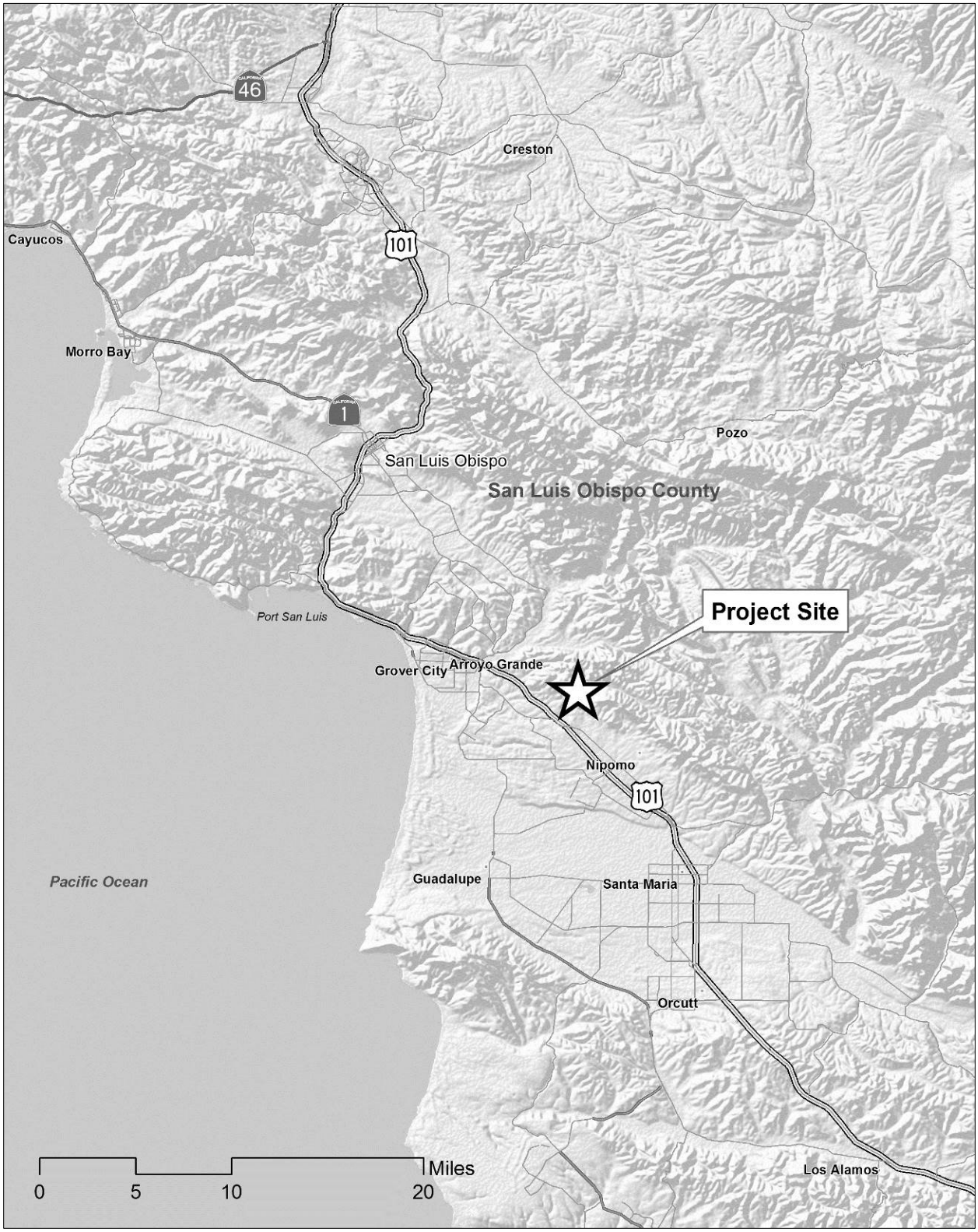
The CEQA Guidelines require a statement of objectives, including the underlying purpose of the project. The objectives help the lead agency develop a reasonable range of alternatives for evaluation in the EIR, and aid the decision-makers in preparing findings and a statement of over-riding considerations (if necessary). The applicant's stated objective is to use the incentives of the Agricultural Cluster Ordinance combined with estate planning to enable future generations of the landowner's families to continue to farm the project site as an economic unit, by creating an economically feasible and successful cluster project through a three-phased development that would include the following provisions:

- Preclude future residential development within designated agricultural/open space easements;
- Protect the existing rural character by placing 95 percent of the property within the Agricultural land use category and 90 percent of the property within the Rural Lands land use category in permanent agricultural/open space easements;
- Provide for the expansion of the existing winery operations and continuation of the vineyard operation;
- Create places to live and enjoy in a scenic rural setting;
- Create a financially feasible project; and,
- Enhance long-term agriculture viability.

C. PROJECT SITE HISTORY

1. Historic Uses

In 1982, French winemaker Andre Allier-Deutz purchased the undeveloped project site and planted the Maison Deutz Vineyard. The winery and storage area were constructed in 1983. The Campodonico Ranch, which comprises the eastern portion of the project site, was purchased 1998. By 1984, the project site supported approximately 185 acres of wine grapes. In 1997, the project site was sold and re-named the Laetitia Vineyard and Winery. A tasting room, owner's residence, two farm support quarters, two irrigation reservoirs and associated pipelines, water wells, and several agricultural accessory buildings were constructed onsite. In addition to wine grapes, lemon orchards are cultivated onsite, and livestock grazing land is located in the far northeastern corner of the project site. Special events were also held at the winery for several years, including receptions, banquets, weddings, concerts, wine tasting events, and charity functions, but were discontinued in 2002, because the applicant had not been issued a use permit to allow special events beyond the number allowed by the County Land Use Ordinance (six events per year, less than 200 guests per event).



Source: ESRIDATA

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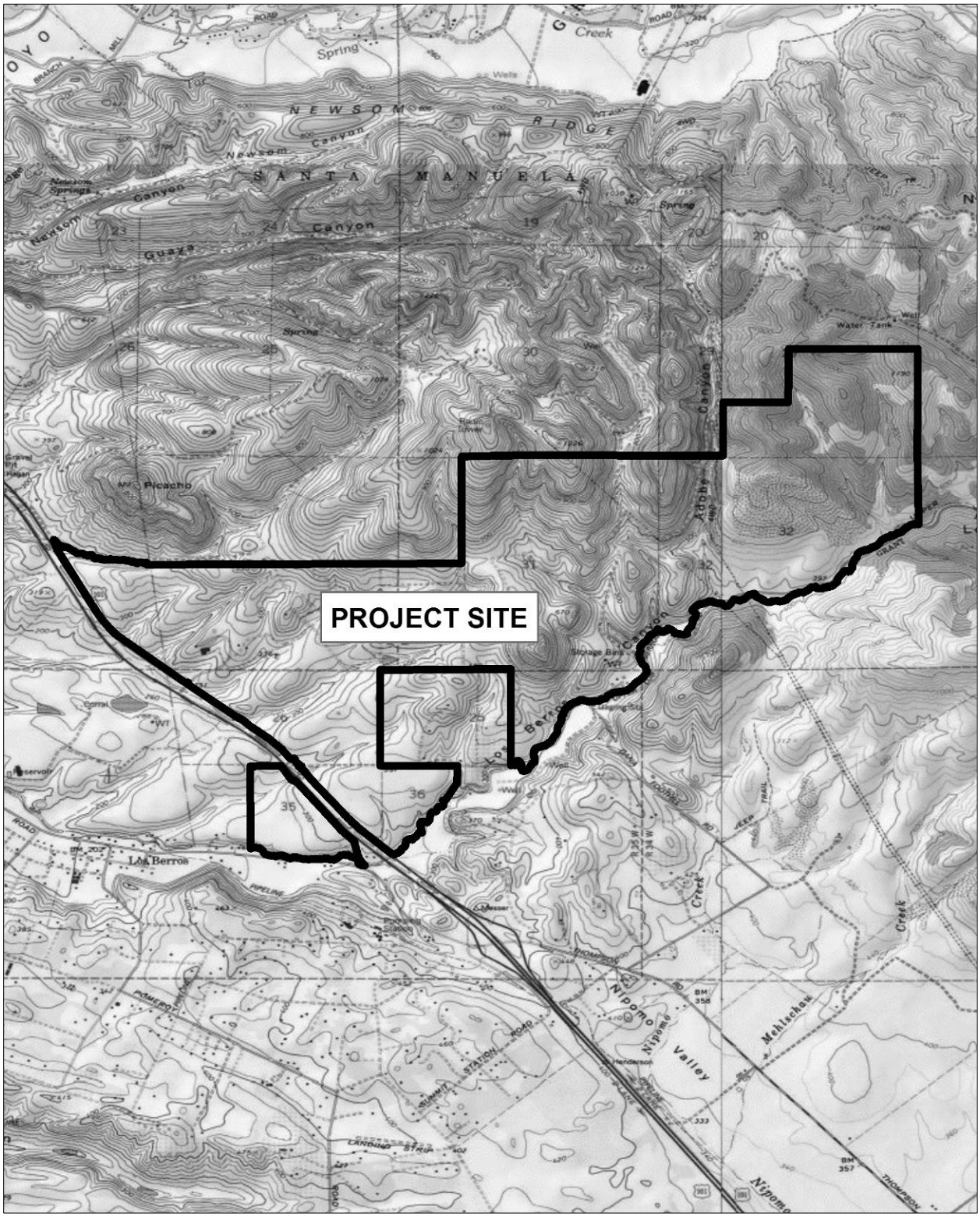
Project Vicinity Map
FIGURE III-1



Source: USGS quadrangle – Oceano (35120A5) and Nipomo (35120A4)

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Project Location Map
FIGURE III-2

2. Existing Permitted Uses and Permit Application History

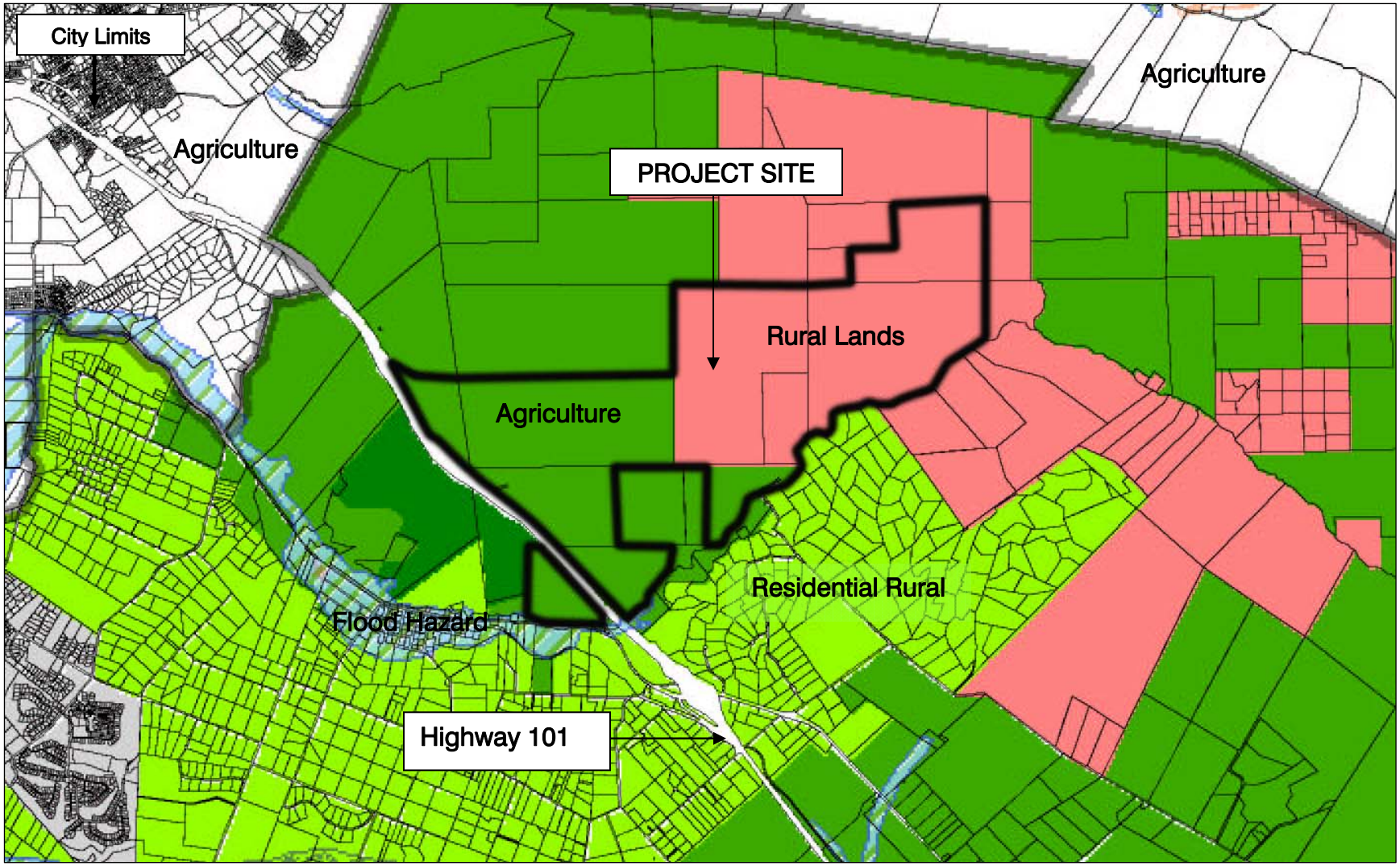
Existing structures onsite include a 19,278-square foot wine processing building, a 5,572-square foot hospitality building, a 47-space parking lot, ~~11~~ 15 wells, and numerous access roads. In November 2000, a Sprint cellular facility was approved on the project site (County Permit Number D000190D). A proposal for two additional equipment cabinets was approved in March 2003 (County Permit Number C4453).

Several land use and development permits were applied for between 1999 and 2002, including a proposal for a 200,000-square foot winery expansion, construction of wine barrel storage caves, and two wastewater treatment ponds (County Project Number D990134D). The landowners revised the project to consist of a 44,000-square foot expansion limited to a production and processing building, tasting room, parking area, and special events area (County Project Number D990349D). One of the two originally proposed wastewater ponds was constructed under County Permit Number C0842, approved July 2000. The applicant has withdrawn prior land use permit applications related to expansion of the winery facility, tasting room, and special events. Special events are limited to those currently occurring approximately six times per year, wine industry related, by invitation only, and limited to less than 200 guests.

D. PROJECT COMPONENTS

The applicant proposes to subdivide the project site into 102 one-acre residential lots and four open space lots ranging in size from approximately 205 to 723 acres each (refer to Figures III-4 through III-11). The applicant proposes to enter each of the open space lots into an agricultural/open space easement and Williamson Act Contract. The currently proposed uses for the open space lots include ~~an equestrian facility,~~ ranch headquarters, wastewater treatment plant, treated wastewater storage ponds, effluent disposal area, two farm support quarters, vineyard and orchard production, and trails. The applicant proposes to construct proposed improvements in three phases, as shown in Table III-1. The applicant requests approval at this time for a Conditional Use Permit to allow the construction of the ~~equestrian facility and~~ ranch headquarters, which would occur during the first phase of development. Each residential lot would be sold to and developed by individual landowners.

In addition, the applicant proposes to construct a 7.7-acre, 75-unit dude ranch within proposed Open Space Lot 106 (refer to Figure III-4); additional details are provided in Section III.D.11. The applicant would apply for a permit to construct the dude ranch in the future and has not submitted development plans. The dude ranch is analyzed in this EIR as a future development proposal based on all available details and reasonable worst-case scenario assumptions.



Source: County of San Luis Obispo

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County Land Use Category Map
FIGURE III-3

TABLE III-1
Proposed Phasing Plan

Project Component	Proposed Lot(s)	Size (acres)
Phase One		
Residential Sub-cluster A (23 lots)	1 through 23	23
Residential Sub-cluster B (20 lots)	24 through 43	20
Main Roads 1 and 2	N/a	17
Access Roads A, G, H, I, J, K, L, and M[1]	N/a	8
Utilities, landscaping, access gates	N/a	0.5
Water tank, water service main and lines	N/a	4
Wastewater treatment plant	45	0.4
Sewage collection system	N/a	5
Treated effluent storage ponds	45	4.3
Treated effluent disposal area	45	20.8
Open space easement	44	477.89
Ranch Headquarters	44	1.4
~~Equestrian facility~~	~~44~~	~~10~~
Farm labor quarters (2)	44	0.5
Vineyards removed	44	~~74.7~~ 64.7
Vineyards replaced[2]	44, 45, 86	60.3
Phase Two		
Residential Sub-cluster C (20 lots)	Lots 46 through 65	20
Residential Sub-cluster D (20 lots)	Lots 66 though 85	20
Access Roads B, C, D, P, and N[1]	N/a	3
Gate	N/a	0.4
Open space easement	45	723
Vineyards removed	45	27.8
Vineyards replaced[2]	44, 45, 86	44.7
Phase Three		
Residential Sub-cluster E (19 lots)	Lots 87 through 105	19
Access Roads E and F[1]	N/a	4
Open space easement	86	205.63
Open space easement	106	380.83
Vineyards removed	86	10.2
Vineyards replaced[2]	44, 45, 86	35.9
Future Development Proposal		
Dude Ranch	106	7.7
Access Roads	106	1.5

[1] Refer to Figures III-4 and III-11 for access road locations.
[2] Location of vineyard replacement may occur within any other phase area upon the discretion of the vineyard manager

1. Residential Lots

The applicant is proposing five residential sub-clusters totaling 102 lots for the development of 101 residences (Lot 65 would contain an existing estate residence to remain). The residential lots would be located in sub-clusters throughout the project site (refer to Figures III-4 and III-5). Each lot would be approximately one acre in size, and the total area would be 102 acres. Sub-cluster A would consist of 23 lots; Sub-clusters B, C, and D would consist of 20 lots each; and, Sub-cluster E would consist of 19 lots. Two main roads, Main Road 1 and Main Road 2, would connect the sub-clusters to the primary access locations on Upper Los Berros Road. Access roads A through P would provide access from the main roads to the residential neighborhoods.

Each lot would be sold to and developed by individual landowners. The applicant proposes to establish a building envelope, approximately 0.5 acre in size, on each residential lot for the construction of one primary residence (secondary residences would not be permitted). For the purpose of this EIR, it can reasonably be assumed, based on the County Land Use Ordinance (LUO), that future structures would be two-story, 35 feet in height (25 feet in height if located within the Highway Corridor Design Standard overlay), and approximately 3,000 to 5,000 square feet in size. At this time the applicant has not proposed height or size limitations. In addition, secondary uses located outside of the building envelope, but within the lot boundaries may include grading for swimming pools, patios, gazebos, fencing, lawns and landscaping, and other similar types of accessory uses. The applicant proposes to exclude and prohibit sheds, barns, and storage units within the lot.

2. Open Space Lots

The applicant proposes to create four open space lots of 477.89, 723, 205.63, and 380.33 acres each (refer to Figure III-4). The open space lots would go under Williamson Act contracts and County agricultural/open space easements. These four lots would support existing agricultural uses, including the winery facility, tasting room, accessory structures, farm support housing, vineyards, orchards and grazing land. Natural resources outside of proposed build-able areas would be protected. New proposed uses within the open space lots would include re-located vineyards and orchards, ~~an equestrian facility,~~ and ranch headquarters, including a recreation facility, community center, and homeowner's association facility (refer to Figures III-6 through III-9). These specific uses are described below. In addition, the applicant proposes to construct a dude ranch in the future, as described in Section III.D.11 of this document.

a. Agricultural Uses

Approximately 59 ~~63~~ acres of vineyard are proposed for removal to accommodate building envelopes, and an additional 44 acres are proposed for removal to accommodate proposed buffer zones to create space between the residential uses and agricultural uses and minimize potential conflicts between these uses. In total, approximately ~~113~~ 103 acres of vineyard would be removed. To replace the ~~113~~ 103 acres of removed vineyards, the applicant is proposing approximately 140 acres of new cultivation areas be developed within the open space lots, including vineyards and lemon, olive, and/or avocado orchards. The remaining approximately 500 acres of productive agricultural land would continue to be in agricultural uses, such as vineyards and orchards (refer to Figure III-5).

b. Ranch Headquarters

The proposed ranch headquarters would be located on approximately 1.4 acres within proposed Open Space Lot 44, and would include a private recreation facility, community center, and homeowner's association building (refer to Figures III-4, III-6, and III-7). One existing barn and one existing bungalow within this area would be removed. Proposed recreation facilities include: an 1,800-square foot outdoor swimming pool; an 80-square foot outdoor spa; a 7,200-square foot tennis court and viewing area; and, a 3,600-square foot pool house including a gym, restrooms, and pool equipment storage. The pool house would be 28 feet in height. A 2,000-square foot clubhouse is proposed, including a kitchen, restrooms, and changing rooms. The kitchen would be available for catering use. The clubhouse would be 38 feet in height, including a chimney feature.

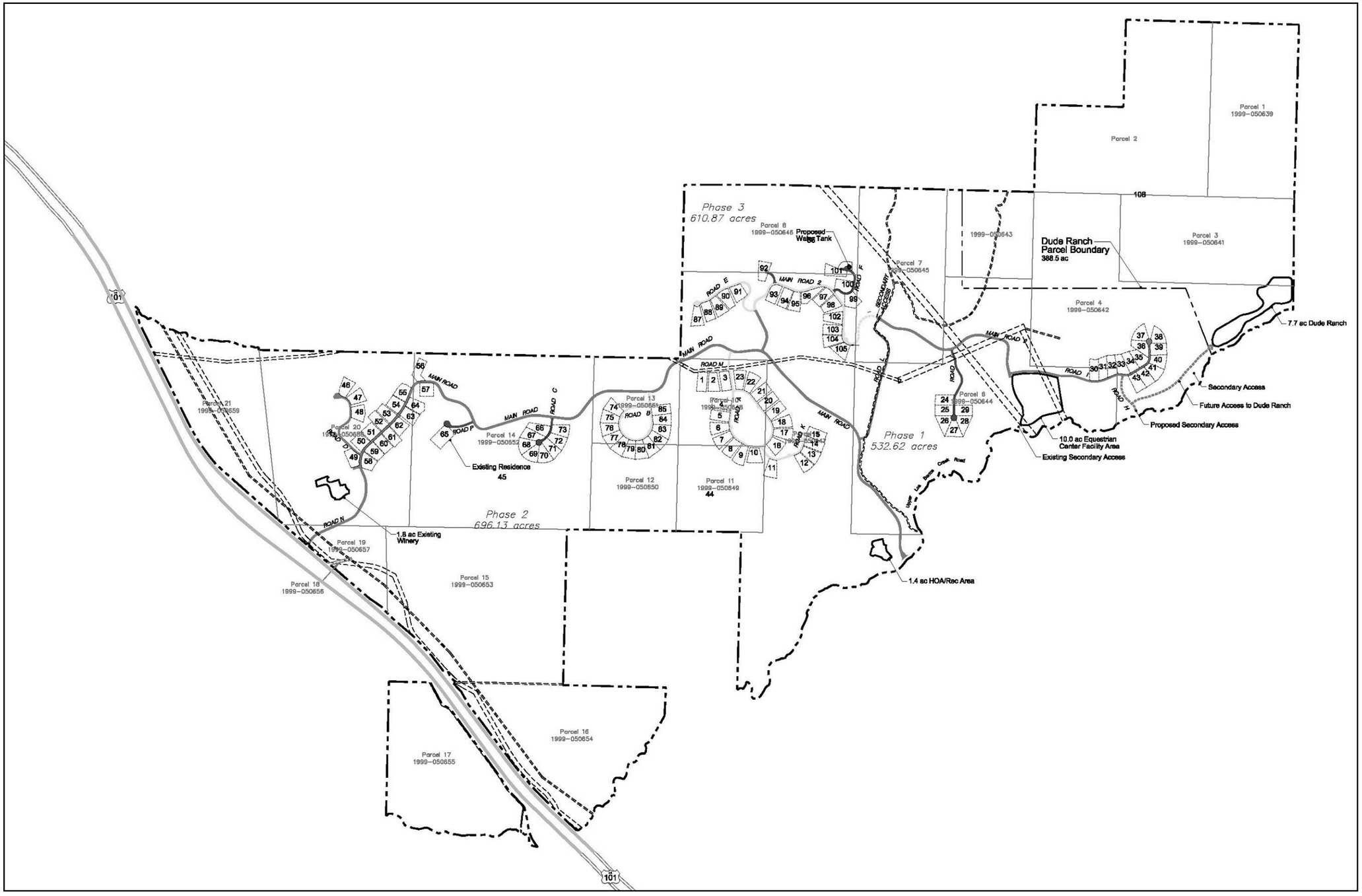
The 3,000-square foot homeowner's association building would be located adjacent to the clubhouse, and would include an office, storage area, game room, meeting room, and an outdoor patio with a fire pit and barbeque (refer to Figure III-6). The building would be approximately 38 feet in height, including a chimney feature. One existing barn would be retained and refurbished as part of the homeowner's association facilities. Additional facilities would include the main entry gate and a 150-square foot guard station, 250-square foot mail gazebo, 26 parking spaces, three American Disability Act (ADA) parking spaces, patio areas, exterior lighting, lawn, meadow grass and landscaping, and two overflow parking areas (one unimproved, the second improved with decomposed granite or gravel). The mail gazebo would be approximately 17 feet in height.

These facilities would be accessed via Upper Los Berros Road and Main Road 1. A secondary access road would be located near the southern perimeter of this area, and would intersect with Upper Los Berros Road, approximately 600 feet south of the primary entrance (refer to Figure III-5). The ranch headquarters would be for private use by landowners, residents, and their guests, and would be operated and maintained by the homeowner's association.

c. Equestrian Facility

This project component has been removed by the project applicant in order to avoid or reduce potential environmental effects identified in the 2008 Draft EIR specific to the previously-proposed equestrian facility.

~~The proposed equestrian facility would be approximately ten acres in size within proposed Open Space Lot 44, and would include the following elements: 28,000-square foot corral/arena with approximately 3,200 square feet of built-in slope seating; 2,500-square foot equestrian center facilities building including hay and feed storage, three-truck garage, office, restrooms, and two caretaker residences; 28,800 square feet of paddocks including 20 barn stalls, a tack room, and a wash rack; 5,000-square foot exercise ring; fourteen pull-through truck-trailer parking spaces; horse pasture; two equestrian trailheads; exterior lighting; perimeter fencing and an entry feature (refer to Figures III-8 and III-9). The height of the facility would be 38 feet. This facility would be located adjacent to Upper Los Berros Road, and would be accessed via Main Road 2 and a minor access road. The equestrian facility would be for private use by landowners, residents, and public use limited to guests lodging at the dude ranch. The homeowner's association would maintain this facility.~~



Source: RRM Design Group; August 20, 2004

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Proposed Tract Map
FIGURE III-4

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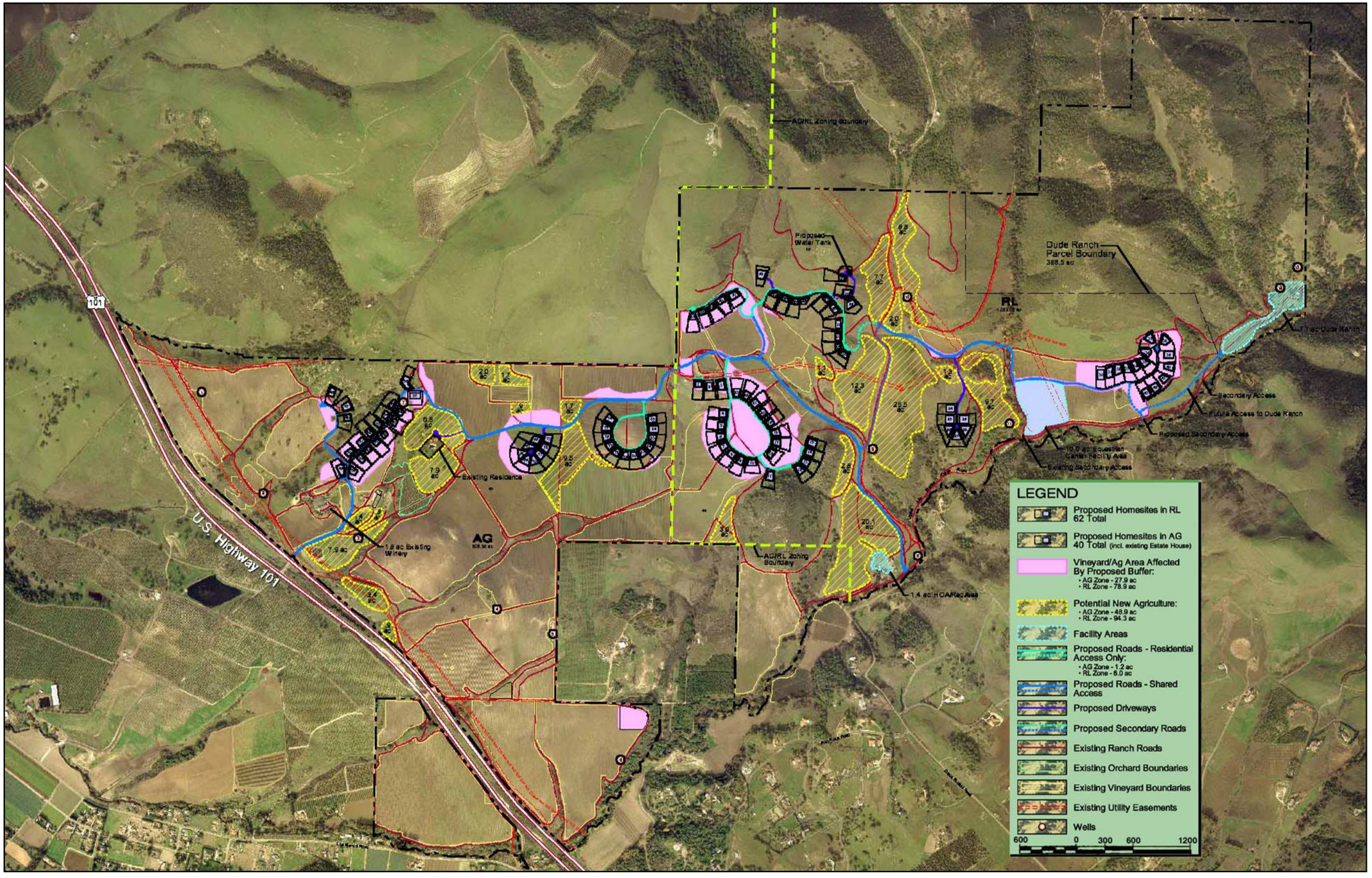

Source: RRM Design Group, 2007

Site Plan
FIGURE III-5

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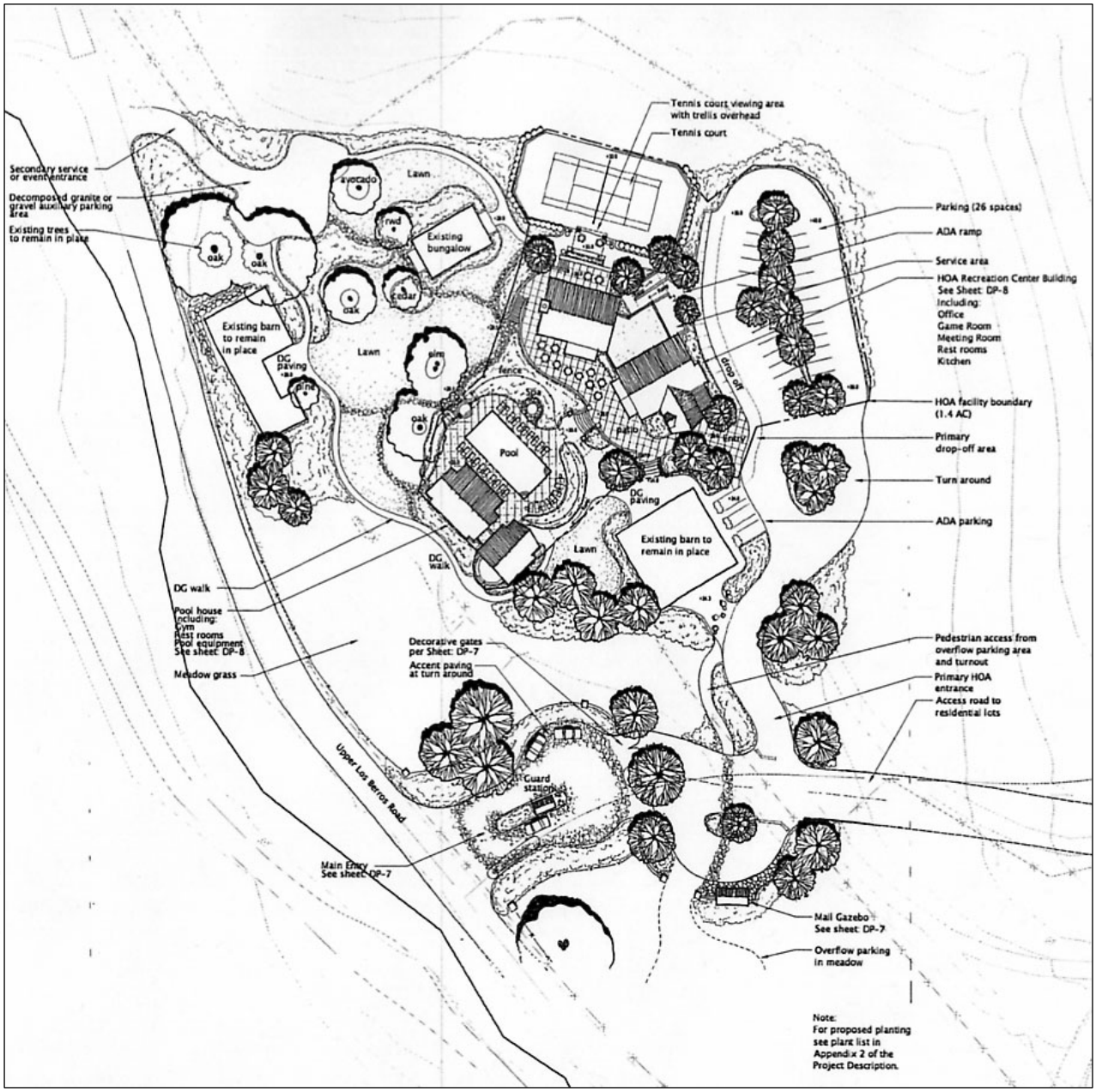

Source: RRM Design Group; August 20, 2004

Refer to Figure III-5 for location of ranch headquarters within project site

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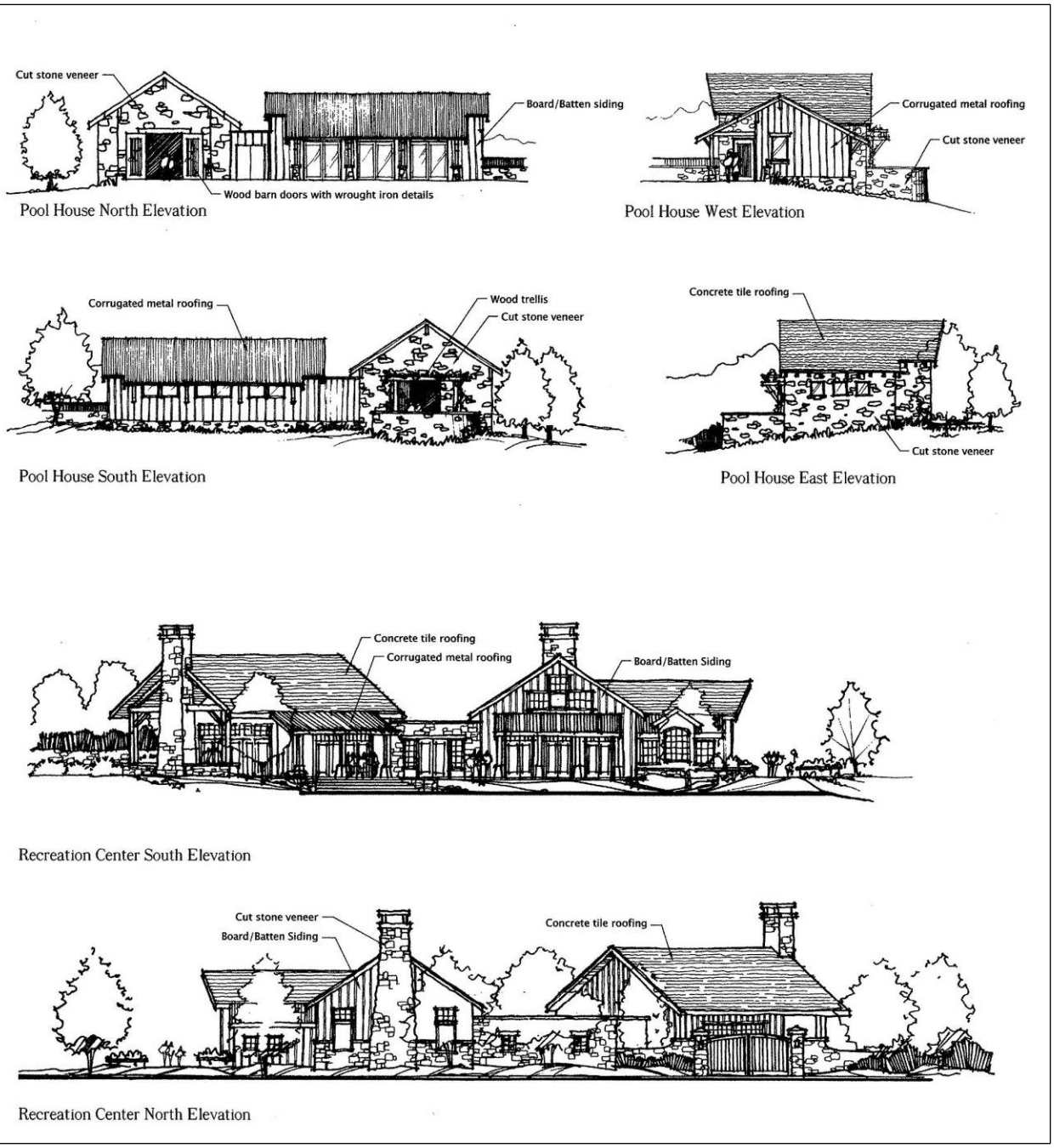
Ranch Headquarters Site Plan
FIGURE III-6



Source: RRM Design Group; August 20, 2004

~~Refer to Figure III-5 for location of equestrian facility within project site~~

Ranch Headquarters Elevations
FIGURE III-7

This Figure has been deleted from the Final EIR because the applicant no longer proposes this project component.

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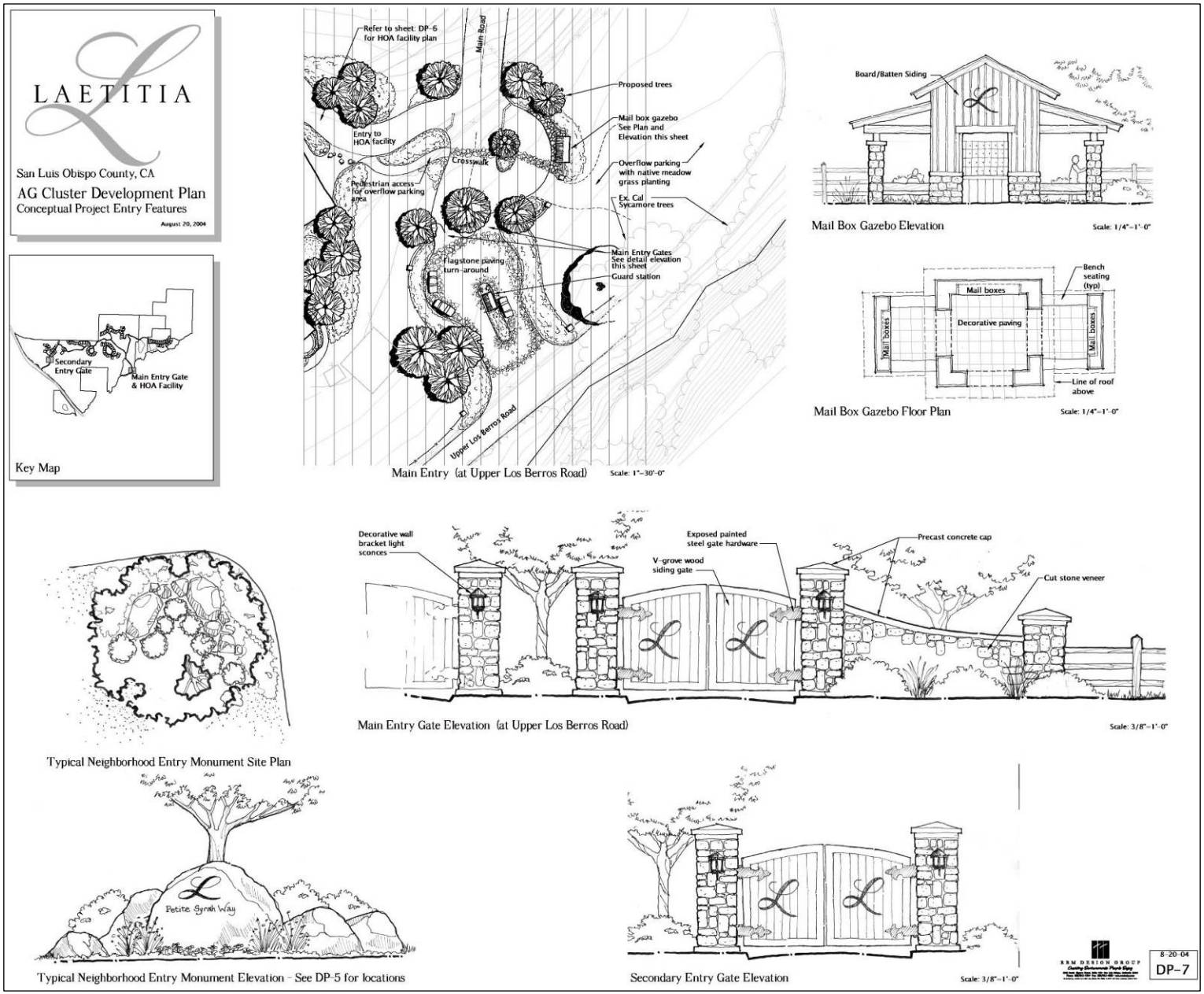
Equestrian Center Site Plan
FIGURE III-8

This Figure has been deleted from the Final EIR because the applicant no longer proposes this project component.

Equestrian Center Elevations
FIGURE III-9



Source: RRM Design Group; August 20, 2004

Entry Features and Signage Plan
FIGURE III-10

3. Access and Road Improvements

The existing winery and tasting room are accessed via Laetitia Vineyard Drive, which intersects with Highway 101. The existing vineyard, lemon orchards, and undeveloped areas within the eastern portion of the project site are mainly accessed via the primary entrance on Highway 101 and two agricultural roads that intersect with Upper Los Berros Road (refer to Figure III-5 and III-11). A network of connected paved and unpaved agricultural roads provides access throughout the project site. The 76 acres west of Highway 101 are accessed via Upper Los Berros/Thompson Road. Proposed residential and open space lot development would be accessed via Upper Los Berros Road only.

The existing access location off Highway 101 would continue to serve the winery and tasting room only. The applicant originally proposed~~s~~ to install a crash gate or removable bollards on Main Road 1 to restrict eastbound access into the subdivision from Laetitia Vineyard Drive, and westbound access from the subdivision onto Laetitia Vineyard Drive. The applicant has revised this proposal to include a guard gate in this location, which would be staffed at all times. Signage would be posted stating that westbound traffic shall only be permitted to use Laetitia Vineyard Drive to exit the subdivision during an emergency. A "KNOX" box would be installed on the gate to permit access into the subdivision by emergency vehicles.

The proposed project would be served by an internal circulation system including two main roads and 16 access roads (refer to Table III-2). Main Road 1 would intersect with Upper Los Berros Road at the main entrance gate. Two access roads, Main Road 2 and an un-named access road, are proposed~~ at the planned equestrian center~~. Access Road H would also provide access approximately 1,200 feet east of the main entrance (refer to Figure III-11).

TABLE III-2
Internal Circulation

Project Component	Proposed Access
Phase One	
Residential Sub-cluster A	Main Road 1 Access Roads A, K, and M
Residential Sub-cluster B	Main Roads 1 and 2 Access Roads G, H, I, J, and L
Ranch Headquarters	Main Road 1
~~Equestrian Facility~~	~~Main Road 2~~ ~~Access Roads H and I~~
Phase Two	
Residential Sub-cluster C	Main Road 1 Access Roads D, N, and P
Residential Sub-cluster D	Main Road 1 Access Roads B and C
Phase Three	
Residential Sub-cluster E	Main Roads 1 and 2 Access Roads E and F

Primary access to all of the proposed residential lots~~, equestrian facility,~~ and ranch headquarters would be via Main Road 1 and Main Road 2. These paved roads would be constructed within or in the immediate vicinity of existing agricultural roads, and would have a 32-foot wide right-of-way, including two 12-foot wide travel lanes and four-foot wide shoulders. 16 paved access roads (Access Roads A through P) would extend to proposed residential sub-clusters, and would be constructed within a ~~26~~28-foot wide right-of-way, including two ~~nine~~ten-foot wide travel lanes and four-foot wide shoulders. One additional access road would be constructed to the proposed water tank, and this road would be 22 feet wide with one 14-foot wide travel lane and four-foot wide shoulders (refer to Figures III-4 and III-11).

A section of Main Road 2 (within Phase 3) and proposed Access Roads A, B, E, K, and M would be limited to residential use only. Proposed Main Road 1, the remainder of Main Road 2, and Access Roads C, D, G, H, I, J, L, N, O, and P would be designated for shared use (residential and agricultural) (refer to Figure III-11). Approximately 16,000 linear feet (approximately three miles) of residential use and shared use roadway would be located immediately adjacent to existing and proposed agricultural production areas (refer to Figure III-5). The remainder of existing agricultural roads would be limited to agricultural use only.

4. Landscaping, Signage, and Gates

Improved open space areas, including landscaping, are proposed within Sub-clusters A and D. Proposed species include a mix of native and ornamental trees and shrubs.

The applicant proposes to construct a main entry gate and signage at the proposed intersection of Main Road 1 and Upper Los Berros Road (refer to Figures III-10 and III-11). The main entry would include two gates supported by columns and an extended wall. The gates would be approximately 8.5 feet in height, and the adjacent columns would be approximately 10.5 feet in height. The adjacent wall would slope from 8.5 feet to five feet in height, and would connect to an adjacent shorter column (seven feet in height). Access gates would be installed at three locations on Upper Los Berros Road, and would include one 8.5-foot tall gate supported by one 10.5-foot tall column on each side. Entry monuments and signage would be installed at 11 locations throughout the development, and would include an eight-foot tall stone feature. Wooden rail fencing, approximately five feet in height, would be installed along the southern perimeter of the project site, adjacent to Upper Los Berros Road, for approximately 1.5 miles.

5. Exterior Lighting

The applicant is not proposing to install streetlights throughout the proposed development; however, exterior lighting would be installed on the main gate feature and throughout the ranch headquarters. ~~and equestrian center.~~ Light sconces would be installed on the columns located on either side of the proposed entry gates. Internal lighting throughout the ranch headquarters ~~and equestrian center~~ would include step lights, sign lights, path lights, wall-mounted lights, and post lights. Sign lights would be mounted on the ground, and directed toward approximately four-foot tall stone signage features. Path lights would be mounted on the top of three-foot tall concrete or rock columns throughout the ranch headquarters. ~~and equestrian center.~~ Wall mounted lights would be installed at a height of approximately seven feet above the ground.

Proposed post lighting would consist of 18-foot tall poles, with lights mounted approximately 17 feet above the ground. Within the ranch headquarters facility, post lighting would be installed near an existing barn, within the parking area, at the guard and mail stations, and at the intersection of Main Road 1 and Upper Los Berros Road. ~~Within the equestrian center, post lighting would be installed within the arena, service yard, drop-off location, and pull-through parking lot.~~

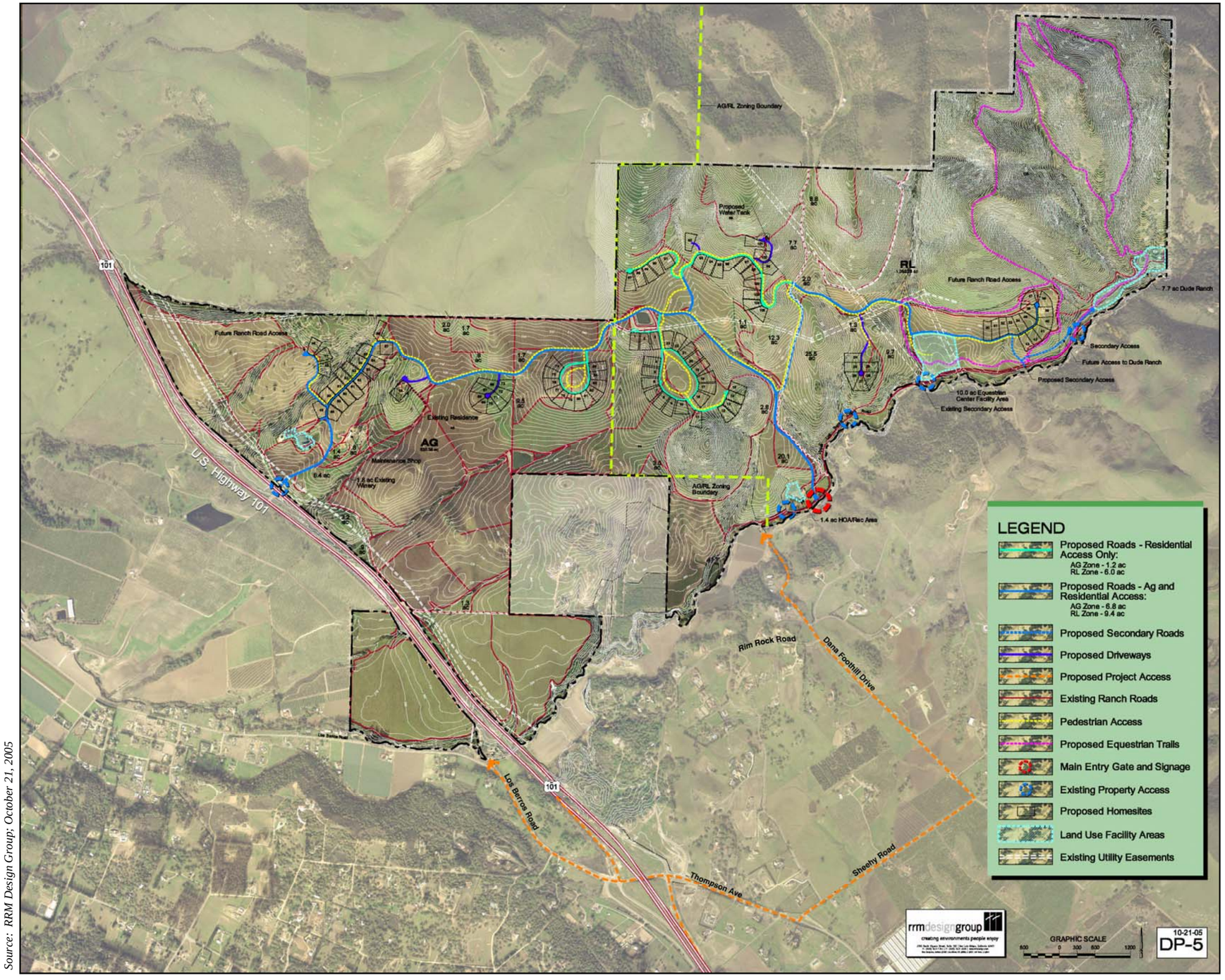
6. Domestic Wastewater Treatment and Disposal System

The applicant proposes to manage wastewater by constructing a sewage collection system, wastewater treatment and recycling facility, and an agricultural reclamation system. Based on the proposed project elements, the domestic wastewater treatment system would need to treat and dispose of an average daily flow totaling approximately 33,000 gallons per day (gpd). The proposed facility would consist of the following: 1) a 10,000-square foot building shell, which would house a 5,000-square foot domestic wastewater treatment facility; 2) six storage tanks for domestic sewage, which would be located within a 4,000-square foot underground structure adjacent to the 10,000-square foot building shell; 3) a domestic sewage collection system consisting of pipes, forcemains, and lift stations; 4) two ponds to store treated domestic wastewater and one pond to store treated winery wastewater; and, 5) a 20.8-acre disposal area for treated domestic wastewater. The 10,000-square foot building shell, 4,000-square foot underground storage tank structure, domestic wastewater treatment plant, and associated collection and disposal systems would be constructed during Phase One of the proposed project.

The proposed 10,000-square foot building and 4,000-square foot underground storage structure would be located within the existing winery maintenance building area, within the western portion of the parcel, and south of the existing winery (refer to Figures III-4 and III-12). Treated domestic effluent would be stored in storage ponds located within the southwest portion of the project site, prior to use within a designated 20.8-acre disposal area located adjacent to the proposed ponds (refer to Figures III-2 and III-3). The treated domestic wastewater would be used to irrigate vineyards. No other means of wastewater disposal are proposed. The proposed facility would manage wastewater only; stormwater would be managed by a separate drainage system (refer to Section III.D.9).

The wastewater treatment and recycling facility would be managed by a mutual water company, which would be owned by the individual lot owners. Responsibilities of the mutual water company would include management of operations, stormwater management associated with the facility, odor control, inspections, and maintenance. The mutual water company would execute a contract with a licensed wastewater system operations company (e.g., a local civil engineering firm). Responsibilities of the company would include a daily two-hour site visit, seven days a week, including holidays. The company would also be responsible for response during emergency situations.

Construction of the proposed facility and pond system would disturb approximately 4.7 acres, and would require 90,000 cubic yards of cut and 40,000 cubic yards of fill. Excess soil would be used onsite. In addition to the collection system, which is proposed to be located within residential access roads, approximately 4,200 feet of four-inch diameter forcemain would be installed within an agricultural road, resulting in the disturbance of approximately 8,400 square feet. The total area of disturbance would be approximately five acres.



Source: RRM Design Group; October 21, 2005

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Internal Circulation Plan
FIGURE III-11

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The proposed domestic wastewater treatment and recycling system would operate in the following manner:

1. Domestic wastewater would be collected from residences, the homeowner association facility, ~~equestrian center,~~ and dude ranch by an underground sewage collection system consisting of individual submersible grinder pumps, three community pump stations, and pipelines.

2. The collection system would pump domestic wastewater into underground storage tanks located adjacent to the main 10,000-square foot treatment building for primary settling.

3. Following primary settling, the wastewater would be pumped into the main 10,000-square foot building and pre-fabricated wastewater plant for tertiary-level treatment.

4. Liquid solids would be temporarily stored within the wastewater treatment building, and would be removed by a pumper truck and transported to a County-approved wastewater disposal facility (e.g., City of Santa Maria or City of Santa Clara).

5. Secondary or tertiary-treated wastewater effluent would be pumped into two outdoor, lined, storage ponds.

6. Secondary or tertiary-treated wastewater effluent would be piped and sprayed or drip-irrigated onto a proposed 20.8-acre dispersal area.

A Waste Discharge Permit and Water Recycling Requirements from the Regional Water Quality Control Board would be required prior to operation of the system.

a. Domestic Wastewater Treatment and Disposal

1) Domestic Sewage Collection System

The proposed collection system would connect to each proposed residence (102 lots), the homeowner's association building, ~~equestrian facility,~~ ranch headquarters, and the dude ranch. Low pressure sewer forcemains (1.25 to four inches in diameter) and two quad pump lift stations would be constructed throughout the project site. Pipelines would be installed within the existing and proposed road system (refer to Figures III-15 and III-16). Submersible, two-horsepower grinder pumps would be installed on each proposed lot. Five to 15-horsepower, community, submersible pumps would be installed in up to three locations. All pumps would be installed within enclosed, underground tanks. Grinder pumps located on each lot would operate approximately 30 minutes per day, and community pump stations would operate three hours per day. The individual grinder pump station storage tanks would provide for continued wastewater service for approximately two to three hours, in the event of a power outage. The community lift station storage tanks would provide a minimum of two hours of flow.

2) Domestic Wastewater Treatment Facility

(a) Domestic Wastewater Underground Storage Tanks

Collected domestic sewage would be pumped into six underground storage tanks for initial settlement (refer to Figure III-17). These tanks would be located adjacent to the 10,000-square foot main treatment building within a 4,000-square foot underground facility with one foot-thick walls. The underground facility would be constructed with fiberglass and pre-cast concrete. Each tank would be 12 feet in diameter and 37 feet in length, with a capacity of 20,000 gallons. The facility would be constructed three feet below the ground surface to a depth of 17 feet. Compacted earth and decomposed granite would be located between the surface and the facility, and manholes would be constructed to provide access to the underground tanks.

(b) Domestic Wastewater Treatment Plant

The applicant proposes to house the wastewater treatment plant within a 10,000-square foot shell building. The structure would be approximately 21 feet in height above average natural grade (refer to Figures III-18 and III-19). Exterior design features of the main building would include corrugated metal roof panels, board and batten simulated wall siding, barn-style wood trim doors, and an overhead coiling door.

The 10,000-square foot main building would house a 5,000-square foot wastewater treatment plant. The plant would have a capacity of 50,000 gallons per day (gpd). The contents would include the pre-fabricated treatment plant, associated mechanical equipment, and a sludge-holding chamber. The pre-fabricated treatment plant would include a screening and grinding system to remove solids, an aeration chamber, scum removal system, clarifier chamber, chlorination system, and liquid sludge holding chamber. The proposed domestic wastewater treatment plant process would include the following elements:

- Flow metering and screening/grinding with automatic washing and removal of screened solids;
- Biological treatment in a pre-engineered system including either trickling filter or extended aeration processes;
- Filtration using microfiltration membranes or conventional sand filtration; and,
- Disinfection with sodium hypochlorite or ultraviolet light.

The treatment facilities would include automatic high liquid level alarms that would alert operations staff in the event of system failure. The wastewater treatment facility would be equipped with a permanent, standby, diesel generator and automatic power transfer switch, to be utilized in the event of a power outage. The generator would be located outside of the 10,000-square foot building shell within an integral, sound attenuating enclosure.

The estimated flowrate from each residence would be approximately 300 gpd. The average flow is estimated to be 33,000 gpd, with a concentration of both suspended solids and biochemical oxygen demand of 300 to 350 milligrams/liter (mg/l). The domestic wastewater facility would generate approximately 385 gallons of liquid solids per day. A maximum of 50,000 gallons of liquid solids would be stored in the wastewater treatment plant building within enclosed tanks. Liquid solids would be collected onsite by a pumper truck service, and solids would be disposed

at a County-approved wastewater facility. Pumper truck capacity would be 3,500 to 5,000 gallons each, and one trip per week would be required to transport solids offsite.

(c) Domestic Wastewater Storage Ponds and Disposal

Two lined wet weather storage ponds are proposed to facilitate management of the treated domestic effluent (refer to Figures III-5, III-13, and III-14). Proposed Ponds 1 and 2 will be used for domestic recycled water, and would store four acre-feet each.

All treated effluent generated would be recycled for agricultural re-use. The system will include an agricultural application area 20.8 acres in size, located 100 feet west of Ponds 2 and 3, within an existing vineyard, and approximately 200 feet west of Los Berros Creek (refer to Figure III-14). All of the proposed project's treated wastewater (approximately 37 acre-feet per year) would be applied to the disposal area. The average daily application rate would be 33,000 gpd, with a maximum application rate of 200,000 gpd during the peak irrigation months. Effluent generated during winter months would be stored in the ponds for use during the irrigation season. The applicant proposes to implement a 100-foot setback between the treated wastewater application area and nearest well and outer perimeter of vineyards.

Rainfall would be allowed to collect within the ponds; however, stormwater that falls outside of the ponds would be directed away from the ponds. The applicant proposes to avoid pond overflow by providing a minimum of two feet of freeboard above the maximum anticipated water level within each pond. The ponds would be equipped with alarms to notify the mutual water company in the event of high waters.

b. Winery Wastewater Treatment and Disposal

The existing winery currently treats processed wastewater in an aerated pond, followed by irrigation storage and agricultural re-use. The system is currently regulated by the Regional Water Quality Control Board. The applicant is not currently proposing any modifications to the existing winery wastewater treatment and disposal facilities; however, the proposed 10,000-square foot treatment plant building will be constructed with space to accommodate a 5,000-square foot winery wastewater treatment plant in the future, adjacent to the proposed 5,000-square foot domestic wastewater treatment plant. Winery wastewater would be treated and stored separately from domestic wastewater. Proposed effluent storage Pond 3 would be constructed for approximately 12-acre feet of treated wastewater storage, and would store a blend of treated, recycled, winery process water and irrigation groundwater for use within the existing vineyard, similar to the existing reservoir irrigation system. Similar to Ponds 1 and 2, rainfall would be allowed to collect within the ponds; however, stormwater that falls outside of the ponds would be directed away from the ponds. The applicant proposes to avoid pond overflow by providing a minimum of two feet of freeboard above the maximum anticipated water level within the pond.

c. Domestic Wastewater Treatment Odor and Noise Control

The proposed 10,000-square foot building would be equipped with an odor control biofilter. The biofilter would consist of compost media and a forced air distribution system. The system will be equipped with a stand-by generator and automatic transfer switch, and redundant backup

equipment will be provided for each critical process. Equipment that produces significant noise such as blowers and generators will be installed in sound-attenuating enclosures.

d. Domestic Wastewater Treatment Onsite Chemical Storage

Proposed treatment chemicals would include anhydrous ammonia for pH adjustment in the winery process wastewater system, and liquid sodium hypochlorite for disinfection of treated domestic wastewater. Up to 150 gallons of chlorine bleach would be stored onsite. The bleach would be stored in a double-containment system, and the second tank would be sized to accommodate 150 gallons of liquid. The applicant estimates that chemicals would need to be re-stocked every two to four weeks. In addition, up to 200 gallons of diesel fuel would be stored within a tank adjacent to the main building generator unit.

7. Water Infrastructure

There are ~~13~~ 15 existing wells and two reservoirs onsite (with a capacity of 25 acre-feet each) (refer to Figure III-5). Five of these wells are currently used for vineyard and orchard irrigation, and two are used for wine processing and domestic uses (tasting room facilities, residence, and farm support quarters). Two wells, currently unused, would serve the existing and proposed vineyard. Two wells originally proposed for domestic production (Well #12 and Well #13) are no longer included in the proposed domestic water supply system; these wells may be used for agricultural irrigation at the discretion of the agricultural operator. The northern agricultural reservoir would be removed and relocated to the southwest portion of the project site to accommodate residential development. The remaining four wells (Wells 10, 11, 14, and 15) would serve the proposed development. Water pipelines and force mains would be installed within existing roadways to serve the proposed development. Well #6 would be located 100 feet from the proposed wastewater disposal area, and 400 feet from proposed ponds 2 and 3. Well #5 would be approximately 900 feet from pond 1.

There is one existing water storage tank located approximately 1,000 feet northwest of Los Berros Creek, within the southeast portion of the project site. Two 2,000-gallon tanks are located near the existing estate residence, and one 2,000-gallon tank is located near the winery. The applicant proposes to construct a new 268,500-gallon water storage tank immediately northeast of proposed Lot 101, at the terminus of proposed Road F, at an elevation of approximately 870 feet above mean sea level (refer to Figure III-5). The tank would store water for both domestic and fire-flow demands. The tank would be approximately 40 feet in diameter and 18 feet tall.

8. Mutual Water Company

The applicant proposes to establish a mutual water company to manage the water delivery system, domestic water storage, treatment, and supply, and wastewater treatment plant. Residential lot owners would own a mutual water company. The applicant is proposing each residential lot would be metered, and proposed water conservation measures would include:

- The use of low-flush and low-flow appliances;
- Insulation and circulation of hot water systems;

- Minimized use of water for outdoor cleaning;
- Use of drought-tolerant landscape plant species;
- A limit of 0.7 acre of onsite landscaping per residential lot;
- A limit of 7,000 square feet of lawn turf landscaping per residential lot;
- Use of automatic irrigation systems;
- Use of water-conserving pumps and filters for swimming pools and spas; and,
- Maintenance of all appliances, systems, and facilities by homeowners and a mutual water company.

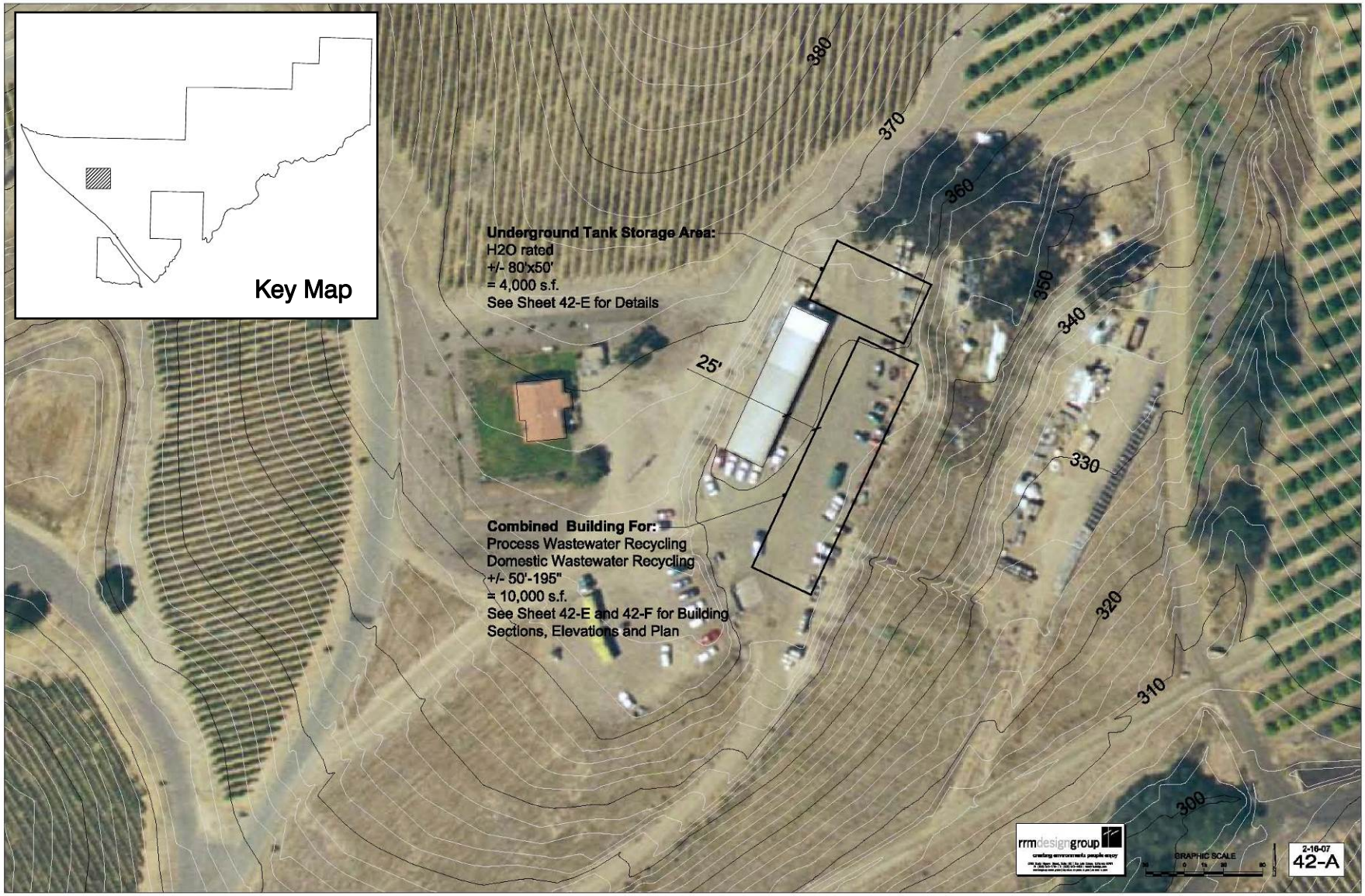
In the event of a water supply shortage, mandatory water conservation measures (listed in the applicant's proposed priority for implementation) would include: 1) increases in residential water rates and/or penalties to encourage water reductions; 2) a reduction or moratorium on irrigation for residential landscaping; 3) a reduction or moratorium on irrigation for common area and homeowners association facility landscaping (unless served by reclaimed water); 5) a prohibition on water use for swimming pools and spas; 6) mandatory water allocations for residential users; 7) potential purchase of water from an off-site party; and, 8) reduction or periodic cessation of agricultural irrigation.

9. Grading and Drainage Improvements

The applicant proposes to grade approximately ~~53.39~~ 44 acres within the project site to construct internal roads, water infrastructure, drainage improvements, utility installation, and construction of the ~~equestrian facility and~~ ranch headquarters (refer to Figures III-5 through III-11). Approximately 290,000 cubic yards of cut and 140,000 cubic yards of fill are proposed for roadwork and the wastewater treatment plant facilities. The applicant proposes to balance cut and fill onsite, where feasible. Temporary stockpile locations may be established prior to use of excess fill onsite. In the event export of fill is necessary, the applicant proposes to use bottom dump or transfer trucks to export material to either an approved construction site, or a county disposal site (i.e., Santa Maria Regional Landfill).

Each residential lot would be graded and developed individually; however, it is anticipated for the purpose of the EIR that based on the topography of the project site and secondary outdoor uses, future grading activities would require up to one acre of disturbance per lot (i.e., the entire lot). Construction of the ranch headquarters is expected to result in the disturbance of 7,500 cubic yards of cut and fill.~~, and construction of the equestrian facility is expected to result in the disturbance of approximately 3,000 cubic yards of cut and fill.~~

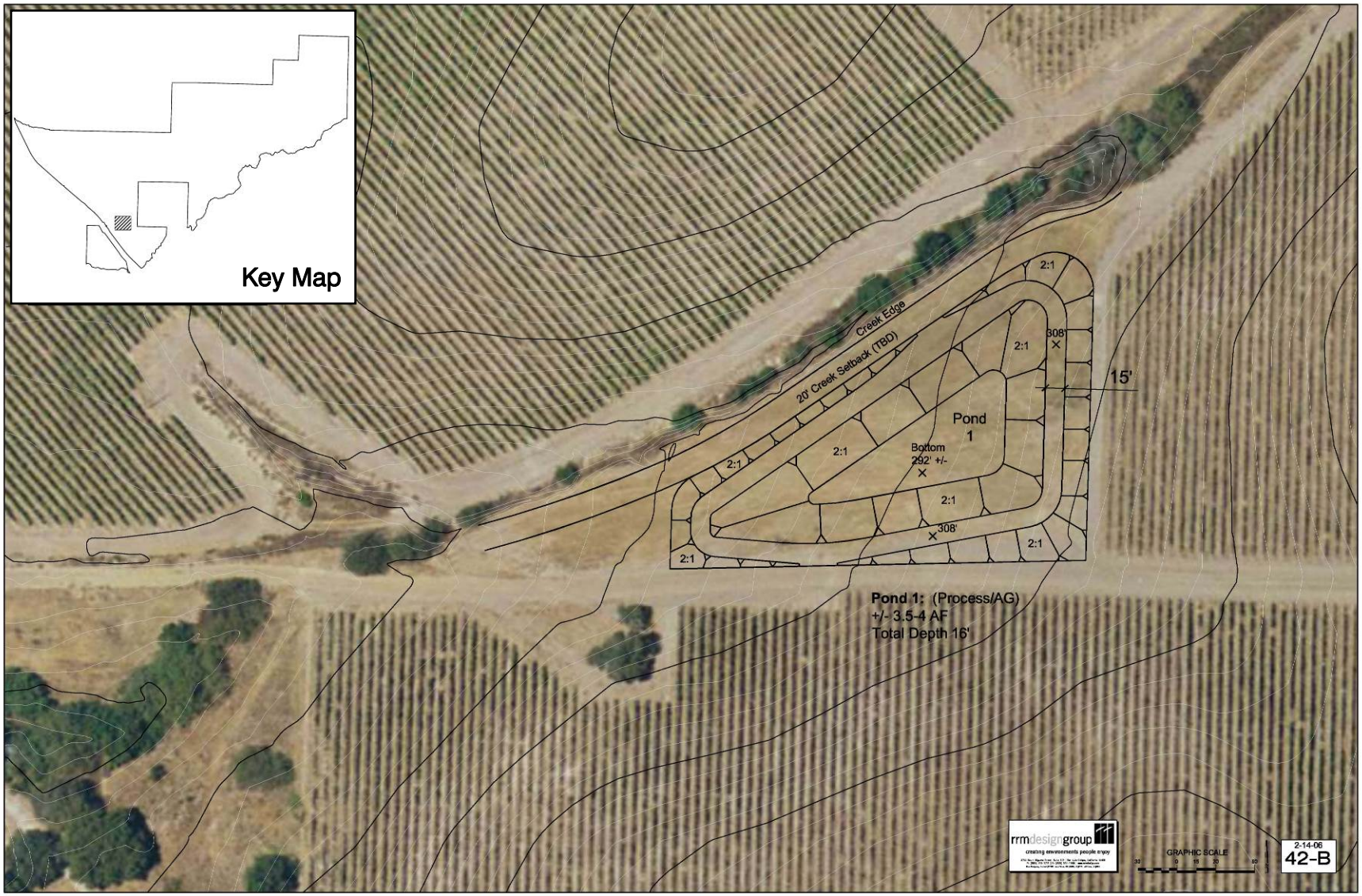
The applicant's proposed drainage plan includes the use of over-side drains and low-point drainage inlets within proposed roadways to facilitate stormwater flow into existing natural drainages onsite (refer to Figures III-20 through III-25). Culverts would be installed at each proposed drainage crossing. Stormwater runoff would be discharged into a series of existing natural ditches and swales prior to entering Los Berros Creek. No onsite water, stormwater detention, or retention basins are proposed.



Source: RRM Design Group, 2007.

NORTH
Not to Scale

Wastewater Treatment Plant Building Locations
FIGURE III-12



Source: RRM Design Group, 2006.

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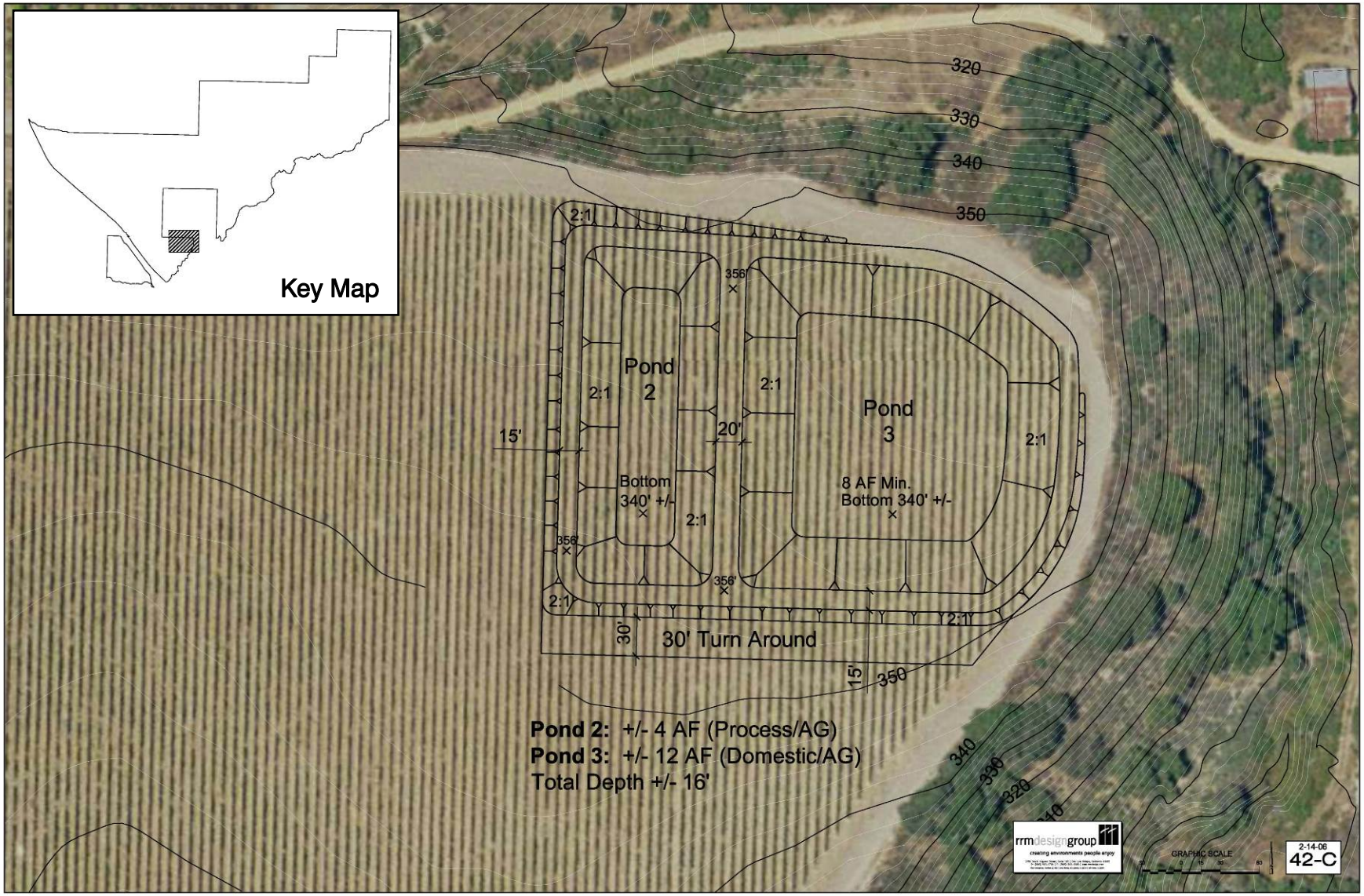
Wastewater Treatment Plant Pond 1
FIGURE III-13



Source: RRM Design Group, 2006.

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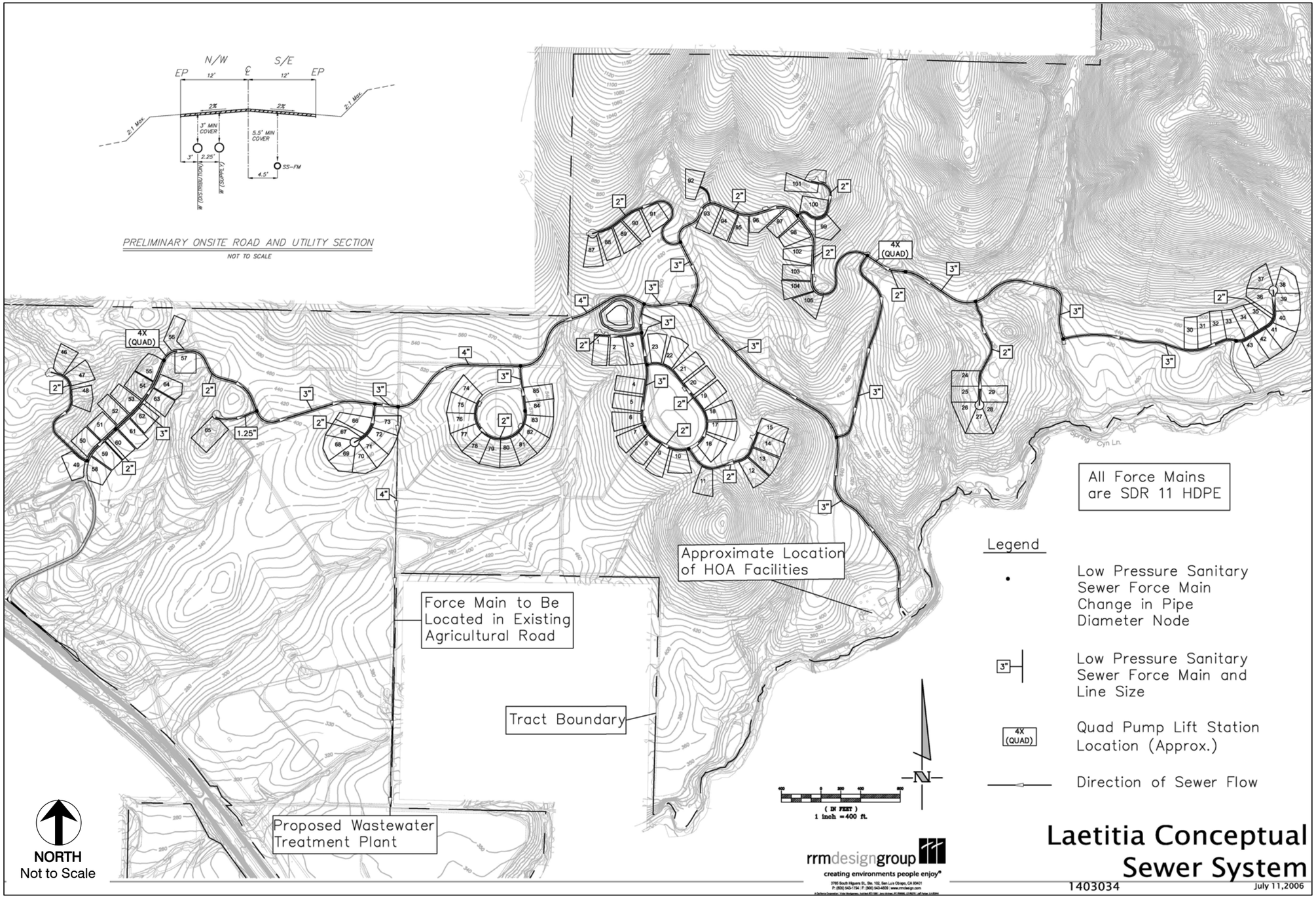
Wastewater Treatment Plant Ponds 2 and 3
FIGURE III-14



Source: RRM Design Group, 2006.

Conceptual Sewer System
FIGURE III-15

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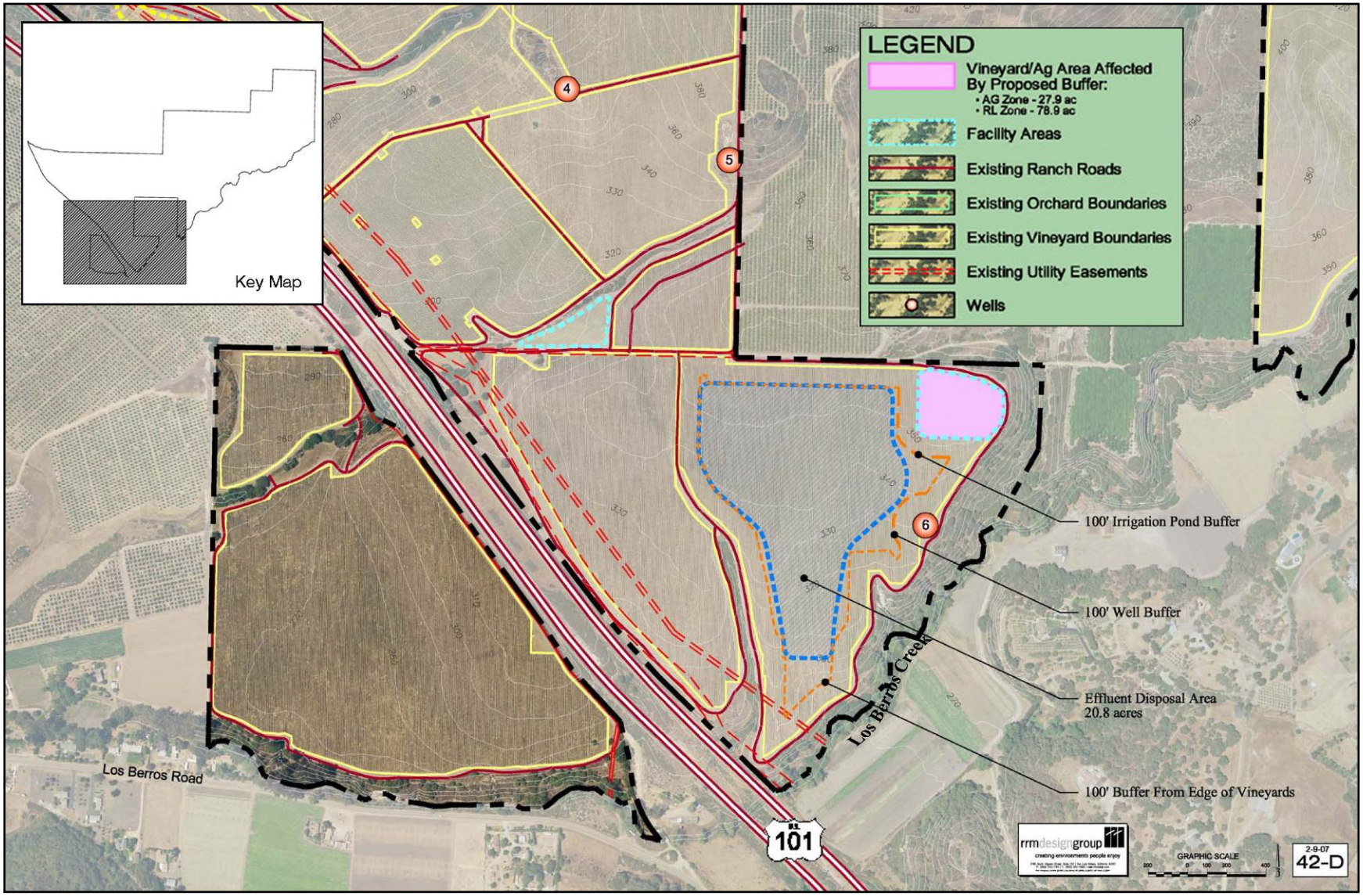

Source: RRM Design Group, 2006.

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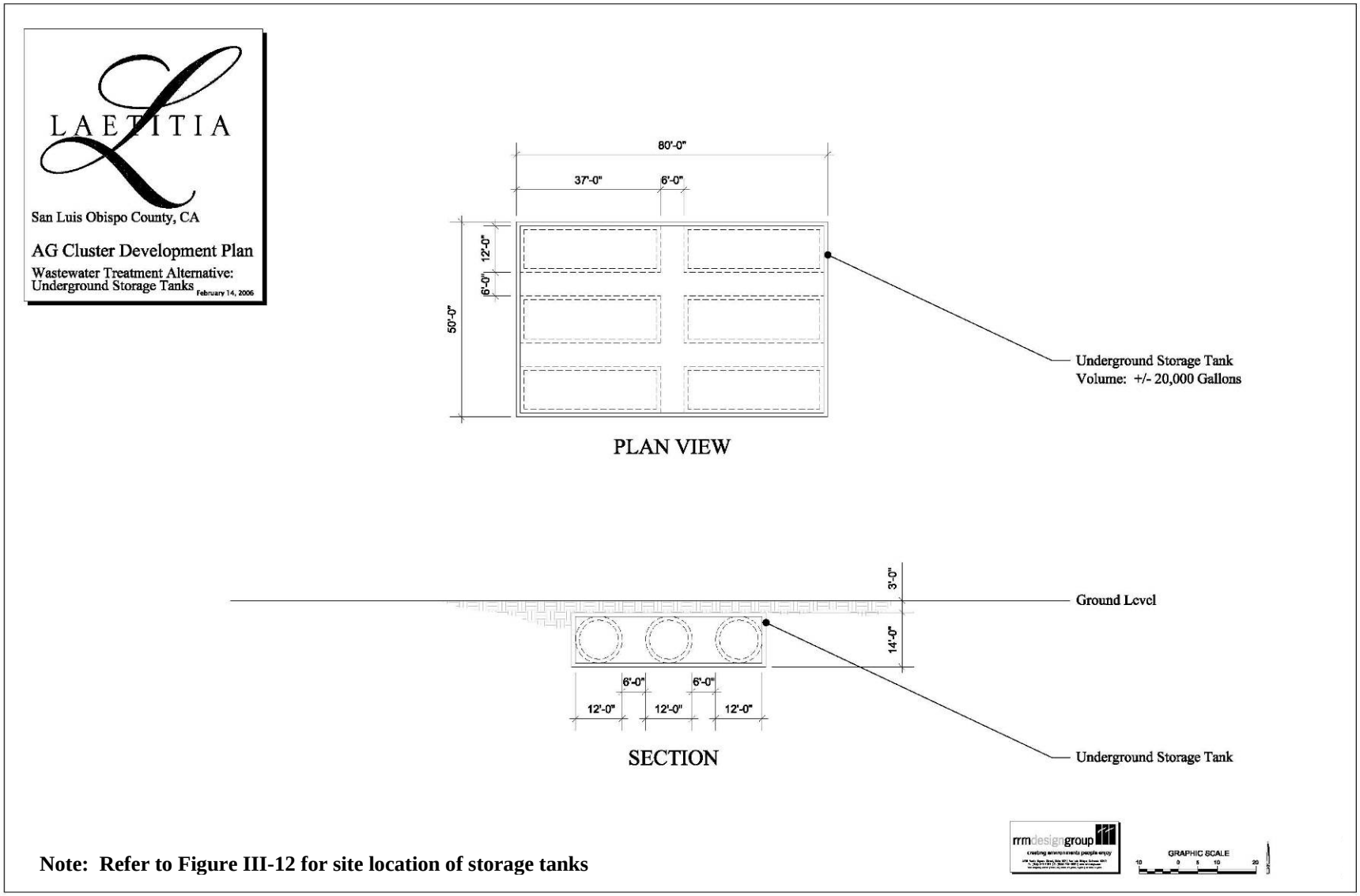
Wastewater Treatment Plant Effluent Disposal Area
FIGURE III-16

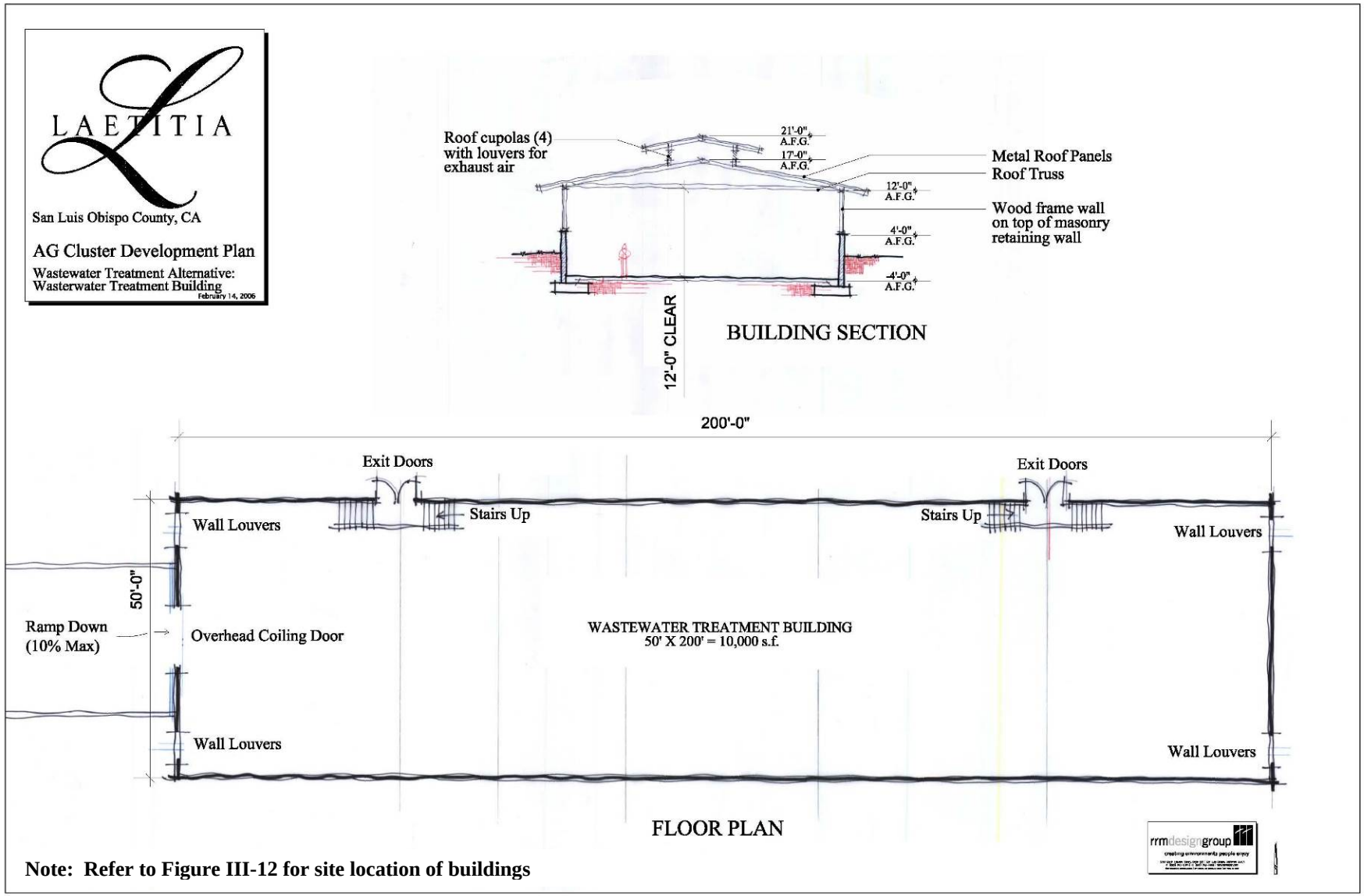


Note: Refer to Figure III-12 for site location of storage tanks

Source: RRM Design Group, 2007.

NORTH
Not to Scale

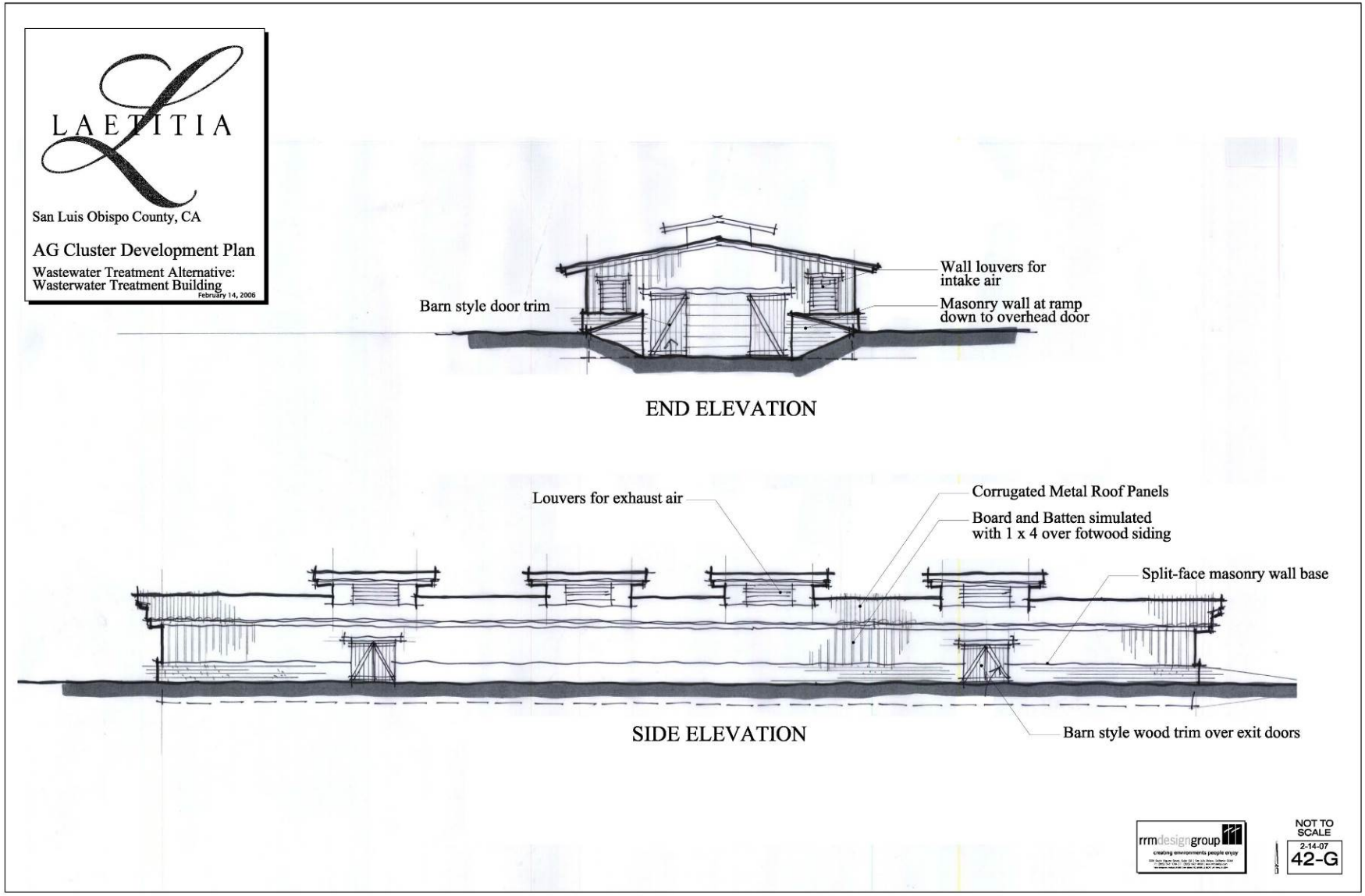
Underground Storage Tanks
FIGURE III-17



Source: RRM Design Group, 2007.

NORTH
Not to Scale

Wastewater Treatment Building Floor Plan and Section
FIGURE III-18



Source: RRM Design Group, 2007.

NORTH
Not to Scale

Wastewater Treatment Building Elevations
FIGURE III-19

10. Agricultural Management and Buffers Plan

The applicant has submitted a *Draft Laetitia Agricultural Cluster Management and Buffers Plan* (RRM Design Group; November 5, 2004). The plan is a guide for future landowners and agricultural production staff. The proposed plan outlines proposed operations, best management practices, and management of existing and proposed agricultural uses; communication procedures between the homeowners and the agricultural operator; management of water resources; management of wastewater collection, treatment, and disposal; fire protection and public safety guidelines; and, proposed setbacks and buffers. The proposed plan is located in Appendix B. The primary elements of the plan are summarized in the following Sub-sections III.D.10.a through III.D.10.e.

a. Proposed Buffers Plan

The applicant's proposed Buffers Plan proposes buffers between each residential building envelope and adjacent agricultural use. Accessory development within the lot and outside of the building envelope would be limited to non-habitable structures; outdoor use areas would be allowed. No buffers are proposed between the planned access roads and vineyards. The Buffers Plan was designed by the applicant, and was created based on horizontal distance, vertical separation/topography, prevailing wind direction, existing open space and natural vegetation, proposed and created open space and natural vegetation, best management practices, and farming practices. The plan identifies areas where vineyards would be removed to accommodate residential development and identified buffer zones. Approximately half the residential lots proposed by the applicant would require removal and re-location of existing vineyard. Proposed buffer zones range from 150 to 1,000 feet in horizontal length (refer to Table III-3). The applicant determined the length of the buffer zone based on the following criteria: horizontal distance; vertical separation/topography; prevailing wind direction; existing and/or installed buffer or open space vegetation; and, implementation of best management practices and specific farming practices.

TABLE III-3
Proposed Buffers Plan

Proposed Lot	Vineyards Removed (Within Building Envelope)	Vineyards Removed (Within Buffer)	Proposed Buffer (feet)
Phase One			
1	Yes	Yes	400
2	Yes	Yes	470
3	Yes	Yes	470
4	Yes	Yes	225
5	Yes	Yes	225
6	Yes	Yes	225
7	Yes	Yes	190
8	Yes	Yes	200
9	Yes	Yes	200
10	Yes	Yes	200

Proposed Lot	Vineyards Removed (Within Building Envelope)	Vineyards Removed (Within Buffer)	Proposed Buffer (feet)
11	No	Yes	250
12	No	Yes	450
13	No	Yes	450
14	No	Yes	450
15	No	Yes	450
16	Yes	Yes	450
17	Yes	Yes	450
18	Yes	Yes	400
19	Yes	Yes	375
20	Yes	Yes	375
21	Yes	Yes	220
22	Yes	Yes	220
23	Yes	Yes	275
24	No	No	325
25	No	No	325
26	No	No	250
27	No	No	200
28	No	No	150
29	No	No	200
30	Yes	Yes	200
31	Yes	Yes	200
32	Yes	Yes	300
33	Yes	Yes	250
34	Yes	Yes	375
35	Yes	Yes	500
36	Yes	Yes	600
37	Yes	Yes	900
38	Yes	Yes	1,000
39	Yes	Yes	900
40	Yes	Yes	750
41	Yes	Yes	600
42	Yes	Yes	400
43	Yes	Yes	250
Phase Two			
46	Yes	Yes	270
47	Yes	Yes	300
48	No	Yes	285
49	Yes	Yes	175
50	Yes	Yes	400
51	Yes	Yes	400
52	Yes	Yes	400
53	No	Yes	400

Proposed Lot	Vineyards Removed (Within Building Envelope)	Vineyards Removed (Within Buffer)	Proposed Buffer (feet)
54	No	Yes	500
55	No	Yes	700
56	No	Yes	200
57	Yes	Yes	200
58	Yes	Yes	150
59	Yes	Yes	195
60	Yes	Yes	234
61	Yes	Yes	233
62	Yes	Yes	210
63	Yes	Yes	400
64	Yes	Yes	600
65	No	No	280
66	No	Yes	400
67	No	Yes	400
68	Yes	Yes	275
69	Yes	Yes	200
70	No	Yes	150
71	No	No	170
72	No	No	170
73	No	Yes	170
74	No	Yes	442
75	No	No	280
76	No	No	262
77	No	No	160
78	No	No	160
79	No	No	160
80	No	Yes	160
81	No	Yes	190
82	No	Yes	190
83	No	Yes	200
84	No	Yes	350
85	No	Yes	375
Phase Three			
87	Yes	Yes	200
88	Yes	Yes	200
89	Yes	Yes	200
90	Yes	Yes	220
91	Yes	Yes	250
92	No	Yes	300
93	No	Yes	250
94	No	Yes	250
95	No	No	350

Proposed Lot	Vineyards Removed (Within Building Envelope)	Vineyards Removed (Within Buffer)	Proposed Buffer (feet)
96	No	No	400
97	No	No	620
98	No	No	620
99	No	No	425
100	No	No	425
101	No	No	450
102	No	No	500
103	No	No	450
104	No	No	400
105	No	No	550

b. Operations, Best Management Practices, and Management

This section of the proposed *Agriculture Management and Buffers Plan* (2004) was designed by the applicant to minimize potential conflicts between agricultural and residential uses. Daily operation of the vineyard includes the use of pesticides, sprayed fertilizers, weed abatement, irrigation, agricultural road maintenance, mowing, disking, ripping, plowing, seed sowing, and use of goats for weed control (where feasible). The vineyard manager uses scouting, weather stations, and computer models to determine when to spray insecticides and fertilizers. Plant tissue is tested to determine the quantity of fertilizer to apply.

Equipment used onsite includes tractors, all-terrain vehicles, and trucks. Tractors are outfitted with rubber wheels, and all agricultural equipment is equipped with noise mufflers. Typical operating hours are limited to 6:30 a.m. through 5:00 p.m., with the exception of sprayers. An air blast sprayer (30 gallons per acre) is utilized to disperse pesticides and fertilizers on wine grapes; this is applied between the hours of 9:00 p.m. and 7:00 a.m. During the peak spray season (March through August), two to four sprayers operate five nights a week. Mowing is conducted between the months of February through November, and other activities are completed throughout the year, as necessary. Weeds are controlled by sprayed herbicides, hand hoeing, livestock grazing, and mechanical removal.

A seven-foot tall deer fence surrounds the vineyard, and netting is installed around the grape vines for protection from birds. Rodents are trapped and/or caught by natural predators. Management practices currently implemented include the development of owl and raptor habitat for natural pest management and use of onsite weather stations and disease prediction models to time fungicide applications. The irrigation system includes two reservoirs and a system of waterlines. Dust is currently controlled by the use of water and enforcement of speed limits (15 miles per hour for tractors and vineyard equipment and 25 miles per hour for all-terrain and farm vehicles).

Upon implementation of the proposed project, the applicant proposes to adjust farming practices within 500 feet of each residence, including the following:

- All vineyard work (pest control, vineyard floor maintenance, canopy management, and pruning with the exception of harvest) would be performed during daylight hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Harvest would be limited to handpicking during daylight hours only.
- Permanent cover crops would be established and maintained to minimize dust.
- All pest control would incorporate organic farming practices. Class I restricted pesticides would not be used within the 500-foot buffer zone. Pesticides classified by the U.S. Environmental Protection Agency as potential carcinogens would not be used.
- Vineyards would be maintained to a neat and orderly appearance. All trash would be picked up, and all tools and equipment would be transported back to the vineyard shop at the end of the workday. All the farm labor and employees would assemble at the vineyard shop daily, and would be transported throughout the ranch via company vehicles.

c. Homeowners and Agricultural Operator Communications

The applicant proposes to establish a homeowner's association that would manage ~~the proposed equestrian center,~~ security issues, common area landscaping, agricultural buffers, residential roads, and gates. The current vineyard manager would be designated the Agricultural Operator (AO), and would manage all onsite agricultural uses, the agricultural water supply and irrigation ponds, agricultural roads, green waste composting, and agricultural fencing and improvements. The homeowner's association would maintain the common area landscaping and agricultural buffers. The *Agriculture Management and Buffers Plan* includes protocol for communications between the homeowner's association and the AO, including regularly scheduled meetings. Homeowner's association guidelines and conditions, covenants, and restrictions (CC&Rs) are proposed to include a copy of the County "Right-to-Farm Ordinance" and disclosure information regarding the surrounding agricultural operations, contact information, and mediation procedures.

d. Water and Wastewater Management

The applicant proposes to establish a mutual water company, owned by residential lot owners, to manage the water delivery system, domestic water treatment, storage, and supply, and wastewater treatment plant, sewage collection system, and effluent disposal (refer to Sections III.D.6, III.D.7, and III.D.8 for additional discussion regarding water and wastewater management). The mutual water company would work with the AO to establish water monitoring and testing schedules and procedures, meter reading, and semi-annual reporting. The mutual water company and the AO would have the authority to limit agricultural irrigation in the event of a drought.

e. Fire Protection and Public Safety

The proposed *Agriculture Management and Buffers Plan* includes a fire protection and public safety plan. Fire prevention planning measures listed in the document include installation of fire sprinklers on all residences and occupied structures, use of flame resistant/non-combustible roof materials, individual lot fire safety plans, and preparation and implementation of a fuel modification plan. Public safety measures include stop signs and gates on Upper Los Berros

Road and posted speed limits. The plan also includes basic guidance regarding sharing roads with agricultural traffic and home security measures.

11. Future Development Proposal

In addition to the proposed project components listed above, the applicant proposes to construct a dude ranch within proposed Open Space Lot 106. The applicant is not currently requesting a land use permit for the proposed dude ranch, and has not submitted grading or development plans. A 7.7-acre development area is noted on project plans (refer to Figures III-4 and III-5). For the purpose of this EIR, the dude ranch is assessed as a future development proposal, based on project details provided by the applicant and assumptions based on a reasonable worst-case scenario (i.e., building size and height, site disturbance, etc.). Proposed project details are described below.

a. Dude Ranch

The proposed location of the dude ranch is Open Space Lot 106, which is approximately 388.5 acres in size, in the far northeast corner of the project site (refer to Figures III-4 and III-12). The dude ranch would include a 75-unit lodging facility, guest service and spa facility, eating facility, classrooms, outdoor fire pit, and barbeque. Dude ranch facilities would be available for guests and residents. Structural elements of the dude ranch would cover up to 7.7 acres. The approximately 380 acres remaining would be utilized for open space and trails. The applicant proposes to host groups at the dude ranch, and offer educational sessions and hands-on experience in grape harvesting, winemaking, wine tasting, and producing olive oil. Additional activities would include horseback riding, hiking, swimming, nature watching, picnicking, and photography. The dude ranch would be accessed via Access Roads I and L, which connect to Main Road 1 and Main Road 2. Guests would enter the property at the main access gate located on Upper Los Berros Road. A secondary access road to the dude ranch would be located approximately 3,000 feet east of the main entrance gate (refer to Figures III-5 and III-11).

12. Existing Uses

The project site currently supports agricultural production of wine grapes and lemon orchards, a wine production facility, a tasting room, single-family residences, farm support quarters, a telecommunications facility, agricultural roads, water supply storage and infrastructure, and public utility lines (refer to Figure III-5). The applicant proposes to continue the use of these existing facilities. In addition, several barns and agricultural accessory uses are located throughout the site.

a. Agricultural Production

The project site includes 633.5 acres of existing cultivated agricultural crops. Approximately 620 ~~627.1~~ acres of irrigated grape vineyard, 4.9 acres of irrigated lemon orchard, and 1.5 acres of non-irrigated lavender are present onsite. An additional 694 acres is undeveloped, and is available for livestock grazing. Additional existing agricultural facilities on the project site include two irrigation ponds, composting areas, seven wells (for agricultural use), barns, agricultural roads, signage, and pipelines. None of the 21 parcels within the project site are within an Agricultural Preserve or under a Williamson Act Contract.

b. Winery and Tasting Room

The existing winery and tasting room are approximately 19,278 and 5,572 square feet in size, respectively. A 47-space parking lot and landscaped area are located adjacent to these structures. The facility and accessory buildings are located within a 1.8-acre area. The tasting room includes a wine tasting area, retail sales, storage, press area, and public restrooms. The tasting room is open from 10:30 a.m. to 5:00 p.m., each day of the week. Special events include approximately six events per year, wine industry related, by invitation only, and limited to less than 200 guests.

Domestic wastewater is treated by a septic system and leachfield. Black water generated by the winery is treated via an existing wastewater treatment pond. Pomace generated during wine processing is composted and tilled into the existing grape vineyards.

c. Residential

There is one approximately 3,000-square foot estate residence onsite. This residence is proposed to remain, and would be located within proposed Lot 65 (refer to Figure III-4). Two farm support housing units (approximately 3,500 square feet total) are located onsite within proposed Open Space Lot 45. These units would remain. One existing modular home and associated accessory buildings located near the eastern portion of the project site would be removed.

d. Utility, Public, and Private Easements

There are 18 recorded easements on the project site, for a variety of uses (refer to Figure III-4). A public easement granting access to Los Berros Creek is located parallel to Upper Los Berros Road. Seven easements for utility lines and poles are located throughout the project site. Two easements for the state water pipeline and incidental uses are located parallel to Highway 101. One easement for a neighboring property is located onsite, extending east from Highway 101, and two private easements for access onto the project site are located within the alignment of proposed Main Road 1. One easement for access to the existing wireless telecommunications facility onsite is located near the existing winery facility. The applicant is not proposing to amend these existing easements.

E. PERMIT REQUIREMENTS AND APPROVALS

Required approvals and permits for the proposed project are summarized in Table III-4 on the following page.

TABLE III-4
Permit Requirements and Approvals

Responsible Agency	Permit or Authorization	Timeframe
County of San Luis Obispo	Approval to subdivide the project site	Planning Commission hearing
	Approval of conditional use permit	Planning Commission hearing
	Recordation of final map	Upon applicant submittal of required documents and plans
	Issuance of construction permits for tract improvements, and ranch headquarters~~, and equestrian facility~~	Following recordation of final map and applicant submittal of required documents and plans
	Issuance of construction permits for individual lot development	Following recordation of final map and applicant submittal of required documents and plans
	Approval of conditional use permit for dude ranch	Planning Commission hearing
California Department of Forestry and Fire Protection	Approval of Fire Safety Plans	Following recordation of final map and applicant submittal of required documents and plans
California Department of Transportation	Encroachment permits for improvements within state right-of-way	Following applicant submittal of required documents and plans
County of San Luis Obispo Air Pollution Control District	Operational Permits	Following applicant submittal of required documents and plans
Regional Water Quality Control Board	Section 401 Water Quality Certification	Following applicant submittal of required documents and plans
	Report of Waste Discharge permit for the wastewater treatment plant, storage ponds, and treated effluent disposal	Following applicant submittal of required documents and plans
State Water Resources Control Board	Stormwater Pollution Prevention Plan	Following applicant submittal of required documents and plans
California Department of Fish and Game	Streambed Alteration Agreement	Following applicant submittal of required documents and plans
U.S. Army Corps of Engineers	Nationwide or Individual permit	Following applicant submittal of required documents and plans

Source: RRM Design Group; August 20, 2004

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Grading and Drainage Plan
FIGURE III-20

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Source: RRM Design Group; August 20, 2004

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Grading and Drainage Plan
FIGURE III-21

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Source: RRM Design Group; August 20, 2004

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Grading and Drainage Plan
FIGURE III-22

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Source: RRM Design Group; August 20, 2004

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Grading and Drainage Plan
FIGURE III-22

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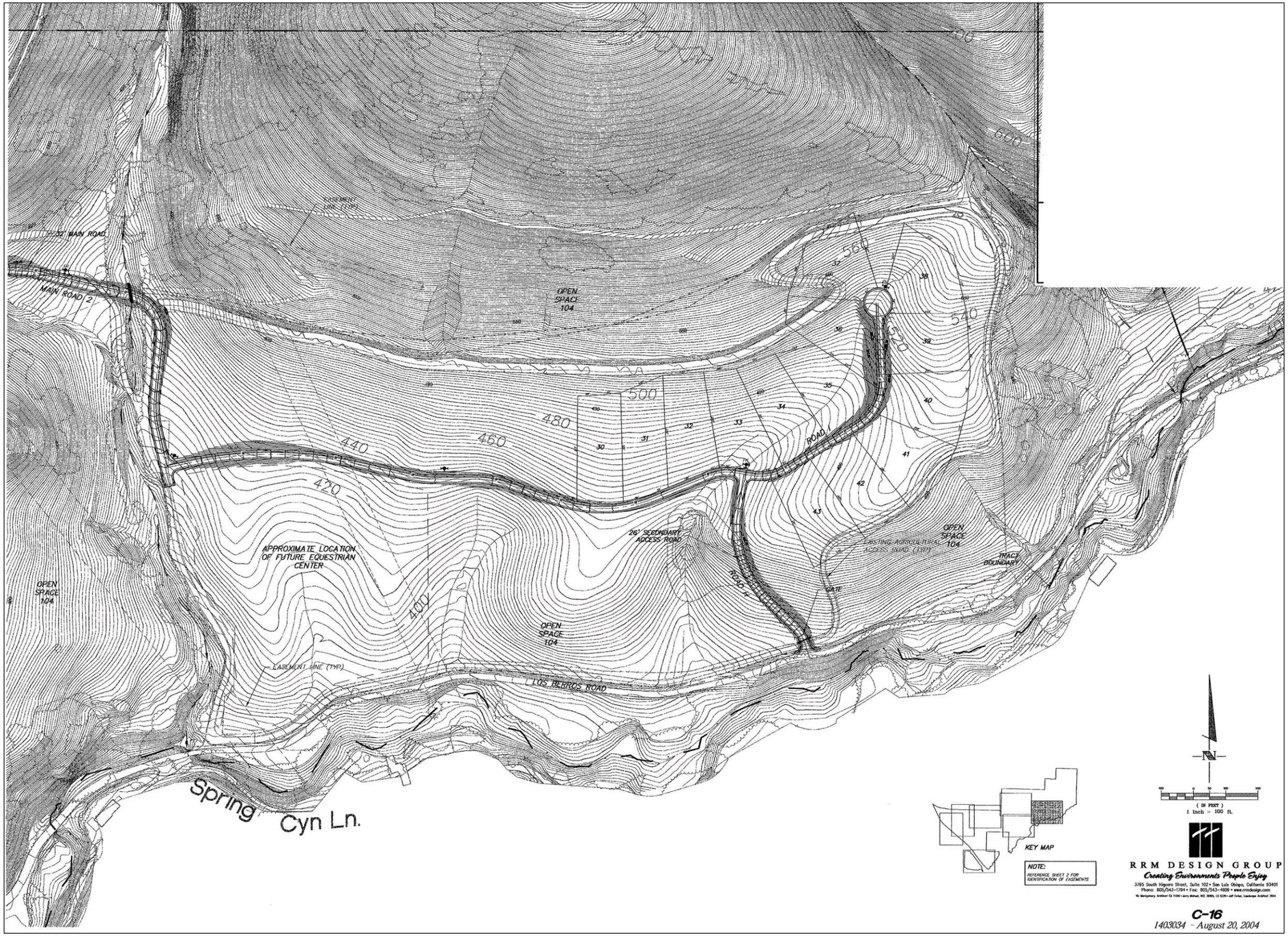

Source: RRM Design Group; August 20, 2004

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Grading and Drainage Plan
FIGURE III-24

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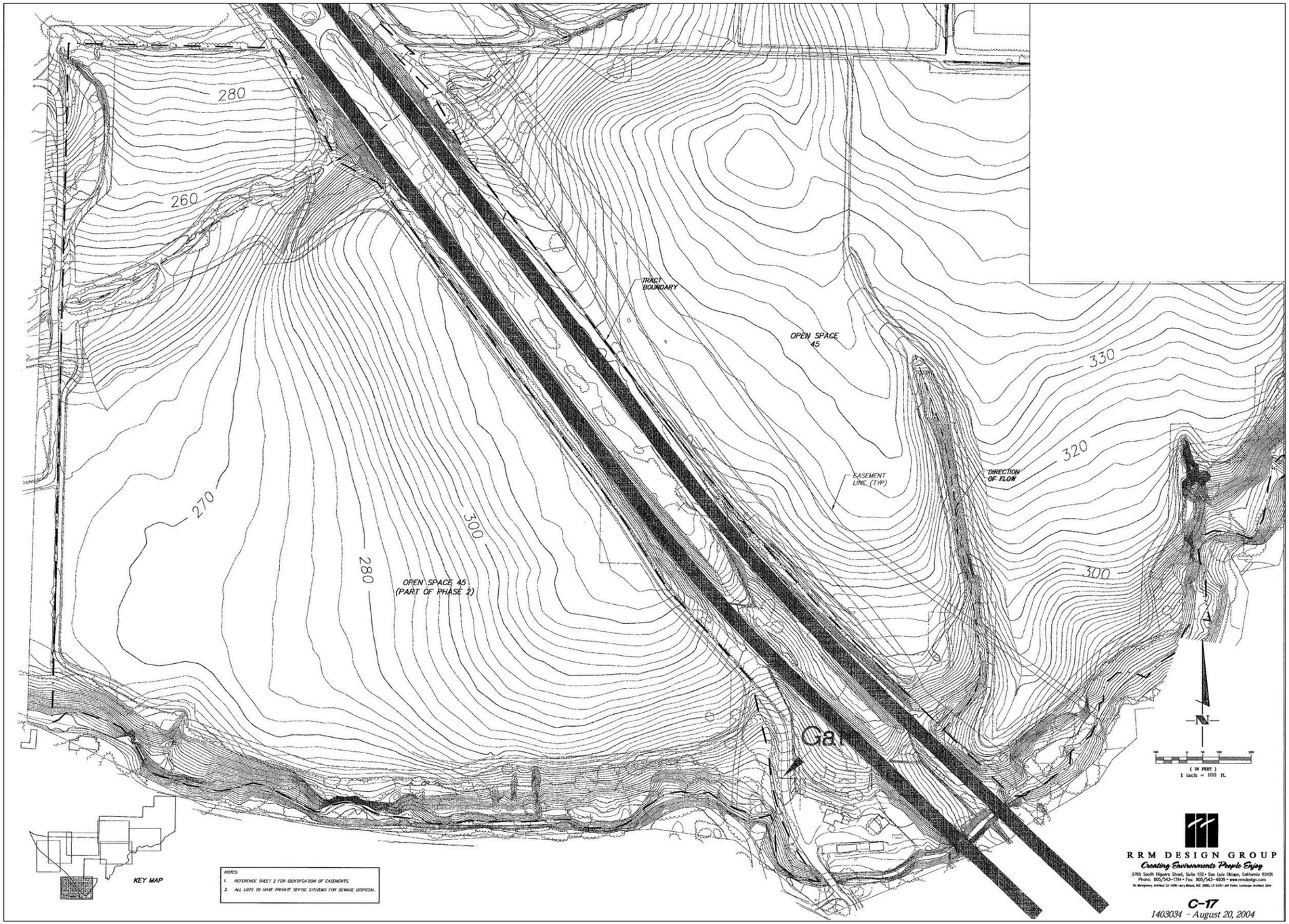

Source: RRM Design Group; August 20, 2004

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Grading and Drainage Plan
FIGURE III-25

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