



NEGATIVE DECLARATION & NOTICE OF DETERMINATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

ENVIRONMENTAL DETERMINATION NO. ED11-113

DATE: July 19, 2012

PROJECT/ENTITLEMENT: Rava Chad Minor Use Permit (DRC2010-00086)

APPLICANT NAME: Chad and Lauren Rava

ADDRESS: 6785 Creston Road, Paso Robles, CA

CONTACT PERSON: Kirk Consulting (Jamie Kirk)

Telephone: 805-461-5765

PROPOSED USES/INTENT: Request to allow for temporary events to be held in an existing 17,294 sq. ft. existing arena.

LOCATION: The project is located at 6785 Creston Road in Paso Robles, CA within the El Pomar / Estrella planning area.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040

Website: <http://www.sloplanning.org>

OTHER POTENTIAL PERMITTING AGENCIES:

STATE CLEARINGHOUSE REVIEW: YES NO

ADDITIONAL INFORMATION: Additional information pertaining to this environmental Determination may be obtained by contacting the above Lead Agency address of (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. August 2, 2012

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as *Lead Agency*
 Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Holly Phipps

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



Initial Study Summary – Environmental Checklist

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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Project Title & No. Rava Minor Use Permit ED11-113 (DRC2010-00086)

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

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.

Holly Phipps
Prepared by (Print)

Holly Phipps
Signature

May 25, 2012
Date

Heaven McMasters
Reviewed by (Print)

Heaven McMasters
Signature

Ellen Carroll,
Environmental Coordinator
(for)

5/25/12
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, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Chad and Lauren Rava for a Minor Use Permit to allow for temporary events on an existing developed site. The applicant is requesting to hold the temporary events within an existing 17,294 square foot (sf) portion of a 34,500 sf existing metal pole barn (to be enclosed), and use the immediately adjacent outdoor area for parking. The first floor of an existing 4,363 sf, two story residence would be used as the event staging area. The proposed Temporary Event program would include 25 Temporary Events as follows:

- 1 event with up to 1,000 guests;
- 1 event with up to 700 guests;
- 5 events with up to 500 guests;
- 8 events with up to 350 guest; and
- 10 events with up to 250 guests.

The project will not result in any additional disturbance on the 80 acre project site. The project is located at 6785 Creston Road, approximately 3 miles southeast of the City of Paso Robles and is located within the El Pomar / Estrella planning area.

ASSESSOR PARCEL NUMBER(S): 035-341-023 and 024

Latitude: 35 degrees 34' 4" N Longitude: 120 degrees 34' 36" W SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLANNING AREA: El Pomar/Estrella, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Two story single family residence, 35,400 sf pole barn (covered horse arena) and vineyards

TOPOGRAPHY: Nearly level

VEGETATION: 69 acres of planted vineyards

PARCEL SIZE: 80 acres (two parcels of 40 acres each)

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Agriculture; vineyards	<i>East:</i> Agriculture;vineyards
<i>South:</i> Agriculture;grazing	<i>West:</i> Agriculture;vineyards

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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The proposed project is located approximately 3 miles southeast of the City of Paso Robles, on the south side of Creston Road. The site is located in an agricultural setting that consist primarily of vineyards, orchards, and grazing. The primary access is on a private road named Showdown Way. The subject parcel in which the events are to occur has a two-story single family residence (4,364 sf), a covered horse arena (pole barn) that is not enclosed (35,400 sf), and is also planted in vineyards (60 acres). These two existing structures (set approximately 2,000 feet off of Creston Road) roof tops can be from Creston Road.

The site previously had additional horse corrals/arenas that have since been removed after the Horse Business was retired. The primary use of the site is now a vineyard operation. The covered horse arena is now used to store agricultural equipment. The project will not be visible from any major public roadway or silhouette against any ridgelines as viewed from public roadways. The project is considered compatible with the surrounding uses.

Impact. The applicant is proposing to enclose the horse arena to help protect his agricultural equipment. The project includes utilizing 17,294 sf of this structure 25 times a year for temporary events. This section of the structure when not be used for the temporary events will revert back to agricultural storage. The other side of the 18,106 sf structure will continued to be used for agricultural storage and will not be included as part of the project.

The existing single family residence is two stories and includes a breezeway along the bottom floor. The project is proposing to remodel the first floor so that this area can be used as an event staging area. The first floor interior remodel includes kitchen/staging area for caterers. Restrooms will occupy the other side of the breezeway. The second story of the existing single family residence will remain residential and is not part of the temporary events program.

The outdoor area proposed for event use has been pre-disturbed by ornamental landscaping (turf, palm trees, etc). A majority of this landscaping has been removed that was directly behind the house. The outdoor area to be used for temporary events will utilize 56,790 sf. Event parking would encompass 74,000 sf on the site that not planted in grapes.

The project is not proposing to build any new structures for the proposed temporary events. The existing single family residence and existing agricultural barn will still be in character to the existing visual setting. The proposed parking areas around the barn will not been seen from Creston Road. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

- Will the project:

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

Setting. The project site is located the Agriculture Land Use category and is within two parcels totaling 80 acres. The parcels support approximately 69 acres of vineyards. Surrounding properties are designated Agriculture and support wine grape vineyards and irrigated pastures.

The proposed temporary events will be located within 17,294 sf of an existing 34,500 sf horse arena. The applicant is proposing to enclose the entire building and install a concrete slab. This will allow the applicant to safely store equipment related to the family's agricultural operations. Equipment and supplies that will be stored in this building include: several large power unit harvesters, tractors, pruning machines, trailers, frost control machines, sprayers, harvesting bins, and other miscellaneous farming equipment and supplies. Additionally, the project will involve remodeling an existing 2-story residence to allow the first floor to be used for events staging and support.

Williamson Act and Laird Bill. The project site is currently under a Williamson Act contract, and is subject to both the Williamson Act and Assembly Bill 1492 (Laird). AB 1492 adds Section 51250 to the Government Code. The intent of AB 1492 is to limit construction of structures on contracted lands to uses that are directly related to the agricultural use of the land. A use is considered incidental when it is required for or is part of the agricultural use and is valued in line with the expected return of the agriculture on the parcel. AB1492 allows the State Department of Conservation to issue fines and penalties for breaches of contract (e.g., excessive construction of structures or facilities not specific to the agricultural use of the land). Section 51250(b) defines a material breach on land subject to a Williamson Act contract as a commercial, industrial or residential building(s) exceeding 2,500 square feet that is not permissible under the Williamson Act or contract, local uniform rules or ordinances.

Temporary Events is a compatible use since it is identified as an allowed use with the Land Use Element and is acknowledged in Table 2 of the Rules of Procedure to Implement the California Land Conversation Act of 1965. The proposed project complies with the intent of the Laird Bill, as the primary use is and will remain in agriculture. Vineyards consume the majority of the site (69 acres).

Terry Wahler (County's Land Conservation Specialist) reviewed the proposed project (January 2012) and found that the proposed project appears to be consistent with the provisions of the Williamson Act and consistent with Table 2 of Rules of Procedure, "Agricultural and Compatible Uses for Lands Subject to Land Conservation Contracts and Farmland Security Zone Contracts". The proposed temporary events seem to be incidental to the primary agricultural use of the property.

The proposed project was referred to the County of Agricultural Commissioner for review. The Agriculture Department's review (Lynda Auchinachie, February, 2012) finds that the proposal is located on a site with a primary agricultural use however, the proposed visitor use area is not clearly incidental in nature to the agricultural use area and raised concerns regarding the percent of the site devoted to the incidental uses.

Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Agriculture

Historic/Existing Commercial Crops: Vineyard & Pastures

State Classification: Farmland of Statewide Importance and Prime Farmland if irrigated

In Agricultural Preserve? YES Under Williamson Act contract? YES

The soil type(s) and characteristics on the subject property include:

Arbuckle-San Ysidro complex (2 - 9% slope).

Arbuckle. This gently sloping coarse loamy soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

San Ysidro. This gently sloping coarse loamy soil is considered moderately to well drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

Rincon clay loam (2 - 9% slope). This gently sloping, fine loamy bottom soil is considered not well drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class II when irrigated.

San Ysidro sandy loam (2 - 9% slope). This gently sloping loamy claypan soil is considered moderately drained. The soil has high erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class IV when irrigated.

Still clay loam (0 - 2% slope). This nearly level soil is considered moderately drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: slow percolation. The soil is considered Class IV without irrigation and Class I when irrigated.

Impact. The temporary events will not require the construction of any new buildings because it will utilize existing structures and existing access roads, therefore it will not cause disturbance to the existing agricultural operation. The temporary events will take place in and around existing structures. A portion of the of the existing building (17,294 sf) will be used temporarily, 25 times a year for events. The building will be designed so that agricultural equipment can be moved back and forth within this building via a moveable partition wall. Prior to each event any equipment in the 'event' area will be relocated to other areas within building that have not been designated for the events or placed elsewhere on the property.

The Agriculture Department stated that the temporary events result in the introduction of large numbers of people into agricultural areas and therefore the potential for incompatibility between nonagricultural and adjacent agricultural operations is increased. The parking is proposed on two areas that are immediately adjacent to off-site wine grapes. The applicant has proposed a limited amount of parking on site and a transportation plan will be developed to demonstrate the ability for off-site parking (e.g. shuttles pickups from local area hotels).

Agricultural buffers are recommended consistent with the Agriculture Element (Policy 17) to reduce incompatibilities between temporary events and adjacent agricultural operations. Adjacent parcels support or are capable of supporting irrigated wine grape vineyards and 300 foot buffers are recommended from all property lines for parking areas and other activities. As stated by the Agricultural Department, a buffer would typically exclude all components of the event, however, it should be noted that a portion of the enclosed events dual purpose structure encroaches into the recommended 300 foot buffer from the western property line. The encroachment is acceptable for this proposal because of the buffering provided by the attached storage facility and that the fact if the parking is setback 300 feet as recommended, the encroaching portion of the structure would not be a gathering place for attendees. To ensure attendees do not gather within buffer area, the doors that are located within the 300 foot setback should be designated for emergency egress purposes only.

The property to the west is owned by a family member and the parcel to the north is owned by the applicant. While the Agricultural Department states that current conditions allow for incompatibilities to be managed by the applicant without the need for a buffer because the property next door is owned by family members of the applicant. However, the Agricultural Department is concerned that in the future each of the existing parcels could be sold separately resulting in a change of management.

The Agricultural Department is recommending the following mitigations:

- Temporary Events area should be reduced from 4.10 acres to 3.45 acres;
- All Temporary Events areas, with the exception of the enclosed dual purposes facility, should be at least 300 feet from all property lines. This would require relocating the proposed parking areas and/or increasing off-site parking as identified in the transportation management plan.
- Designate the doors on the north and south side of the enclosed dual purposes facility for emergency egress purposes only.
- Treat all access road areas with material approved by the Air Pollution Control District (APCD) in order to adequately suppress dust throughout the life of the project.

Future dust as result of proposed events will be mitigated. Refer to Air Quality Section 3 for discussion of required mitigations and you may also refer to Exhibit B – Mitigation Summary Table for Mitigation Summary Table for mitigation details.

The following is an excerpt of Agricultural Policy 6.

AGP6: Visitor Serving and Retail Commercial Use and Facilities.

- a. Allow limited visitor serving and incidental retail use and facilities in agricultural areas that are beneficial to the agricultural industry and farm operators and are compatible with long-term agricultural use of the land. Such uses shall be clearly incidental and secondary to the primary agricultural use of the site and shall comply with the performance standards in the LUO.
- b. Locate the visitor serving and incidental retail use off of productive agricultural lands unless there are no other feasible locations. Locate new structures where land use compatibility, circulation, and infrastructure capacity exist or can be developed compatible with agricultural uses.

The Planning Department concludes that the proposed Temporary Events is consider incidental to the primary agricultural use because a majority site is used to grow wine grapes (69 acres) and the project is located off prime agricultural land. The temporary events will only occur 25 days out of a calendar year which is clearly incidental to the primary use. Additionally, the proposed barn's primary use will still be agricultural when events are not occurring. Finally, the applicant will showcase their vineyards by serving wine produced from their grapes at their events (such as weddings and holiday parties). Other anticipated events include farming and ag related expos and winery and farming symposiums that promote SLO County's growing agricultural industry.

The Agriculture Department stated that the proposed parking will be in two areas that are immediately adjacent to off-site (which is owned by applicant's family) wine grape vineyards. The Agriculture Department was concerned with the long-term sustainability and protection of on and off-site agricultural operations and referenced AGP17.

AGP17: Agricultural Buffers.

- a. Protect land designated Agriculture and other lands in production agriculture by using natural or man-made buffers where adjacent to non-agricultural land uses in accordance with the agricultural buffer policies adopted by the Board of Supervisor.

Temporary Events result in the introduction of large number of people into agricultural areas and therefore the potential for incompatibility between nonagricultural uses and adjacent agricultural operations is increased.

A 300 foot buffer from the western property line is not warranted because the family owns the adjacent parcels. Existing fences separates the adjacent parcels that would preclude trespass onto adjoining agricultural lands.

Should the applicant decide to sale the adjoining land the applicant has agreed to disclose to prospective buyers, of all parcels included in the proposed project, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the County's Right to Farm ordinance currently in effect at the time said deed(s) are recorded.

As an added effort, the applicant has agreed to place educational and directional signage to limit guests' access to locations where agricultural activities may be present and away from adjoining private properties.

On October 6, 2009, the Board of Supervisors adopted a resolution interpreting the Temporary Events Ordinance (Section 22.30.610 of the Land Use Ordinance). The Board of Supervisors concluded that, while a Minor Use Permit can authorize multiple events, the life of the Minor Use Permit shall be

defined as part of the approval. This means that temporary events may not be authorized in perpetuity through the granting of a single Minor Use Permit.

The Board of Supervisors did not establish criteria for how long the Minor Use Permit should be in effect. Instead, this decision has been made on a case-by-case basis by the Review Authority. Previous projects have received approval for a period of between 5 and 20 years.

The events proposed are temporary in nature and will occur only 25 days out of a calendar year. The project has been conditioned through its Minor Use Permit to 20 years. After which, the project will have to apply for new Minor Use Permit. If at that time new issues or concerns are brought to light then those will be evaluated at that time.

Therefore, no significant agricultural impacts are anticipated with the incorporation of the below mitigations.

Mitigation/Conclusion.

Mitigations for the proposed project include the disclosure of Right-to Farm ordinances to future owners. The owner has agreed to place educational and directional signage to limit guests' access to locations where agricultural activities may be present and away from adjoining private properties. Prior to commencing events, the applicant shall develop and implement an education and awareness program (this could be accomplished through a pamphlet, signs, and etc.) and site controls to minimize the potential for visitors to unknowingly introduce foreign animal disease, vectors, and/or invasive weeds on the site.

The applicant has agreed to incorporate the above mitigations into the project. Implementation of these measures will reduce the potential impacts to agricultural resources to insignificant levels. Refer to Exhibit B - Mitigation Summary Table for mitigation details.

3. AIR QUALITY - Will the project:	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</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 checked="" type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed the 2003 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).

Impact. As proposed, the project will not result in ground disturbance. The project will be accessed by unpaved roads/driveways/parking areas averaging 2,325 feet one-way. For all proposed event scenarios, APCD states (see Referral Response dated July 28, 2011) unmitigated ozone precursor and fugitive dust emissions would exceed the APCD's PM10 significance thresholds of 25 lbs/day. As such, APCD recommends fugitive dust mitigations for example but not limited to:

- The applicant shall implement the following measures:
 - a. Designated parking locations shall be:
 1. Paved when possible;
 2. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
 3. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact off-site areas prompting nuisance violations.
 - b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact offsite areas .
 - c. The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.
- The applicant shall submit a traffic control/parking management plan (that will promote alternative transportation modes to help reduce ozone precursors) for review and approval by the Department of Planning and Building in consultation with the Public Works Department. This plan shall include measures to encourage carpooling and shuttling.
- The maximum number of vehicles allowed to come on site for events shall be limited to a maximum of 350 vehicles.

Mitigation/Conclusion. With the above recommended mitigations, no significant air quality impacts are expected to occur.

Please refer to Exhibit B - Mitigation Summary Table for a detail list of air quality mitigations.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</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 checked="" type="checkbox"/>

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

- On-site Vegetation: Vineyards, grazing land, scattered oak throughout property
- Name and distance from blue line creek(s): An unnamed blue line tributary creek meanders through the project site. This drainage swale is over 300 feet from the existing developed areas which are proposed for events.
- Habitat(s):
- Site's tree canopy coverage: Approximately <5%.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

None – There are no occurrences of sensitive species within approximately one mile of the proposed project.

No new structures or infrastructure development is anticipated as part of the project. No impacts to riparian vegetation or special status species are anticipated to result from this proposal. The site is composed of primarily of vineyards. The sites supports a very limited native habitat with a limited mix of blue and valley oaks that are scattered along the drainage corridor and fence line on the southern portion of the site.

A biological report was completed for the project site in July 2011 (Kevin Merk Associates, LLC) and peer reviewed by Brook Langle (April 2012). No suitable habitat to support special status species was observed during the field investigation.

Impact. Native vegetation and the drainage swale/blue line creek will not be affected by the proposed project because the proposed project will utilize existing structures, improvements, and existing landscaped areas (Kevin Merk Associates, LLC, July 2011).

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES -
Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- c) *Disturb paleontological resources?*
- d) *Other:* _____

Setting. The project is located in an area historically occupied by the Salinan. No historic structures are present and no paleontological resources are known to exist in the area. A creek located on the southern portion of the project site. Under 22.94.020 an arch surface survey is required for any development proposed within 100 feet of the creek due to archaeological sensitivity.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. The proposed use area is outside of this designated archaeological sensitive area and no cultural resources are expected to be impacted. Therefore, no significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS -
Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- a) *Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?*
- b) *Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone"?*
- c) *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?*
- d) *Change rates of soil absorption, or amount or direction of surface runoff?*
- e) *Include structures located on expansive soils?*
- f) *Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?*
- g) *Involve activities within the 100-year flood zone?*

6. GEOLOGY AND SOILS -

Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*

i) *Preclude the future extraction of valuable mineral resources?*

j) *Other:* _____

Setting

GEOLOGY - The following relates to the project's geologic aspects or conditions:

- Topography: Project Manager complete
- Within County's Geologic Study Area?: No
- Landslide Risk Potential: Low
- Liquefaction Potential: Moderate
- Nearby potentially active faults?: No Distance? Not applicable
- Area known to contain serpentine or ultramafic rock or soils?: No
- Shrink/Swell potential of soil: Low to moderate
- Other notable geologic features? None

DRAINAGE – The following relates to the project's drainage aspects:

- Within the 100-year Flood Hazard designation? No
- Closest creek? An unnamed blue line tributary creek meanders through the project site at the south end of the project site. Distance?
- Soil drainage characteristics: Moderately drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, amount of disturbance and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the the project's soil erodibility is as follows:

Soil erodibility: Low to moderate

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. The project proposes to use existing structures and developed areas and will not result in any disturbance on the approximately 80 acres.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area. The project does not propose the use of hazardous materials. The project is not expected to conflict with any regional evacuation plan. CAL FIRE (July 22, 2011) reviewed the proposed project and conducted an on-site inspection. As required the applicant shall implement the Fire Safety Plan and operate the temporary events in full compliance with all requirements. No additional mitigations are required.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. With the implementation of the Fire Safety Plan required by ordinance, no significant impacts as a result of hazards or hazardous materials are anticipated, and no additional measures are necessary.

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). The closest residences are over 1,000 feet away from the proposed event site areas (indoor and outdoor). The majority of the time the amplified music would be played inside the event building; however, the applicant would also like to hold amplified music at the outdoor event areas in compliance with the noise ordinance.

An Noise study was performed (David Dubbink Associates, July 26, 2011) to analyze all outdoor areas proposed for amplified music. The acoustic setting as described by Mr. Dubbink is relatively level, framed by gently rolling hills. The property and its neighboring parcels are used for agricultural uses; vineyards and horse ranches. The closet neighbor is located approximately 1,400 feet from the event site. There are no prominent sound sources in the vicinity of the site. At the events center the existing acoustic environment included bird calls, distant tractor activity, and the occasional sound of vehicles driving on Creston Road which is mostly hidden by the terrain.

The County's noise standards are set for in the Title 22, Section 22.10.120. Refer to chart below for maximum allowed exterior noise levels standards.

	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly Leq, dB	50	45
Maximum level, dB	70	65
Maximum level, dB-Impulsive Noise	65	60

Impact. The noise study stated that the proposed project will not result in generation of noise levels in excess of standards established by the land use ordinance, if the amplified music as measured 50 feet from the proposed outdoor event areas does not exceed 95 dB. This would ensure that the noise at the property lines (closets property line is 770 feet) would not exceed 65 dB daytime limit.

The noise study found that if amplified music was played in this area at a level of 85 dB, the noise levels as measured at the property lines would be less than 50 dB. Note, that at 50 feet from a sound source 85 dB is uncomfortably loud and if this were a real event one would have to shout to be heard even if the person was right next to you).

The applicant is proposing that amplified music will most likely will be played inside the event building. However, would also like the opportunity to play amplified music outside in compliance with County Noise standards.

Mitigation/Conclusion. Outdoor amplified music shall be permitted at all temporary events. During

outdoor events that include amplified music, sound equipment shall be affixed with a sound level meter that does not allow the music levels as measured 50 feet from the noise source to exceed 95 db. This will ensure that noise levels will not exceed LUO Noise standards.

Amplified music shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Maximum sound shall not exceed 65 decibels as measured at the property lines for daytime noise standards and 55 decibels for nighttime noise standards.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area including the project's access street of Creston Road is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to Public Works. Public Works referral response (August 5, 2011) did not identify any significant issues. rosz Engineering Group, Inc. (OEG) conducted a site visit on January February

10,2011 to review the existing site conditions for locations and access for the proposed winery. No significant traffic-related concerns were identified.

Impact. The proposed Temporary Event program would include 25 Temporary Events as follows:

- 1 event with up to 1,000 guests;
- 1 event with up to 700 guests;
- 5 events with up to 500 guests;
- 8 events with up to 350 guest; and
- 10 events with up to 250 guests.

This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

The site has existing areas that are located on slopes less than 10 percent where event parking can occur. These areas were previously where horse arenas were located. They are now used for ag vehicle parking and vineyard related equipment storage.

The APCD is recommending that no more than 350 vehicles be allowed on site to keep fugitive dust and ozone precursors to less than a significant levels. Therefore, prior to holding any special events for more than 350 people, the applicant shall submit a traffic control/parking management plan (that will promote alternative transportation modes to help reduce ozone precursors) for review and approval by the Department of Planning and Building in consultation with the Public Works Department. This plan shall include measures to encourage carpooling and shuttling. And for the life of the project, the maximum number of vehicles allowed to come on site for events shall be limited to a maximum of 350 vehicles

Please refer to Air Quality Section 3 for further explanation and refer to Exhibit B – Mitigation Summary Table for specific mitigation details.

Mitigation/Conclusion. No project specific significant traffic impacts were identified. No additional mitigations required. Refer to Section 3, Air Quality for mitigations required to reduce traffic trips and greenhouse gases.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</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 checked="" type="checkbox"/>

Setting. Regulations and guidelines on proper wastewater system design and criteria are found within the County's Plumbing Code (hereafter CPC; see Chapter 7 of the Building and Construction Ordinance [Title 19]), the "Water Quality Control Plan, Central Coast Basin" (Regional Water Quality

Control Board [RWQCB] hereafter referred to as the "Basin Plan"), and the California Plumbing Code. These regulations include specific requirements for both on-site and community wastewater systems. These regulations are applied to all new wastewater systems.

Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type(s) for the project is provided in the listed in the previous Agricultural Resource section. The main limitation(s) of this soil for wastewater effluent include:

Environmental Health Department reviewed the proposed project and determined

No additional measures above what is already required for a standard septic system is needed.

Impacts/Mitigation. Based on the following project conditions or design features, wastewater impacts are considered less than significant: There is an existing system with two tanks with leach lines on site. No new septic systems or leachfields are proposed. Prior to holding any temporary events, the applicant shall contact the Environmental Health Department to verify septic system adequacy as needed for proposed use. The system should be evaluated for capacity to handle back to back maximum sized events. Restrooms facility shall be in conformance with industry standards (the use of portable potties). Prior to building permit issuance and/or final inspection of the wastewater system, the applicant will need to show to the county compliance with the County Plumbing Code/ Central Coast Basin Plan, including any above-discussed information relating to potential constraints. The applicant shall contact Brad Prior of the Environmental Division to determine if an annual permit will be required for the water supply at this facility. Refer to Exhibit B - Mitigation Summary Table.

Therefore, based on the project being able to comply with these regulations, potential groundwater quality impacts are considered less than significant.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>

Setting. The Environmental Health Division has reviewed the project (July 28, 2011) for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility. The subject property is within the Salinas Valley groundwater basin.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Rancho Fortunato currently has three wells on site that is used for domestic and for agricultural uses. The well on the event parcel yielded 1,000 gallons per minute. The vineyard operation uses PureSense irrigation management for their vineyards in order to ensure optimal water conservation. PureSense is a company based out of Fresno whose goal is to assist farmer's in maximizing water usage by tracking usage based on soil saturation, climate, field capacity so that they may adjust irrigation by these conditions. The applicant is also proposing to use backwash recycling systems in order to use recycled water for landscaped areas.

The outdoor area proposed for event use has been pre-disturbed by residential landscape (turf, palm trees, etc.). A majority of the (6,000 sf) landscaping has been removed that was located behind the house. This area will be replaced with water efficient, low water use landscaping.

Impact. Regarding surface water quality, as proposed, the project will result in no additional disturbance of approximately 80 acres site.

Mitigation/Conclusion. The applicant has agreed to use drought-tolerant, and low-water use landscaping. Refer to Exhibit B - Mitigation Summary Table for details.

Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project: Inconsistent Potentially Inconsistent Consistent Not Applicable

e) Other: _____

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance (LUO), Local Coastal Plan (CZLUO), etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project: Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

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 projects, 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.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Divisions 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 ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>City of Paso Robles</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

*** "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.

- | | |
|---|---|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Project File for the Subject Application <u>County documents</u> <input type="checkbox"/> Airport Land Use Plans <input checked="" type="checkbox"/> Annual Resource Summary Report <input type="checkbox"/> Building and Construction Ordinance <input type="checkbox"/> Coastal Policies <input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland) <input checked="" type="checkbox"/> General Plan (Inland/Coastal), including all maps & elements; more pertinent elements considered include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Agriculture Element <input checked="" type="checkbox"/> Conservation & Open Space Element (includes Energy, Conservation) <input checked="" type="checkbox"/> Housing Element <input checked="" type="checkbox"/> Noise Element <input type="checkbox"/> Parks & Recreation Element <input checked="" type="checkbox"/> Safety Element <input checked="" type="checkbox"/> Land Use Ordinance <input type="checkbox"/> Real Property Division Ordinance <input type="checkbox"/> Solid Waste Management Plan <input type="checkbox"/> Circulation Study | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> El Pomar/Estrella Area Plan and Update EIR <u>Other documents</u> <input checked="" type="checkbox"/> Archaeological Resources Map <input checked="" type="checkbox"/> Area of Critical Concerns Map <input checked="" type="checkbox"/> Areas of Special Biological Importance Map <input checked="" type="checkbox"/> California Natural Species Diversity Database <input checked="" type="checkbox"/> Clean Air Plan <input checked="" type="checkbox"/> Fire Hazard Severity Map <input checked="" type="checkbox"/> Flood Hazard Maps <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County <input checked="" type="checkbox"/> Regional Transportation Plan <input checked="" type="checkbox"/> Uniform Fire Code <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) <input checked="" type="checkbox"/> GIS mapping layers (e.g., Biology, geology, streams, slope, fire, hazards, transportation, water, etc.) <input type="checkbox"/> Other _____ |
|---|---|

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

Preliminary Biological Assessment for Rancho Fortunato Temporary Events / KMA, LLA / July 12, 2011.

Rava Access Evaluation / Orosz Engineering Group, Inc. / February 10, 2011.

Noise Study / Rancho Fortuanto Temporary Events / David Dubbink Associates / July 26, 2011.

Exhibit B - Mitigation Summary Table

Agriculture:

- AG-1 Prior to holding any events, the applicant shall provide evidence from the Agriculture Department that the following measures have been completed:
- a. Place educational and directional signage to limit guests' access to locations where agricultural activities may be present and away from adjoining private properties.
 - b. Prior to commencing events, develop and implement an education and awareness program (this could be accomplished through a pamphlet, signs, and etc.) and site controls to minimize the potential for visitors to unknowingly introduce foreign animal disease, vectors, and/or invasive weeds on the site.
- AG-2 Prior to transfer of the parcel(s), the applicant shall disclose to prospective buyers, of all parcels included in the proposed project, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the County's Right to Farm ordinance currently in effect at the time said deed(s) are recorded.

Air Quality:

- AQ-1 Prior to holding any events and for the life of the project, the applicant shall implement the following measures:
- a. Designated parking locations shall be:
 1. Paved when possible;
 2. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
 3. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact off-site areas prompting nuisance violations.
 - b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact offsite areas .
 - c. The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.
- AQ-2 Prior to holding any special events for more than 350 vehicles, the applicant shall submit a traffic control/parking management plan (that will promote alternative transportation modes to help reduce ozone precursors) for review and approval by the Department of Planning and Building in consultation with the Public Works Department. This plan shall include incorporate options for carpooling and shuttling into the plan.
- AQ-3 For the life of the project, the maximum number of vehicles allowed to come on site for events shall be limited to a maximum of 350 vehicles.
- AQ-4 Prior to establishment of the temporary event program, the applicant shall contact the APCD for specific information regarding operation equipment registration and APCD permits. The applicant shall submit to the Planning Department a copy of a letter of exemption for the above or a copy of any required APCD permits.

Noise:

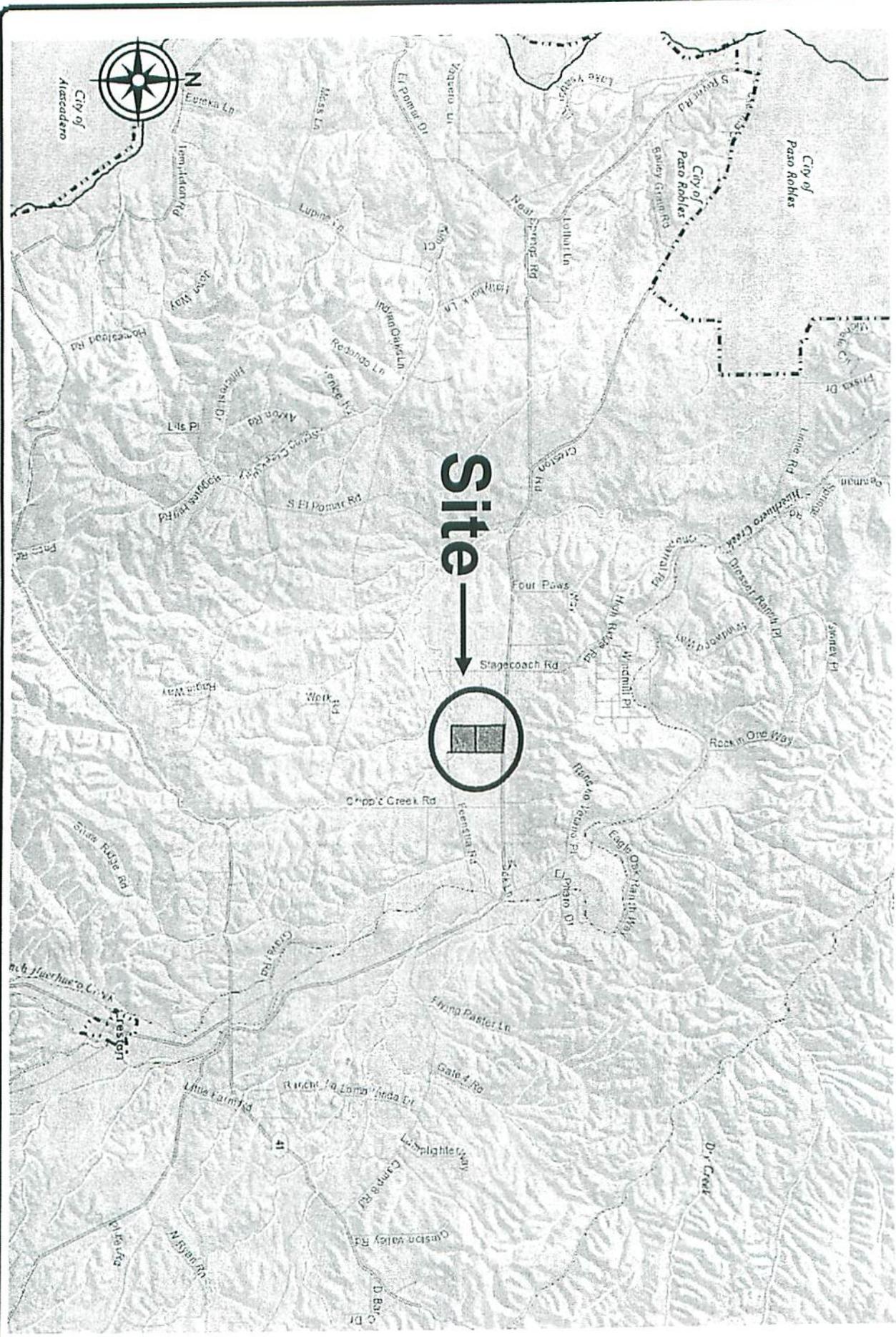
- N-1 Outdoor amplified music shall be permitted during temporary events. Amplified music shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Maximum sound shall not exceed 65 decibels as measured at the property lines for daytime noise standards and 55 decibels for nighttime noise standards.
- N-2 During all outdoor events that include amplified music, sound equipment shall be affixed with a sound level meter that does not allow the music levels as measured 50 feet from the noise source to exceed 95 db. This will ensure that noise levels will not exceed LUO Noise standards.

Water:

- W-1 Prior to holding any events, the applicant shall contact the Environmental Health Department to verify water supply adequacy and potability as for the proposed project. The applicant shall contact Brad Prior of the Environmental Division to determine if an annual permit will be required for the water supply at this facility.
- W-2 At the time of application for construction permits, the applicant shall submit a final landscape plan prepared by a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman), incorporating the use of drought-tolerant, low-water use species consistent with the surrounding natural vegetation. This measure minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.
- W-3 Prior to occupancy or final inspection, whichever occurs first, the applicant shall implement the final approved landscape plan. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.
- W-4 Prior to holding any temporary events, the applicant shall obtain all the appropriate Health Department permits. The Health Department will require the following information:
 - a. If water is made available to 25 or more employees at any one time, or to members of the public then the applicant shall be required to have domestic water supply system.
 - b. Any service or sale of food or beverages for on-site consumption shall have all necessary approvals from the County Environmental Health Department.
 - c. Comply with all County Environmental Health Department approved pest and solid waste control plans.

Wastewater

- WW-1 Prior to holding any temporary events, the applicant shall contact the Environmental Health Department to verify septic system adequacy as needed for proposed use. The system should be evaluated for capacity to handle back to back maximum sized events. Restrooms facility shall be in conformance with industry standards (Portable restrooms can be utilized as an alternative).



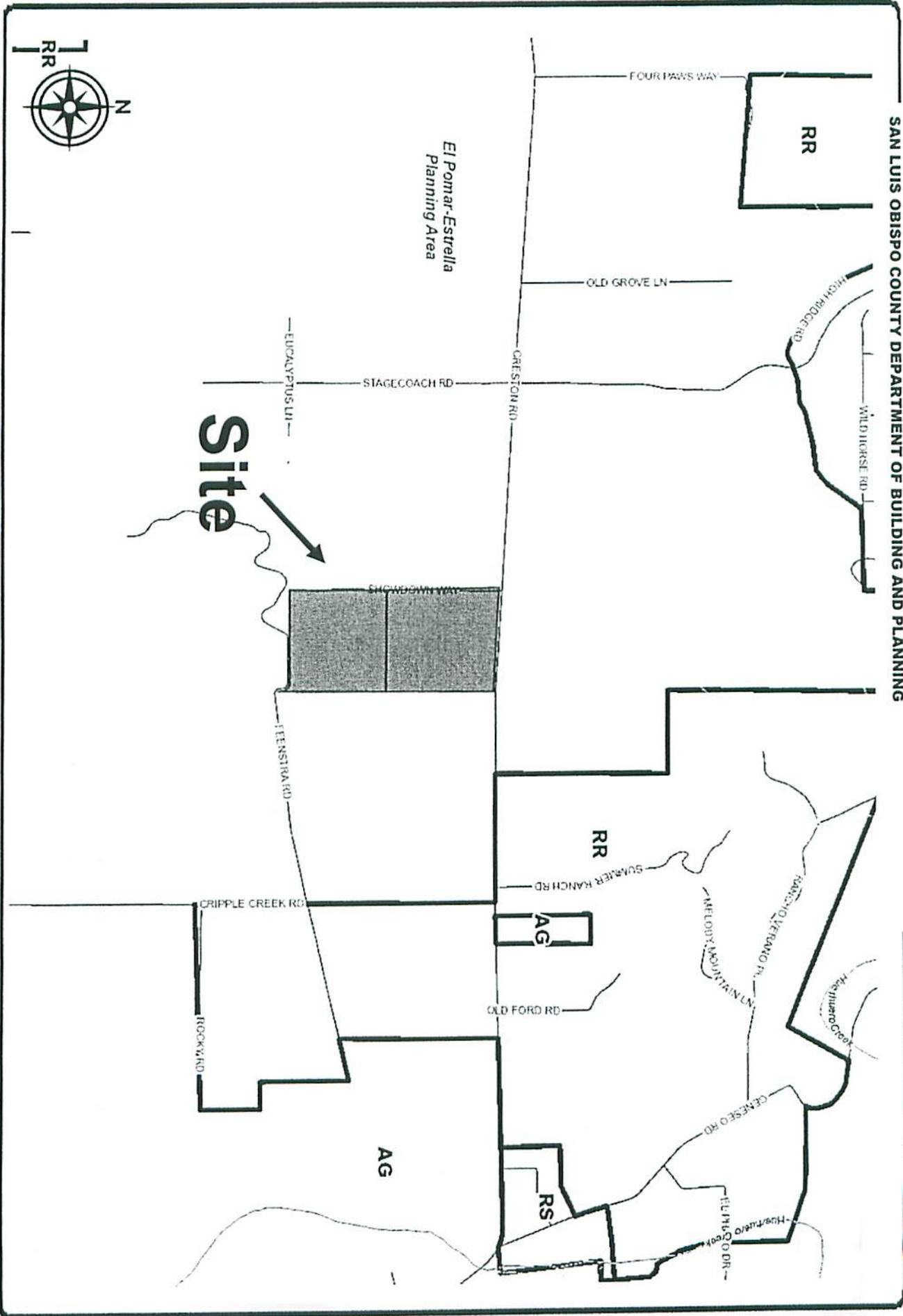
PROJECT

Minor Use Permit
Rava DRC2010-00096



EXHIBIT

Vicinity Map



PROJECT

Minor Use Permit
Rava DRC2010-00096



EXHIBIT

Land Use Category Map

May 30, 2012

**DEVELOPER'S STATEMENT FOR
RAVA / MINOR USE PERMIT / TEMPORARY EVENTS
DRC2010-00086**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

Agriculture:

AG-1 Prior to holding any events, the applicant shall provide evidence from the Agriculture Department that the following measures have been completed:

- a. Place educational and directional signage to limits guests' access to locations where agricultural activities may be present and away from adjoining private properties.
- b. Prior to commencing events, develop and implement an education and awareness program (this could be accomplished through a pamphlet, signs, and etc.) and site controls to minimize the potential for visitors to unknowingly introduce foreign animal disease, vectors, and/or invasive weeds on the site.

Monitoring: Compliance will be verified by the Department of Planning and Building

AG-2 Prior to transfer of the parcel(s), the applicant shall disclose to prospective buyers, of all parcels included in the proposed project, the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to: dust, noise, odors and agricultural chemicals and the County's Right to Farm ordinance currently in effect at the time said deed(s) are recorded.

Monitoring: Compliance will be verified by the Department of Planning and Building

Air Quality:

AQ-1 Prior to holding any events and for the life of the project, the applicant shall implement the following measures:

a. Designated parking locations shall be:

1. Paved when possible;
2. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
3. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact off-site areas prompting nuisance violations.

b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact offsite areas.

c. The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.

Monitoring: Compliance will be verified by APCD in consultation with the Department of Planning and Building

AQ-2 Prior to holding any special events for more than 350 vehicles, the applicant shall submit a traffic control/parking management plan (that will promote alternative transportation modes to help reduce ozone precursors) for review and approval by the Department of Planning and Building in consultation with the Public Works Department. This plan shall include incorporate options for carpooling and shuttling into the plan.

Monitoring: Compliance will be verified by APCD in consultation with the Department of Planning and Building

AQ-3 For the life of the project, the maximum number of vehicles allowed to come on site for events shall be limited to a maximum of 350 vehicles.

Monitoring: Compliance will be verified by APCD in consultation with the Department of Planning and Building

AQ-4 Prior to establishment of the temporary event program, the applicant shall contact the APCD for specific information regarding operation equipment registration and APCD permits. The applicant shall submit to the Planning Department a copy of a letter of exemption for the above or a copy of any required APCD permits.

Monitoring: Compliance will be verified by APCD in consultation with the Department of Planning and Building

Noise:

- N-1 Outdoor amplified music shall be permitted during temporary events. Amplified music shall be limited to the hours of 7:00 a.m. to 10:00 p.m. Maximum sound shall not exceed 65 decibels as measured at the property lines for daytime noise standards and 55 decibels for nighttime noise standards.

Monitoring: Compliance will be verified by the Department of Planning and Building

- N-2 During all outdoor events that include amplified music, sound equipment shall be affixed with a sound level meter that does not allow the music levels as measured 50 feet from the noise source to exceed 95 db. This will ensure that noise levels will not exceed LUO Noise standards.

Monitoring: Compliance will be verified by the Department of Planning and Building

Water:

- W-1 Prior to holding any events, the applicant shall contact the Environmental Health Department to verify water supply adequacy and potability as for the proposed project. The applicant shall contact Brad Prior of the Environmental Division to determine if an annual permit will be required for the water supply at this facility.

Monitoring: Compliance will be verified by the Department of Planning and Building

- W-2 At the time of application for construction permits, the applicant shall submit a final landscape plan prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), incorporating the use of drought-tolerant, low-water use species consistent with the surrounding natural vegetation. This measure minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.

Monitoring: Compliance will be verified by the Department of Planning and Building

- W-3 Prior to occupancy or final inspection, whichever occurs first, the applicant shall implement the final approved landscape plan. In conjunction with the implementation of the landscaping plan, the applicant shall submit a letter, prepared by a qualified individual (e.g., arborist, landscape architect/contractor, nurseryman), to the Department of Planning and Building stating that the planting has been completed.

Monitoring: Compliance will be verified by the Department of Planning and Building

- W-4 Prior to holding any temporary events, the applicant shall obtain all the appropriate Health Department permits. The Health Department will require the following information:
- a. If water is made available to 25 or more employees at any one time, or to members of the public then the applicant shall be required to have domestic water supply system.
 - b. Any service or sale of food or beverages for on-site consumption shall have all necessary approvals from the County Environmental Health Department.
 - c. Comply with all County Environmental Health Department approved pest and solid waste control plans.

Monitoring: Compliance will be verified by the Department of Planning and Building

Wastewater

- WW-1 Prior to holding any temporary events, the applicant shall contact the Environmental Health Department to verify septic system adequacy as needed for proposed use. The system should be evaluated for capacity to handle back to back maximum sized events. Restrooms facility shall be in conformance with industry standards (Portable restrooms can be utilized as an alternative).

Monitoring: Compliance will be verified by the Department of Planning and Building



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: August 5, 2011

To: Holly Phipps, North County Team Planner

From: Glenn Marshall, Development Services Engineer *GM*

Subject: Public Works New Project Referral for DRC2010-00086-Rava MUP for temporary events. Creston Road, Paso Robles APN 035-341-019

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The proposed project is outside the **Templeton Road Improvement Fee Area B**. Road Improvement Fees are not applicable to this project.
- B. The collision history on Creston Road adjacent to the project site is below the county average. No Road Safety Analysis (RSA) is required.
- C. It is recommended that the proposed project be designed to promote groundwater recharge (22.52.140) by application of LID design. Techniques to mitigate the proposed impervious parking and building areas should be implemented.
- D. Drainage and Flood Hazard, if applicable, will be reviewed by Public Works at the time of application for grading permits.
- E. The lot numbers on the overall site plan do not match County records. Lot 19 is 22, Lot 20 is 21, Lot 23 is 24 and Lot 24 is 23.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit site access road construction plans, or a letter from Cal Fire stating the project access roads meet current Cal Fire Standards, to the Department of Planning and Building. If construction plans are required then all improvements shall be completed to Cal Fire standards and specifications from project site back to the nearest public maintained roadway.
2. **Prior to occupancy or final inspection**, the Showdown Way driveway approach on Creston Road shall be reconstructed in accordance with County Public Improvement Standard B-1e for high speed rural driveways. All driveway approaches constructed on County roads shall require an encroachment permit.
3. **On-going condition of approval (valid for the life of the project):** In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, the placement of event signage.

Drainage

4. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Sections 22.52.110 (Drainage Plan Required) of the Land Use Ordinance.
5. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
6. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Recycling

7. **On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).



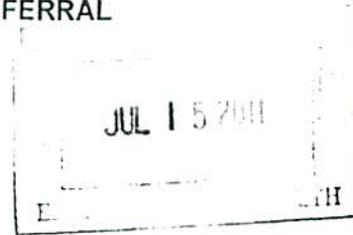
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/13/2011

TO: Enw. Health

FROM: Holly Phipps, Coastal Team



PROJECT DESCRIPTION: DRC2010-00086 RAVA- Minor Use Permit for temporary events to be held in portion of existing arena. 165 acre site located off Creston Road in Paso Robles. APN: 035-341-019, 020, 023 and 024.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached

7/28/11
Date

[Signature]
Name

x 555 1
Phone



SAN LUIS OBISPO COUNTY HEALTH AGENCY

Public Health Department

2191 Johnson Avenue
San Luis Obispo, California 93401
805-781-5500 • FAX 805-781-5543

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer

July 28, 2011

To: Holly Phipps
Department of Planning and Building

From: Environmental Health
Leslie Terry

Project Description: DRC2010-00086, Rava MUP
APN: 035-341-019, 020, 023, and 024

Applicant to verify the total number of staff and residents who will work or live on the site (in addition to special event attendees).

Applicant to contact this office to determine if an annual permit will be required for the water supply at this facility or if water supply adequacy and potability testing is appropriate.

Applicant to return attached Hazardous Materials Questionnaire to this office for the site. Be advised that threshold levels are 55 gallons, 500 pounds or 200 cubic feet and common materials include (but are not limited to): fuel, paint, lubricants, pesticides, fertilizers, pool chemicals and compressed gases.

If plan review for cross connection determines a device is necessary, then an annual device test requirement shall be added as a condition of this MUP.

Crackers may be served without a health permit. Use only licensed caterers for events where food may be served. Be advised that the Commercial Kitchen as described will not be approved for any food preparation unless it has a Health Permit. "Food Preparation" is defined in code as "packaging, processing, assembling, portioning or any operation that changes the form, flavor or consistency of food, but does not include trimming of produce. Please contact this office if in the future food will be provided to the public via the Commercial Kitchen.

A water basin has been noted on the drawings. Please refer to the attached guideline document for the management of such a basin to prevent and reduce number of mosquitoes breeding in this structure.

Verify on-site wastewater system adequacy as needed for proposed use. Be advised that commercial kitchens can produce large amounts of liquid waste during their operation



SAN LUIS OBISPO COUNTY HEALTH AGENCY

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2191 Johnson Avenue
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Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer

San Luis Obispo County Health Department Requirements for Water Basins

Design

These requirements are for water basins to prevent and reduce the number of mosquitoes breeding in these structures. Items one through four are required for all water basins. The remaining items may be required and will further reduce the possibility of these structures becoming public health hazards by harboring mosquitoes.

1. The internal side slopes of the water basin shall be no less than 2:1. Steep side slopes reduce the amount of emergent vegetation, allow predators access to mosquito larvae, and allow for wave action on the edges to drown mosquito larvae. This will allow access for aquatic vegetation removal and drawing larvae samples.
2. A minimum water basin depth of 4 ft. is required for vegetation and larval control.
3. Do not construct water basins with floors lower in elevation than the highest historical water table. This will allow for complete draining of the water basin if it becomes necessary for mosquito control or maintenance.
4. Provide access to the body of water. This includes access gates and roads to the water basin, allowing mosquito abatement personnel to access it quickly and preferably by vehicle. Keys/combinations to locked gates will be provided to mosquito abatement personnel so routine surveillance can take place.
5. Disturbance of the water surface by sprinkler systems and other aeration devices discourage adult mosquitoes from laying eggs on the water basin. Disturbance of the surface water will reduce the ability of larvae to feed and eventually drown them. Aeration devices are to be run intermittently.
6. Provide access structures (ramp) to the bottom of the water basin so equipment may be launched from these ramps for application of mosquito control agents and for equipment to drive to the bottom for maintenance. **Alternatively**, construct water basins with a near impermeable lining. Placement of a impermeable liner underneath a concrete water basin is advisable in California due to the possibility of earthquakes and soil shifting that may produce cracks in the concrete. Typical larvicide broadcasting equipment can spread larvicide approximately 40 feet. Water basins with a width of greater than 40 feet will have access to both sides.
7. The bottom of the water basin must be designed for complete drainage. Examples include sloping the floor of the water basin to at least 2 percent to facilitate draining and possible treatment of pooling water or designing a depression in the pond floor for complete pumping.
8. Side slopes of levees and berms will adequately support movement of vehicles used for mosquito control along the top of the levee with the top width of no less than 12 feet. This

allows mosquito technicians to treat the water basin from a vehicle with a backpack blower, significantly speeding up the time required to treat the area.

Best Management Practices

The applicant shall provide in writing a maintenance and monitoring policy and a written Best Management Plan (BMP) for the water treatment water basin to the San Luis Obispo County Environmental Health Department prior to permit issuance. A copy of the BMP will be submitted to the Environmental Health Department Mosquito Abatement Program for review and approval. Project designers/managers shall include the ability to adapt their BMP, for water basins and wetlands. If mosquito production becomes an issue in a new wetland the owner/developer will be able to revisit the project design and make appropriate adjustments

- 1. Vegetation control must be planned, budgeted for and occur at least yearly if emergent vegetation is present at any time during the year. Cattails and tules proliferate quickly, creating ideal mosquito breeding habitats. These areas present special problems for vector control personnel and need to be routinely managed.**
2. Water conveyance equipment (pumps, pipes, etc.) must be properly maintained and water will not be allowed to stand from leaks etc. in excess of 72 hours. Water standing for more than 72 hours may produce adult mosquitoes
3. Increase the number of mosquito larvae predators in the water basin by planting fish such as *Gambusia affinis*. A mosquito fish may consume up to 300 mosquito larvae per day and these fish will breed rapidly to numbers the water basin will support. In accordance with the California Department of Fish and Game, *Gambusia* should not be used in any open waters, or waters that feed creeks or streams.
4. Avoid the use of fertilizer within at least a 50 ft radius of water basins, so excess nutrients will not enter the water basin. These will enhance not only submersed aquatic vegetation but also favor algae blooms.
5. Silt removal will be budgeted, planned for and occur if the water basin depth becomes less than 4 ft. or if emergent vegetation or other mosquito problems arise as a result of the silt.
6. Aeration devices or sprinklers will be run at least once every 72 hours for at least a period of four consecutive hours, to drown any mosquito larvae.
7. Maintenance of levees and dams will be budgeted, planned and performed as needed to prevent leaks and adequately support mosquito abatement efforts. Leaking levees often promote mosquito breeding by producing shallow pools of water over a large area.
8. The water basins drainage plan will indicate how the water basin will be drained for maintenance and where the water will be drained.

In accordance with the California Health and Safety Code Section 2060-2067, "The person or agency claiming ownership, title, or right to property or who controls the diversion, delivery, conveyance, or flow of water shall be responsible for the abatement of a public nuisance that is caused by, or as a result of, that property or the diversion, delivery, conveyance, or control of that water." Failure to manage the mosquito production properly may result in notification and possible imposition of civil penalties of up to one thousand dollars per day for each day the public nuisance continues.

References

Hawk, Erik. "RE: Wetlands Recommendations." Email to the Author. 9 December 2005

- Pratt, H., Moore, C. 1993. Mosquitoes of public health importance and their control. Centers for disease control and prevention, US Department of health and human services, vector-borne disease control.
- Purdue Extension publication, WQ-41-W, Management of water basins, wetlands, and other water reservoirs to minimize mosquitoes,
<http://www.ces.purdue.edu/waterquality/resources/mosquitoes1.htm>
- Walton, William. 2003. Managing mosquitoes in surface-flow constructed treatment wetlands. University of California, Division of Agriculture and Natural Resources. Publication 8117.



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: February 16, 2012

TO: Holly Phipps, Project Manager

FROM : Lynda L. Auchinachie, Agriculture Department 

SUBJECT: Rava Minor Use Permit, DRC2010-00086 (1597)

Summary of Findings

The proposed Minor Use Permit is for allowing 25 temporary events ranging in size from 250 to 1,000 attendees on an 80 acre project site. The Agriculture Department's review finds that the proposal is located on a site with a primary agricultural use but that the proposed visitor use area is not clearly incidental in nature to the agricultural use area. The proposal would also result in incompatibilities. The Department recommends the following to ensure policy consistency and reduce incompatibilities:

- Temporary events area should be reduced from a total area of 4.19 acres to 3.45 acres in order to meet the Department's *incidental visitor use determination*.
- All temporary events areas, with the exception of the enclosed dual purpose facility, should be at least 300 feet from all property lines. This will require relocating proposed parking areas and/or increasing off-site parking as identified in the transportation management plan.
- Designate the doors on the north and south side of the enclosed dual purpose facility for emergency egress purposes only.
- Treat all access road areas with materials approved by the APCD in order to adequately suppress dust throughout the life of the project.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, the Conservation 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 you have questions, please call 781-5914.

Project Description

The project site is located at 6785 Creston Road, east of Paso Robles. The project site is developed with an approximately 35,400 square foot pole barn with restrooms, a single family residence, and access drives.

The proposed project includes enclosing the existing pole barn and using half or approximately 17,300 square feet for 25 temporary events ranging in size from 250 to 1,000 attendees plus support staff (e.g. caterers, florists, photographers, musicians, and valet attendants). The majority of the temporary events facility and the remainder of the enclosed pole barn will also be used for the storage of agricultural equipment. The temporary events facility will also include a ten stall restroom, food and beverage staging area, and a commercial kitchen. Additional events areas include the first floor of the residence that will become a staging area, 104,000 square feet of parking area and approximately 57,000 square feet of outdoor area around the existing residence. In total, the events area will cover 4.19 acres.

Agricultural Resources

The 80 acre project site is within the Agriculture land use category and consists of two legal parcels that support approximately 69 acres of wine grape vineyards. Surrounding properties are designated Agriculture and support wine grape vineyards and irrigated pastures.

The site consists of *Arbuckle-San Ysidro complex* (2-9 percent slopes), *Rincon clay loam* (2-9 percent slopes), *San Ysidro sandy loam* (2-9 percent slopes), *San Ysidro loam*, (0-2 percent slopes), and *Still clay loam*, (0-2 percent slopes). The proposed project is located on a gently sloping portion of the project site that is primarily Arbuckle-San Ysidro complex with a Class 3 rating.

The project site is under a Williamson Act contract which limits the use of the site to agricultural uses and other uses determined to be compatible with on and off-site agricultural uses. A determination about compatibility is made by the Review Authority based upon the specific facts of projects on contracted lands, considering such factors as increases in the permanent or temporary population in the area, whether proposed development is related to the primary use of the land for agricultural purposes, whether the proposed use significantly compromises the long-term agricultural productivity of the site, whether the use displaces or impairs either current or foreseeable agricultural operations, or whether the use results in the significant removal of adjoining contracted land from agricultural use.

Policy Consistency

The proposed temporary events were reviewed for policy consistency based on criteria developed by the Agriculture Department to determine if a proposal is secondary and incidental to the primary agricultural use of the site consistent with policy AGP 6 of the Agriculture Element. The Department generally considers an *adequate agricultural use* to

consist of a minimum of five acres of irrigated crops. The existing 69 acre irrigated vineyard meets the five acre minimum threshold to establish primary agricultural use. However, the project does not meet the Department's visitor use policy *incidental visitor use determination*, which requires that the visitor use area be less than five percent of the area devoted to the agricultural use. The current agricultural use is 69 acres, and five percent of this area would be 3.45 acres compared to the 4.19 acres that has been identified as event use area. Therefore, the Agriculture Department does not consider the proposal to be incidental to the primary agricultural use of the site as required by AGP 6.

Williamson Act Considerations

Temporary events can be considered a compatible use for Williamson Act properties. The applicant has indicated that the enclosed pole barn will primarily be used for the storage of agricultural equipment and that equipment will be temporarily removed for event activities. The Review Authority should consider the following when making a determination of whether or not the proposed project meets Williamson Act requirements: Will the proposed increase in the temporary population ranging between 250-1,000 attendees plus support staff conflict with on or off site agricultural activities? Are the proposed event restrooms and food preparation areas required for the agricultural use on the parcel? Does the proposed use significantly compromise the long-term agricultural productivity of the site? Will the use displace or impair either current or foreseeable agricultural operations on or off site? Will the use result in the significant removal of adjoining contracted land from agricultural use?

Impacts to Agricultural Resources

The proposed events will be located on a single parcel within an enclosed dual purpose facility, a residence, and garden landscaped areas on the internal portion of the property. Existing agricultural roads located on the eastern and western property boundaries will provide access. A limited amount of parking is proposed on site and a transportation management plan will be developed to accommodate the necessary off site parking. The on site parking is proposed in two areas that are immediately adjacent to off site wine grape vineyards.

One of the primary goals of the Agriculture Element is to ensure the long-term sustainability and protection of on and off site agricultural resources and operations. Temporary events result in the introduction of large numbers of people into agricultural areas and therefore the potential for incompatibility between nonagricultural uses and adjacent agricultural operations is increased. Agricultural buffers are recommended consistent with Agriculture Element policy AGP17 to reduce incompatibilities between temporary events and adjacent agricultural operations. Adjacent parcels support or are capable of supporting irrigated wine grape vineyards and 300 foot buffers are recommended from all property lines for parking areas and other activities. A buffer would typically exclude all components of the event, however, it should be noted that a portion of the enclosed events dual purpose structure encroaches into the recommended 300 foot buffer from the western property line. This encroachment is acceptable for this proposal because of the buffering provided by the attached storage facility

and the fact that if the parking is setback 300 feet as recommended, the encroaching portion of the structure would not be a gathering place for attendees. To ensure attendees do not gather within the buffer area, the doors that are located within the 300 foot setback should be designated for emergency egress purposes only.

It is recognized that the agricultural uses on the parcels to the west and north are managed by the applicant and that the parcel to the west is owned by a family member and the parcel to the north is owned by the applicant. While current conditions allow for incompatibilities to be managed by the applicant without the need for a buffer, in the future each of the existing parcels could be sold separately resulting in a change of management etc. The Agriculture Department is not aware of a mechanism that could ensure the long term protection of agricultural resources and operations without implementation of the recommended buffer.

Recommendations

The Department recommends the following to ensure policy consistency and reduce incompatibilities:

- Temporary events area should be reduced from a total area of 4.19 acres to 3.45 acres in order to meet the Department's *incidental visitor use determination*.
- All temporary events areas, with the exception of the enclosed dual purpose facility, should be at least 300 feet from all property lines. This will require relocating proposed parking areas and/or increasing off-site parking as identified in the transportation management plan.
- Designate the doors on the north and south side of the enclosed dual purpose facility for emergency egress purposes only.
- Treat all access road areas with materials approved by the APCD in order to adequately suppress dust throughout the life of the project.



July 28, 2011

Holly Phipps
SLO County Department of Planning & Building
County Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Project Referral for DRC2010-00086 RAVA –
MUP for Special Events

Dear Ms. Phipps,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 6785 Creston Road in Paso Robles. The proposed MUP would allow temporary events to take place in the existing arena area with proposed modifications, located on a 165 acre parcel off of Creston Road, east of Paso Robles. The primary access to the site would be off of Creston Road via the unpaved road named Showdown Way. The average one-way distance that vehicles will travel on unpaved roads/parking areas is about 2,325 feet. The proposed parking area would accommodate 260 vehicles over the combined area of 104,000 square feet. The applicant is proposing no more than 25 events per year with the following potential event breakdown:

- 1 event with no more than 1,000 attendees
- 1 event with no more than 700 attendees
- 5 events with no more than 500 attendees
- 8 events with no more than 350 attendees
- 10 events with no more than 250 attendees.

The applicant proposes that for events where over 650 people are anticipated, they would require "carpooling mechanisms/alternative transportation and will necessitate a transportation plan. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE

The APCD evaluated the construction impacts of this project using CalEEMod version 2011.1.1, a computer model for estimating construction emissions related to the development of land uses. This indicated that construction phase impacts will likely be less than the APCD's construction phase significance thresholds. Therefore, **with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Demolition of Asbestos Containing Materials

The project referral indicated that there are existing structures on the proposed site that will be renovated. Renovations can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Dust Control Measures

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to minimize nuisance impacts and to significantly reduce fugitive dust emissions:

- a. Reduce the amount of the disturbed area where possible;
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock-pile areas should be sprayed daily as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.

OPERATIONAL PHASE

The APCD staff considered the operational impact of this project by using CalEEMod version 2011.1.1, a computer model for estimating vehicle travel, fuel use and the resulting emissions related to this project's land uses. This indicated that operational phase impacts will likely exceed the APCD's CEQA significance thresholds for fugitive particulate matter (PM₁₀) as identified in Table 3-2 in the APCD's CEQA Handbook. Further, should more than 350 vehicles attend an event, the emissions would exceed the APCD's CEQA significance threshold for ozone precursors. Therefore, APCD recommends the following standard and specific operational phase mitigation measures for this project.

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may 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 the Technical Appendix, page 4-4, in the APCD's 2009 CEQA Handbook.

- New wineries or expanding wineries with the capacity of 26,000 gallons per year or more require a Permit to Operate for fermentation and storage of wine;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Small scale manufacturing;
- Boilers;
- Internal combustion engines; and
- Cogeneration facilities.

Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

Unpaved Roads, Driveways, and Parking Areas

This project is accessed by unpaved roads/driveways/parking areas averaging about 2,325 feet one-way. For all proposed event scenarios, unmitigated fugitive dust emissions would significantly exceed the APCD's PM₁₀ significance thresholds of 25 lbs/day. As such, **the APCD recommends following mitigation be included in the project's Conditions of Approval:**

1. Fugitive Dust Mitigation

The following mitigation is required on the day(s) of any of the proposed special events:

- a. Designated parking locations shall be:
 1. Paved when possible;
 2. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
 3. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit (APCD Rule 401) and do not impact off-site areas prompting nuisance violations (APCD Rule 402).

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- b. Any unpaved roads/driveways that will be used for the special event shall be maintained with an APCD-approved dust suppressant such that fugitive dust emissions do not exceed the APCD 20% opacity limit and do not impact offsite areas – list can be found in Section 4.3 of the APCD's CEQA Handbook:
www.slocleanair.org/business/pdf/2010/CEQA/CEQA_Handbook_Final_2009_v03.pdf.
- c. The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.

2. Ozone Precursor Mitigation

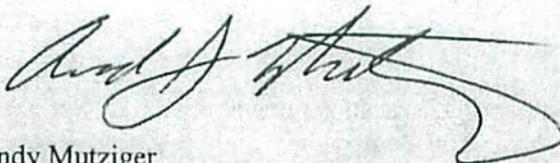
The APCD expects that the proposed special events with the exception of the 700 and 1,000 capacity events will be able to be accommodated by the proposed 260 parking spaces. The 700 and 1,000 capacity events would likely require more parking and an approved transportation plan that demonstrates effective constraints on the number of vehicles that come to the larger scale events.

The CalEEMod emission modeling demonstrated that the maximum number of vehicles that could come to an event would be about 350 to ensure that the APCD's CEQA significance threshold of 25 lbs of ozone precursors per day is not exceeded. Therefore, for the two large capacity event sizes, APCD recommends that the project's condition of approval include the following:

- a. The applicant will secure a County approved transportation plan that included alternative transportation modes (e.g. shuttles, carpooling, etc.) to minimize the number of vehicles that access the site for those high capacity events; and
- b. The maximum number of vehicles supporting and coming to the event be limited to 350.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Andy Mutziger
Air Quality Specialist

AJM/arr

cc: Karen Brooks, Enforcement Division, APCD
Gary Willey, Engineering Division, APCD



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Acting Fire Chief

COMMERCIAL FIRE PLAN REVIEW

July 22, 2011

Subject: DRC2010-00086

Dear Holly Phipps, Coastal Team

I have reviewed the Minor Use Permit for temporary events to be held in portion of existing horse arena and on-site single family residence located at 6785 Creston Road Paso Robles, California. The project is in State Responsibility Area 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 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Roof Coverings:

The roof type will have to be consistent with the requirements of Chapter 1505 of the 2010 CBC and no less than a Class B roof.

Roof Access:

- All buildings over 18 feet in height will have fixed laddering at two exterior remote locations or provide landscaping which reduces the ladder access height to 18 feet. The exception to this requirement is if the building has a protected stairway to the roof.

Water Supply Connection:

Fire hydrants are to be located as outlined in Chapter 5 & Appendix C of the 2010 CFC. Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 1/2 inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. 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. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

Fire Flow Requirements outside Community Water Systems:

A minimum of 5,000 gallons of water storage shall be dedicated for fire suppression. **If a fire sprinkler system is required, then NFPA 13 will be used to calculate water storage capacity.** Water storage shall gravity feed to designated "draft" fire hydrants. Water storage tank(s) shall have a sight gauge and fill automatically. At a minimum, one "draft" hydrant shall be placed 50-150 feet from each building (on the approach side) and shall be within eight feet of the access road. Hydrants shall have at least one, 2 1/2 inch male outlet with National Standard Fire threads with cap. Each hydrant shall be identified with a blue reflective dot. Hydrants must be protected from vehicle impact with the use of curbing or bollards. Buildings over 100,000 square feet will require secondary power supply for the fire protection system pumps.

Fire Protection Systems:

A Fire Alarm System is required as outlined in CBC Section 907 & County Code 19.20.019(b) for all buildings over 2000 sq. ft. The alarm system shall comply with NFPA 72. The alarm system shall terminate at a 24-hour monitoring point (CFC Section 907). Three sets of plans shall be submitted to the County Fire Department for approval.

This project will require a commercial fire sprinkler system in all buildings over 1000 sq. feet. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13, 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 903. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be located within 20 feet of a County standard hydrant and visible on fire engine approach to the building. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

Technical Report:

A Fire Protection Engineer shall review the Fire Protection Systems for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Exiting:

All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Commercial Access Road:

- A commercial access road must be 20 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support a fire engine weighing 40,000 pounds..
- Vertical clearance of 13'6" is required.

Gates:

- Must be setback from the road 30 feet from the intersection.
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- 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. They shall be on a contrasting background and a minimum of 8 inches high with a 1/2" stroke for commercial and 10 inches high for industrial. All occupancies shall have a distinct address. 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 505.1 Streets and roads shall be identified with approved signs. CFC 505.2

Emergency Access:

All commercial buildings shall install a Knox key box for fire department emergency access. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Defensible Space and Construction Type:

Each building site will be built with a "Defensible Space." Public Resource Code 4291 requires all structures to provide a 100 foot clearance free of flammable vegetation around all structures. This project must comply with the 2010 California Building Code Chapter 7A "Materials and Construction methods for exterior wildfire exposure." Building sites should be located so that the structure is not directly above or below a topographic "chimney." All landscaping should be of fire resistive plants, preferably natives.

Building Signage: All interior & exterior doors providing access to fire protection or building systems shall be labeled. Examples: electrical, fire alarm control panel, fire riser, standpipes, test valves, roof access etc. The signs shall be a minimum size of 12" x 12" with characters at least 1-inch high in block lettering with a minimum of 1/4" stroke. The lettering shall be of a contrasting color to the sign background.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 503.1 & 508. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

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 site 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 in full compliance of all requirements for assembly occupancy type. The County Fire Department will review the submitted plans and make comments and necessary 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, trained personnel 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

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244. Thank you.

Respectfully,



Tina Rose
Fire Inspector

C: Kirk Consulting