



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. ED11-161

DATE: July 5, 2013

PROJECT/ENTITLEMENT: Epoch Wine Estates /Catapult/ Conditional Use Permit (DRC2011-00061)

APPLICANT NAME: Epoch Wine Estates

ADDRESS: 7505 York Mountain Road, Templeton, CA, 93465

CONTACT PERSON: Kirk Consulting - Jamie Kirk and Mandi Pickens

Telephone: 805-461-5765

PROPOSED USES/INTENT: Request by Epoch Wine Estates for a Conditional Use Permit to allow for the phased construction and expansion of winery facilities including: expansion of the existing 'Stephen's Cellars' winery facility (D010280P), the rehabilitation of the condemned York Mountain Winery to restore the historic winery and tasting room uses, the construction of a new wine processing building, and the conversion of the existing tasting room to administrative uses and commercial kitchen. The applicant is requesting 25 special events with no more than 200 attendees and modifications of ordinance requirements involving setbacks, signage, and amplified music (noise). Winery build-out (includes existing winery structures) will total 49,351 square feet on two parcels. The project will result in the total site disturbance of 6.9 acres on two parcels totaling 165 acres including 12,000 cubic yards of cut, and 12,000 cubic yards of fill.

LOCATION: The project is located at 7505 York Mountain Road, in the community of Templeton, in the Adelaida 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: California Department of Fish and Game, Cal Trans, CAL FIRE, County Environmental Health Department, County Public Works Department, Regional Water Quality Control Board and Air Pollution Control District

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. (2 wks from above DATE)

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.



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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

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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(ver 3.4) Using Form

Project Title & No. **Catapult Vineyard L.P / Conditional Use Permit ED11-161 (DRC2011-00061)**

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

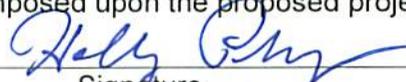
- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input checked=""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

DETERMINATION: (To be completed by the Lead Agency)

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

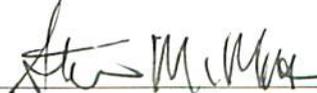
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been 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)


Signature

June 27, 2013
Date


Reviewed by (Print)


Signature

Ellen Carroll,
Environmental Coordinator (for)

6/27/13
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 Epoch Wine Estates for a Conditional Use Permit to allow for the phased construction and expansion of winery facilities including: expansion of the existing 'Stephen's Cellars' winery facility (D010280P), the rehabilitation of the condemned York Mountain Winery to restore the historic winery and tasting room uses, the construction of a new wine processing building, and the conversion of the existing tasting room to administrative uses and commercial kitchen. The applicant is requesting 25 special events with no more than 200 attendees and modifications of ordinance requirements involving setbacks, signage, and amplified music (noise). Winery build-out (includes existing winery structures) will total 49,351 square feet on two parcels. The project will result in the total site disturbance of 6.9 acres on two parcels totaling 165 acres including 12,000 cubic yards of cut, and 12,000 cubic yards of fill. The project is located within the Agriculture land use category, at 7505 / 7520 / 7575 York Mountain Road), approximately 6 miles west of the community of Templeton. The site is located within the Adelaide planning area.

Phasing

Phase I (at Stephen's Cellars winery; APN: 014-221-025):

- Demolition of a 2,000 square foot (sf) building;
- A 14,780 sf addition (that would include, fermentation rooms, labs, offices, break room and subterranean barrel storage area) onto an existing 2,800 sf processing building;
- Improvements to the existing driveway access;
- A request for 25 special events with no more than 200 attendees;
- Yearly estimated case production of 15,000 cases.

Phase II: (at York Mountain Winery site; APN: 014-221-027)

- Rehabilitation of the historic York Mountain 7,529 sf winery to restore former use as a tasting room, barrel storage, and administrative uses and a 1,100 sf addition (for a mechanical maintenance room and restrooms);
- Convert existing 960 sf modular tasting room into commercial kitchen, and administrative uses when tasting room is established in historic winery building.

Phase III: (at York Mountain Winery site; APN: 014-221-027)

- The construction of a 22,787 sf two winery buildings (that would include 6,699 sf processing/fermentation building, 3,888 sf case goods building, and 12,200 sf cave for cold fermentation areas, wine library, and barrel storage),
- Yearly estimated case production of 25,000 cases, this includes both sites.

Ordinance Modifications:

The applicant is requesting a setback modification (Section 22.30.070D.h2) that requires a tasting room to be located within a 200 foot proximity to the wine processing facility. The setback modification is necessary for Phase I since the wine processing will initiate at the previous Stephan's Cellars wine production (~1,000 feet away). When Phase II is completed that would bring the tasting room/proximity into compliance. In addition the applicant is requesting a setback waiver in the event, Phase II is never built. Without Phase II, the distance between the modular tasting room and the new Phase III processing facility would still exceed 200 feet (~250 feet).

The applicant is also requesting a waiver [of Section 22.20.060A(2)] which limits signage to 100 square feet (sf) per site to allow 252 sf.

The applicant is also requesting a modification from the noise standards to allow amplified music after 5pm. The winery ordinance restricts outdoor amplified noise to 10 am to 5 pm. This standard may be waived where a finding can be made by the review authority that the noise at the property line will not exceed 65dB. The applicant provided a noise analysis which included ambient sound level measurements and computer modeling of different conditions and locations of amplified music on the site. The noise analysis concluded that exterior sound levels from amplified music during daytime hours will result in a sound level less than 65dB along property boundaries.

ASSESSOR PARCEL NUMBER(S): 014-221-027 and 014-221-025

Latitude: 35 degrees 32 ' 37" N Longitude: 120 degrees 49' 51" W SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Adelaida

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): Historic - [York Mountain Winery (APN: 014-221-027)]

EXISTING USES: For parcel with APN: 014-221-027 -Historic (condemned) York Mtn. Winery, modular building (currently used as the tasting room of Epoch Wine Estates, detached tasting room restrooms which used to be an old bunkhouse, old barn, single-family residence. Located on parcel with APN: 014-221-025 the Stephans's site, agricultural storage shed, wine processing building, single-family residence.

TOPOGRAPHY: Gently rolling to moderately sloping

VEGETATION: Coast Live Oak, mixed hardwoods in riparian, grasses

PARCEL SIZE: Two parcels of 110 and 55 acres totaling 165 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; single-family residences

East: Agriculture; single-family residence

South: Agriculture; Highway 46

West: Agriculture; grazing, trees, grapevines,
single-family residence

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is located approximately 6 miles west of the Community of Templeton. The area is characterized by relatively large parcels which reinforce agricultural use in the vicinity of the project site. The surrounding area is a mix of rural agricultural uses, vineyards, grazing, and single-family residences. The topography of the area is gently rolling to steeply sloping hills. The project site currently contains two existing wineries.

Parcel APN 014-221-027 - 7505/7520 York Mountain Rd. (Previously known as 'York Mountain Winery') was historically occupied by the York family for nearly a century. The York family lived and worked on this property, ultimately establishing and pioneering the wine industry in San Luis Obispo County in the early 1880s.

Figure 1: Modular Tasting Room to Left, Historic Winery to Right

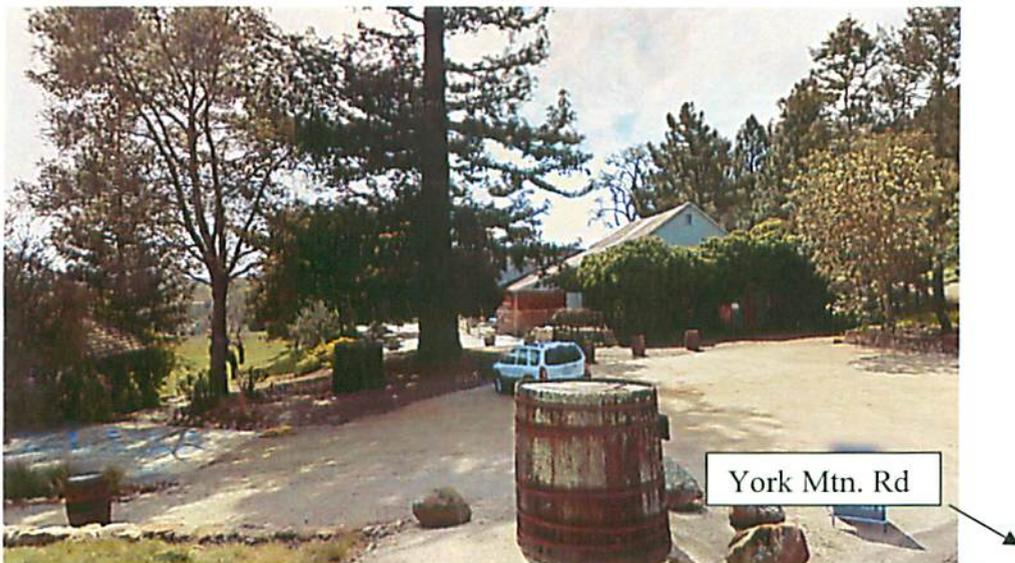
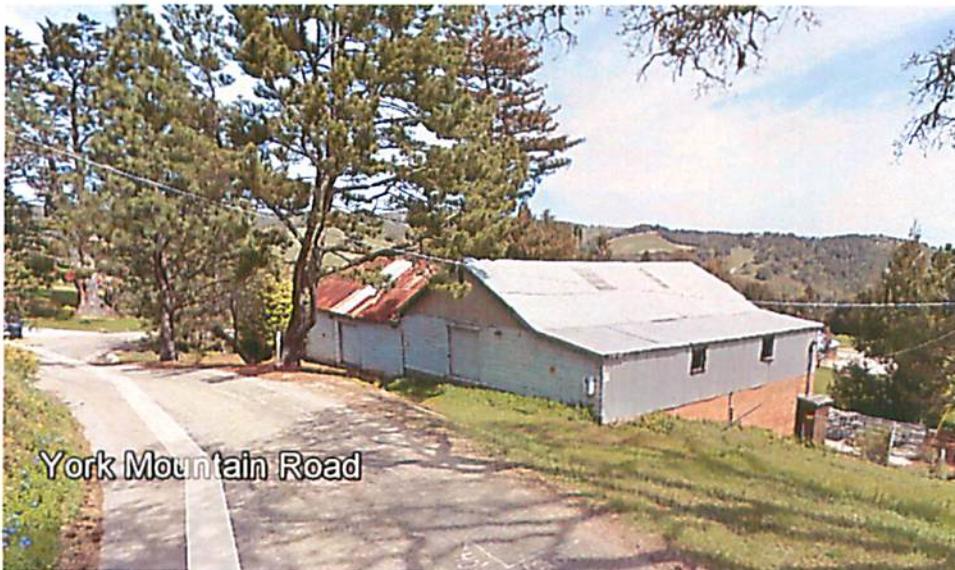


Figure 2: West facade upper floor



Existing structures on the site include:

- Historic (Condemned) Winery and tasting room
- Single Family Residence (not part of winery land use permit request)
- Modular Building – currently used as the tasting room of Epoch Wine Estates (PMT2010-00364), roof (PMT2010-00363)
- Detached Tasting Room Restrooms (PMT2010-00362)
- Barn

Access to the site is from York Mountain Road, a County maintained road. There are two wells, leach fields, and various utilities that serve the existing uses.

Parcel APN 014-221-025- 7575 York Mountain Rd. (Previously known as 'Stephan's Cellars'/D010280P)

Existing structures on the site include:

- Agricultural storage shed
- Wine processing building
- Single-family residence.

The proposed project includes a phased construction plan to implement production expansion at Stephan's Cellars site (Ascension), the rehabilitation of the condemned York Mountain Winery to restore the historic winery and tasting room uses, the construction of a new wine processing building (for purposes of fermentation, crush, storage, blending,) and the conversion of the temporary tasting room to administrative uses and commercial kitchen.

Phase I

Phase I includes the utilization of the Stephan's Cellars and construction of a new winery addition for fermentation and administrative uses and a subterranean barrel storage portal. Epoch will continue the use of the Tasting Room at Building E during this phase, which will require a request for a setback modification.

Stephan's Cellars Winery was entitled for 4,800sf for wine processing development in 2002 (D010280P) including:

- a. Conversion of an existing 2,000 sf building
- b. Construction of an approximately 2,800 sf processing building with office

Epoch proposes to include this previous winery entitlement as part of the overall project (Phase I) so they can initialize wine production much sooner than the other phases. Epoch Winery proposes to utilize the 2,800sf existing processing building but plans to remove the 2,000sf building onsite.

Figure 3: Entrance to Stephen's Cellars, Looking up from York Mountain Road



Phase II

Phase II of project includes the rehabilitation of the historic York Mountain Winery from damage sustained during the 2003 San Simeon Earthquake. Restoration would involve deconstructing much of the remaining existing structure to salvage historic materials including brick and wooden beams. These materials would be reused in the rehabilitation including restoring the old tasting room, barrel storage and administrative uses. A small addition will be added to this existing building to enclose mechanical equipment required for building code compliance. The existing new modular tasting room will be converted into administrative space and the detached restrooms will remain. The proposed addition is located on the south side of the winery. The addition will include a sod roof so as to appear subterranean, so that it will not compete with the historic portion of the winery.

Phase III

Phase III includes construction for a winery processing building and barrel storage cave portals. Also includes new winery access road from York Mtn up to new winery facility.

Figure 4: Looking West from York Mtn. Rd. towards Single Family Residence



The new winery processing facility and barrel storage cave portals will be on the north side of York Mountain Road on the northern portion of the property at the base of a slope. This winery structure will be built into the hill side and caves will be bored into the hill in order to provide a subterranean (cave) barrel storage.

Impact. The project at both locations will be visible as seen from York Mountain as it is today. The project will not silhouette against any ridgelines as viewed from public roadways. The proposed project could introduce the installation of exterior lighting for the buildings which could result in off-site glare. The applicant has provided a preliminary landscape plan which incorporates drought tolerant landscape materials. Additionally the landscape plan offers vegetative restoration areas, with native hydroseed mixes, to restore those areas altered by grading. Small ornamental garden areas are also proposed. Species that are indicative to the natural surroundings are incorporated. The orchard immediate to the old winery will be reestablished with olive and almond trees. Vineyard areas will also be restored with new vineyards and lavender fields.

In general, the proposed development is consistent with the agricultural character of the area and the rehabilitation of the historic York Mountain Winery is consistent with the historic nature of the site.

Standard county regulations require shielding of exterior lighting to minimize glare. Based on the location, size and design, the project will be considered compatible with the surrounding area. As required by the ordinance, the project will be conditioned for an exterior lighting plan prior to issuance of construction permits to ensure that the project will not create off-site glare. As required by the ordinance, landscape screening for the winery and parking areas shall provide screening as viewed from public roads (York Mountain Road). No significant visual impacts are expected to occur.

Mitigation/Conclusion. The proposed project is not anticipated to result in any significant visual impacts. Therefore no mitigations beyond ordinance requirements are required. All ordinance requirements will still be included as conditions of approval for the proposed project to ensure compliance and to also ensure that visual impacts are less than significant.

2. AGRICULTURAL RESOURCES

- Will the project:

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

Setting. Agricultural uses in the area primarily consist of wine grapes vineyards and livestock production.

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

Land Use Category: Agriculture

Historic/Existing Commercial Crops: Yes, uncultivated agriculture

State Classification: Not prime farmland, Prime Farmland if irrigated

In Agricultural Preserve? Yes, Templeton AG preserve Area

Under Williamson Act contract? No

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

Gaviota-San Andreas association, moderately steep.

Gaviota. This moderately to steeply sloping soil is considered very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

San Andreas. This moderately to steeply sloping soil is considered moderately drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Lompico-McMullin complex (50 - 75 % slope).

Lompico. This very steeply sloping 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: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

McMullin. This steeply to very steeply sloping soil is considered very poorly drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Millsholm-Dibble clay loams (30 - 50 % slope).

Millsholm. This steeply sloping soil is considered very poorly drained. The soil has moderate erodibility and moderate shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Dibble. This steeply sloping soil is considered not well drained. The soil has high erodibility and high shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock, slow percolation. The soil is considered Class VII without irrigation and Class is not rated when irrigated.

Ryer 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.

The subject property includes Ryer clay loam 2-9% slope, Gaviota-San Andreas association 15-30 % slope, important agricultural soils as identified in the Conservation and Open Space Element, and Millsholm-Dibble 30-50% slope and Lompico-McMillin complex 50-75% slope. The steeper areas of the site, Millsholm-Dibble and Lompico-McMillin soils are covered by oak woodland habitat (Lynda Auchinachie, April 3, 2012).

Impact. The phased winery development would result in the expansion and the rehabilitation of the historic winery structure for tasting and barrel storage uses, a new wine processing facility, an expansion of an existing wine processing facility, the conversion of the existing tasting room to administrative uses, and a special events program for up to 200 attendees for a maximum of 25 days.

Impacts to agricultural resources on the project site are less than significant; however the Agricultural Department recommends the following measures to address areawide agricultural resources through measures to maximize the availability of water for agricultural production, to minimize runoff, and to maximize groundwater recharge.

Mitigation/Conclusion. Mitigation measures recommended by the Agriculture Department (Lynda L. Auchinachie, April 2012) include:

- Preclude lawn/turf areas associated with the winery to minimize or avoid irrigated landscaping, and require all landscaping areas to be drip irrigated. This measure minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.
- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation and protect farmland for agricultural use.
- Incorporate Best Management Practices for water conservation purposes throughout the winery facility.

Pursuant to County Ordinances, all Erosion and Sedimentation Control Plans shall be accompanied with a complete Stormwater Quality Plan and Best Management Practices shall be in compliance with the Low Impact Development Handbook. Refer to Geology and Soils, Section 6.

Based on implementation of these measures, potential agriculture impacts would be less than significant. The applicant has agreed to incorporate the above mitigations into the project. 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 type="checkbox"/>	<input checked="" 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>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Setting. The Air Pollution Control District (APCD) has developed and updated their [CEQA Air Quality Handbook \(2012\)](#) 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).

Soil Wind Erodability: On the parcel, there are ratings that include 2, 3, 6 which is low to moderate.

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. **Qualitative GHG Reduction Strategies (e.g. Climate Action Plans):** A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. **Bright-Line Threshold:** Numerical value to determine the significance of a project's annual GHG emissions; or,
3. **Efficiency-Based Threshold:** Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

Impact. As proposed, the project will result in the disturbance of approximately 0.9 acres including 5,000 cubic yards of cut and 5,000 cubic yards of fill for Phase I. Phase II rehabilitation of the existing historic winery will not result in any additional site disturbance. Phase III will result in approximate 6 acres of disturbance including 7,000 cubic yards of cut and 7,000 cubic yards of fill.

This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related

mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction. From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a wine processing facility and tasting room. Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Operational impacts – odor control. The applicant is proposing to collect the processing wastewater that will be stored in tanks and then subsequently reapply back to the land consistent with the Regional Water Quality Control Board General Winery Waste Water Requirements. It is not anticipated that the project will result in any significant odor impacts.

Developmental Burning. To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

Mitigation/Conclusion. No significant air quality impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

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

Setting. A biological resource assessment report (Terra Verde Environmental Consulting, LLC, February 2012) was prepared for the historic York Mountain Winery site, the location of the rehabilitation of the historic winery (Phase II) and the new 22,787 SF winery buildings (Phase III). Due to the existing development at the Stephen's Winery location, a full biological report was not

prepared, but due to the oak trees on the site, an Arborist Report was required (Greenvale Tree Company, March 2013).

All occurrences of special-status plant species, wildlife species, and sensitive habitat types previously documented from the CNDDDB within a five-mile radius of the project site were plotted on a map. An analysis was conducted to determine which of these special-status species have the potential to occur within the survey area (Terra Verde Environmental Consulting, LLC, February 2012). The results of the preliminary research of the area surrounding the property indicated that 72 sensitive species, 46 plant and 26 wildlife species, could occur. After the surveys, the search was narrowed to 22 possible sensitive plant species and four sensitive wildlife species based on vegetation communities and habitat types present, including the federally protected California red-legged frog. Detailed wildlife species descriptions are provided below:

On-site Vegetation: *Quercus agrifolia* (Coast Live Oak), mixed hardwoods in riparian or mesic settings, urban built-up, grasses

Name and distance from blue line creek(s): An unnamed "blue line" tributary to the South Fork Santa Rita Creek courses through the subject property.

Habitat(s): Coastal Oak Woodland

Site's tree canopy coverage: Approximately 10-33%

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

Wildlife

California red-legged frog (*Rana aurora draytonii*) FT

California red-legged frogs (*Rana aurora draytonii*) has been found about 0.18 miles to the east. California red-legged frog is listed as federally threatened, and considered a California Special Concern species by the CDFG (CDFG, 2002). They historically have ranged from Marin County southward to northern Baja California. Presently, Monterey, San Luis Obispo, and Santa Barbara counties support the largest remaining California red-legged frog populations within the state. The California red-legged frog is a large (85-138 millimeters) reddish-brown frog with variable red pigment on the ventral surfaces. Riparian habitat degradation, urbanization, predation by bullfrogs, and historic market harvesting have all reportedly contributed to population declines in this species.

The species occurs in varied habitats during its life cycle. Breeding areas include lagoons, streams and ponds, including siltation and irrigation ponds. California red-legged frogs typically breed from January to July, with peak breeding occurring in February. Juvenile frogs are found in open, shallow aquatic habitats containing dense emergent vegetation.

Adult California red-legged frogs prefer aquatic habitats with little or no flow, the presence of surface water to at least early June, surface water depths to at least 0.7 meter (2.3 feet), and the presence of fairly sturdy underwater supports such as cattails. The largest densities of California red-legged frogs are typically associated with dense stands of overhanging willows and an intermixed fringe of sturdy emergent vegetation. Although the species can inhabit ephemeral streams or ponds, populations probably cannot be maintained in ephemeral streams in which all surface water disappears. Adult California red-legged frogs are primarily nocturnal, although metamorphs and juveniles are known to be active during the day and night.

The ponds surrounding the property and Santa Rita Creek provide a potential for both a permanent source of water and breeding habitat for this species. The property lacks potential

breeding habitat (deep permanent sources of water), as water is present only seasonally within the wetlands, therefore it is unlikely that California red-legged frogs are breeding on the property. However, the grasslands and seasonal water on the property provides potential foraging habitat, in addition to a possible migration corridor to Santa Rita Creek, and surrounding ponds (Terra Verde Environmental Consulting, LLC, February 2012).

No California red-legged frogs were observed during the daytime surveys. However, mitigation measures are being recommended to protect this species in the event that they are present during project implementation.

Monterey dusky-footed woodrat (*Neotoma macrotis luciana*), State Status – Species of Special Concern

Dusky-footed woodrats are found in hardwood, conifer, and mixed forests along with riparian woodlands and chaparral environments. Forested habitats tend to have a relatively continuous canopy cover and a moderate to dense understory. Nests are constructed in inaccessible locations such as thorny thickets, poison oak patches, or nettles. Nests are large and made up of sticks, leaves, feathers, and grasses. Breeding is thought to occur from February to November. Dusky-footed woodrats are nocturnal and spend their days resting within their dens and forage at night for leaves, fruit, small bulbs, and seeds. This species has not been documented within five miles of the project site (CNDDDB 2011).

The coast live oak woodland is considered marginally suitable habitat for this species. The dense and continuous coast live oak canopy in combination with the dense understory of poison oak, willows, and other scrubs provide adequate nesting and foraging habitat for this species.

No nests or woodrats were observed during surveys of the property. However, mitigation measures are being recommended to protect this species in the event that they are present during project implementation.

Western Spadefoot Toad (*Spea hammondi*), State Status – Species of Special Concern

Western spadefoot toads generally require grassland, open chaparral, or valley foothill woodland habitats for feeding and estivation. They also require aquatic habitats including permanent or temporary wetlands, rivers, creeks, pools in intermittent streams, or stock ponds for breeding. Western spadefoot toad is a predominantly terrestrial species and enters water for reproduction. It breeds from January through March, but the breeding season can extend through May in wetter years. Further research is required to determine the dispersal distance western spadefoot toads travel from aquatic habitats to upland refugia. Some studies suggest that the dispersal distance can be as great as 368 meters or 1,207 feet away from aquatic features. This species occurs throughout the Central Valley from Shasta County south through western Kern County. In the Coast Ranges, it occurs from Point Conception in Santa Barbara County south to the Mexican border. Western spadefoot toad also occurs along inland Monterey and northern San Benito counties south through inland San Luis Obispo County. It is known to occur at elevations that range from approximately 0 to 1,363 meters. This species is often difficult to detect and it has not been previously documented within a five-mile radius of the project site (CDFG, 2011).

The ponds surrounding the property and existing grassland habitat areas are considered suitable habitat for this species.

No western spadefoot toads were observed during the day surveys. However, mitigation measures are being recommended to protect this species in the event that they are present during project implementation.

Pallid Bat (*Antrozous pallidus*), State Status - Species of Special Concern Pallid bats occur in woodlands, grasslands, riparian/wetlands areas, and vineyards if appropriate roosting sites are available. Roosting sites include rocky outcrops, arid areas, rock crevices, caves, tree hollows, mines, old buildings, and bridges. Females roost in large colonies in night roost, as daytime roosts tend to be in a different location. Water plays a key part in their diet as most pallid bats drink right after emergence from day roosts, and insects tend to converge around water. Like most bats, pallid bats consume insects as their major food source. Pallid bats leave behind a distinct trail of "leftovers", such as legs, heads, or other remains of insects are often left scattered around the vicinity of night roosts.

The coast live oak woodland is considered suitable breeding and roosting habitat for this species. Further, a bat box was noted approximately 20 feet outside the eastern property boundary during the surveys; however, signs of occupation could not be confirmed, as Terra Verde did not have access. The water source of water from Santa Rita Creek and surrounding ponds would provide a steady supply of water and insects for pallid bats.

This species has not been documented within five miles of the project site (CNDDDB 2011). Although no bats were observed during surveys, focused bat surveys were not performed on the subject property. Therefore, mitigation measures are being recommended to protect this species in the event that they are present during project implementation.

Habitats

Coastal Oak Woodland

Coast live oak woodlands total approximately 85,000 acres within the County of San Luis Obispo. They are generally common in coast ranges within the valley bottoms as well as on slopes, and are dominated by the evergreen tree species coast live oak (*Quercus agrifolia*), which usually occurs in pure stands. Coast live oak woodlands typically do not form a continuous belt, but rather, occur as a mosaic closely associated with communities such as coastal scrub, chaparral and non-native grassland. Where coast live oak woodland integrates into other plant communities, the understory becomes highly variable. Characteristic species include Pacific madrone (*Arbutus menziesii*), coulter pine (*Pinus coulteri*), coast live oak (*Quercus agrifolia*), poison oak, and California Bay (*Umbellularia californica*).

Impact. The proposed project requires clearing, grading, building, and other improvements to the land associated with the project. The proposed project is not expected to create any new barriers to wildlife corridors.

Vegetation

During initial site construction activities, the various proposed building areas will need to be graded level and associated vegetation removed. Non-native annual grassland vegetation will be permanently removed from the area north of York Mountain Road in order to construct the new processing facility, parking areas, and other additions. On the south side of York Mountain Road, within the anthropogenic area, vegetation will be permanently removed to construct new orchards, vineyards, parking areas, and to rehabilitate the old tasting room. No sensitive plants were observed during the surveys, and no impacts to rare plants are anticipated.

Wetlands

There is a potential for impacts to wetlands. Direct impacts are not anticipated to occur due to proposed setbacks from wetlands as shown in site plans. However, there is a potential for indirect impacts to the southern and northern wetlands. due to erosion, sediment, and or reduction in runoff to the wetlands from construction activities. Mitigation measures are offered to reduce, and or avoid impacts to wetlands.

Sensitive Species

There is a potential for the proposed project to impact four potentially occurring special status wildlife species. Specific impacts are addressed by species below.

Western Spadefoot Toad

The ponds located directly south of the property, associated wetland habitat features, and existing grassland habitat areas are considered suitable habitat for western spadefoot toad. If toads are present within the project area during construction, direct impacts could include death and/or injury (e.g., crushing or trampling) from construction activities. Indirect impacts to toads include vibration from construction activities, noise, harassment, or modification and/or loss of upland habitat, as the grasslands and seasonal water within the wetlands on the property provide potential foraging habitat. No disturbance of aquatic or potential breeding habitat is proposed as part of the project.

California Red-legged Frog

California red-legged frogs have been documented within 0.4-mile of the project area, however, the property does not contain suitable breeding habitat for this species. If frogs are present within the project area during construction, direct impacts could include death and/or injury (e.g., crushing or trampling) from construction activities. Indirect impacts to frogs include vibration from construction activities, noise, harassment, or modification and/or loss of upland habitat, as the grasslands and seasonal water within the wetlands on the property provide potential foraging habitat and a possible migration corridor. No disturbance of aquatic or potential breeding habitat is proposed as part of the project.

Pallid Bat

There is a potential for pallid bats to be impacted by the proposed project, as this species is extremely sensitive to disturbance. However, no direct mortality of bats or direct impacts to bats is expected due to the proposed project. Indirect impacts to bats include vibration from construction activities, noise, harassment, or modification and/or loss of habitat.

Monterey Dusky-footed Woodrat

There is a potential for impacts to this species if present during construction. Direct impacts include death and/or injury (e.g., crushing or trampling) during construction activities. Indirect impacts to woodrats include vibration from construction activities, noise, harassment, or modification and/or loss of habitat (i.e. removal of oak trees).

Nesting Birds

If work occurs during the nesting season, birds protected by the Migratory Bird Treaty Act and/or the California Department of Fish and Game Code may be impacted. Short-term, temporary impacts to nesting birds (and other wildlife in the area) include noise and vibration during construction. Mitigation is offered to avoid any impacts to nesting birds

Oak Trees

The proposed project (Phase I) will result in the impact of to two (2) oak trees and the removal of one (1) oak tree. Phase I includes the construction of a 8,559 sf Subterranean cave to be used for barrel storage therefore oak tree impacts have been greatly reduced.

To mitigate for oak trees that are impacted but not removed requires the applicant to provide for the planting of any impacted oak trees at a ratio of 2:1. The applicant will be required to provide for the planting of any removed oak trees at a ratio of 4:1. However, the applicant shall also ensure the safety of all the existing oak trees within the project area during all construction phases. Construction plans shall clearly delineate all oak trees within 50 feet of the proposed project, and shall show which oak trees to be impacted, and which trees are to remain unharmed. This will ensure that no other oak trees will be impacted during construction.

Mitigation/Conclusion. To protect species discussed above, including those species protected by the Migratory Bird Treaty Act and/or the Fish and Wildlife Code, the applicant has agreed to incorporate mitigation measures to reduce any potential impacts to a less than significant level.

These include but are not limited to: having a County approved biologist perform pre-construction surveys in order to avoid potential impacts to Monterey dusky footed woodrats, Pallid bats, Western spadefoot and California red-legged frog, to protect wetlands a minimum 50-foot setback shall be required from each wetland, and to protect coast live oak trees present on the property protective fencing shall be installed around all mature oak trees that have the potential to be impacted by proposed construction activities.

The oak tree replacement plan shall be provided for the replacement, in kind, of removed oak trees at a 4:1 ratio. Additionally, the tree replacement plan shall provide for the planting, in kind, at a 2:1 ratio for oak trees designated for impact but not removal.

The implementation of the above summarized measures will mitigate biological resource impacts to less than significant levels. A detailed description of the required mitigation measures are listed in Exhibit B - Mitigation Summary Table.

5. CULTURAL RESOURCES - Will the project:	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project is located in an area historically occupied by the Salinan/Chumash Obispeno Indians. An unnamed "blue line creek" of the South Fork Santa Rita Creek courses through the project site. Potential for the presence or regular activities of the Native American increases in close proximity to reliable water sources.

Prehistoric. A Phase I Archeological Surface Survey was prepared by Heritage Discoveries in 2010. Heritage Discovery conducted field surveys amongst the existing structures and fields located on the northern section of the property (York Mtn. area for new winery building development area). Results of the survey did not locate any cultural remains. Based on the negative results, additional archeological investigation was not recommended. However, if developments were to take place at the northwest portion of the property, an area outside the scope of work of the study and project, additional surveys would be warranted because of a previously recorded site CA-SLO-2375. The recorded site is located northwest of the proposed project area so it is not applicable for further studies.

Historic. The site includes a “Historic” Combining Designation (for York Mtn. Winery site only) that requires the protection and preservation of the designated historic resource (refer to Section 22.14.080 of County Land Use Ordinance). The inclusion of the site in the “Historic” combining designation generally is an indication that the resource would also be considered a Historic resource as defined in the State CEQA Guidelines (15064.5).

The York Mountain winery has, except for a period of prohibition, been producing wine from the 1880s until the San Simeon Earthquake of December 2003. The site represents one of the earliest wineries and represents the pre-cursor and pioneer to a burgeoning wine industry that is a dominant economic and cultural force in San Luis Obispo County. The winery began as a small stoned walled structure and was expanded and modified with brick masonry additions and a upper floor (Hannahs: 2012).

Figure 5: York Mountain Winery (Hannahs & Bertrando: 2010)



Figure 6: Picture of York Mountain Winery 1964 [The Pioneer Pages, Volume VI, 2000, submitted in Historic Structures Assessment (Hannahs & Bertrando: 2010)].



The winery is over a hundred years in age and at the time of the earthquake was still active. It is clearly an important historical resource (Hannahs & Bertrando: 2010). The York Mountain Winery site, already considered "Historic" due to the County combining designation, would qualify as a Historic resource based on the criteria in the State CEQA Guidelines (15064.5(a)(3) including:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

York Mountain Winery is one of the first wineries established in San Luis Obispo County.

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;

The combination of structural types and materials (e.g. stone, brick, metal) is representative of the eclectic. Utilitarian, agrarian style of the early wineries in San Luis Obispo County.

As is identified in the Historic Structures Assessment of York Mountain Winery authored in 2010, the key historic features of the winery are identified as:

The Winery Key Historical Features:

- Original Stone Winery, circa 1882
- Original heavy timber framing brought from the wharf at Cayucos
- The brick masonry addition, a majority of the winery structure, circa 1907

Two reports were prepared by Cultural Resource Management Services (CRMS). The initial report (Hannahs & Bertrando: 2010), researched the historic context of the site to define its historical significance based on CEQA criteria and evaluated the condition.

In summary, the building presents in very poor structural condition. Several elements should be considered to remain in place, and additional framing be added to support said elements.

However, the majority of the production barn, which is heavily damaged due to seismic activity and lateral earth pressure, should be removed and replaced (Parolini; 11: 2011); (Hannahs: 2012).

While the history, design and materials of the old York Mountain Winery make it a Historic structure, the damage to the structure from the 2003 earthquake, and the subsequent natural degradation has seriously compromised the historic fabric of the structure. Based on the dilapidated and unsafe condition of the building, a structural engineer determined that the structure was in danger of collapse. A permit was issued to allow for the "deconstruction" of the remaining structure and salvage of the historic materials. The proposed project includes rehabilitation of the structure and re-use of the historic materials.

Figure 7: Showing Collapsed Section of East Facade



Figure 8: North Facade



Impact.

Historic. The follow up Historic report (Hanna: 2012), analyzed the proposed project and its relevance to CEQA and County Land Use Ordinance (LUO) Section 22.14.080. The report concludes that the project will have less than a significant impact on cultural/historic resources as the project implements Secretary of Interior Standards for Rehabilitation for the historic structure.

The Secretary of Interior defines Rehabilitation as:

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions

The overall proposed project meets County LUO Standards 22.14.080 by not substantially altering the historic character of the site. Specific Elements of the proposed project include:

- Repair and preserve original stone winery
- Retain heavy timber framing
- Dismantle and rebuild foundation
- Dismantle and rebuild deteriorating un-reinforced brick masonry (URM)
- Remove and rebuild second story framing
- Reorient single gable corrugated metal roof line
- Small addition to on the south side of the winery to house new code compliant necessities (restrooms, storage, mechanical systems)

Prehistoric. No significant cultural resource impacts are expected to occur because work is not expected to take place at the northwest portion of the property.

Mitigation/Conclusion.

Cultural. In the event archaeological resources are found on site, construction activities shall cease (as required by ordinance Title 22, Section 22.10.04), and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of the discovered material may be recorded by a qualified archaeologist and artifacts may be preserved in accordance with state and federal law. In the event archaeological resources are found to include human remains, the County Coroner shall also be notified. No significant historical impacts are expected to occur, no additional mitigation measures are necessary above ordinance requirements.

Historic. In order to assure that the project meets its stated goals a Historic Preservation and Rehabilitation Plan (HPRP), consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings shall be prepared. The HPRP shall include the designation of a Historic Resource Project Manager (HRPM). The HRPM shall be responsible for coordinating all the components of the HPRP including review of construction permits, documentation, field monitoring and reporting, and inspection for consistency with the HPRP. The HPRP shall include photodocumentation and recordation of historic features, and rehabilitation of the historic winery including re-use of historic materials.

No significant historical impacts are expected to occur with the above mitigation.

6. GEOLOGY AND SOILS -
Will the project:

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

Setting

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

Topography: moderate to steeply sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: High

Liquefaction Potential: Low

Nearby potentially active faults?: Yes Distance? The Nacimiento fault lines are approximately 322 feet southwest of the project site.

Area known to contain serpentine or ultramafic rock or soils?: No; Due to the distance of any known serpentine rock outcrop (at least three miles away), it is not expected that any naturally occurring asbestos would be encountered during any earthmoving activities.

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

The project is within the a high landslide area, and is subject to the preparation of a geological report per the County's Land Use Ordinance LUO section 22.14.070 (c), or to evaluate the area's geological stability. A geological report was conducted for the project January 2012 (GeoSolutions, Inc.)

The County's GIS system revealed information that a pre-Quaternary fault may fall within close proximity to the existing and proposed development. Brian Papurello, County Geologist, was contacted for further input and direction. A pre-Quaternary fault, also known as an inactive fault, does not have required setbacks for structures, nor is it recognized by the State of California's Alquist Priolo Earthquake Fault Zoning Act map; however, it was suggested to be investigated to evaluate the fault's location and age.

The project geologist, John Kammer- Geosolutions, along with the project design team, worked closely with Brian Papurello, County Geologist, to develop a logical fault trenching and investigation plan. The results of this subsurface fault investigation confirmed that there is a pre-Quaternary fault trending through the development location. However, San Luis Obispo County guidelines do not require any structure setbacks from a pre-Quaternary (inactive) fault. Geosolutions has provided recommendations for structural improvements that would ensure the structure's safety and longevity (refer to "Engineering Geology Investigation and Subsurface Fault Investigation" prepared by Geosolutions). The report, including its conclusions and recommendations, has been reviewed and approved by the County Geologist, (Brian Papurello, CEG 2226). The reports were reviewed for conformance with the San Luis Obispo County guidelines for Engineering Geology Reports. The reports are congruent with the conclusions of the engineering geologic and geotechnical engineering reports, that the landslide susceptibility for landsliding at the sites is low (Brian Papurello, CEG 2226).

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 of the South Fork Santa Rita Creek Distance?
Courses through the project site

Soil drainage characteristics: Not well drained to 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: moderately low to moderately high

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. As proposed, the project will result in the disturbance of approximately 6.9 acres on an 165 acre parcel including 12,000 cubic yards of cut, and 12,000 cubic yards of fill.

Mitigation/Conclusion. Pursuant to County Ordinances, to comply with the submitted geology and drainage reports. The applicant will be required to prepare prior to issuance of construction permits, an Erosion and Sedimentation Control Plan, Drainage Plan, and Storm Water Pollution Prevention Plan (SWPPP). All Erosion and Sedimentation Control Plans shall be accompanied with a complete Stormwater Quality Plan and Best Management Practices shall be in compliance with the Low Impact Development Handbook. Implementation of ordinance requirements would mitigate potential geologic and soils impacts to less than significant, and no additional measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<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. With regards to potential fire hazards, the subject project is within the "very high" Fire Hazard Severity Zone(s). Based on the County's fire response time map, it will take approximately 10-15 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts. The project is not within the Airport Review area.

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.

The project does not propose the use of hazardous materials. The project is not expected to conflict with any regional evacuation plan. The proposed project was referred to CAL FIRE for review. No significant fire hazard impacts were identified. The applicant is required to comply with the California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws (Commercial Fire Plan Review/Fire Safety Plan, Clint Bullard, April 17, 2012 and April 24, 2013).

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 - Will the project:	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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). Based on the [Noise Element's](#) projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area.

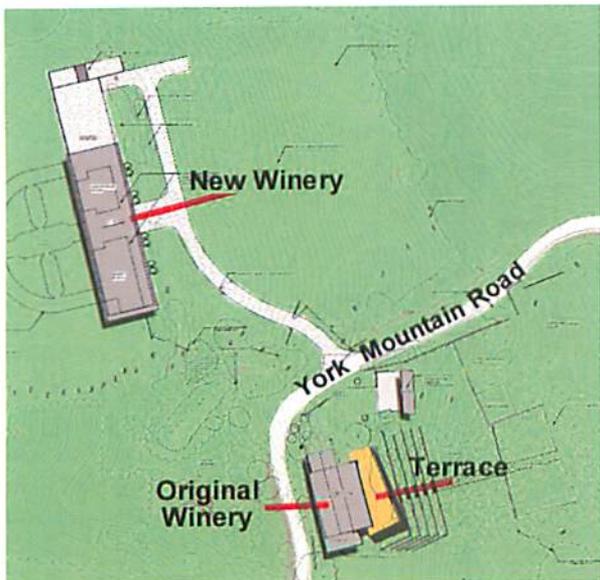
A limited special event program is proposed of up to 25 annual special events with no more than 200 attendees. The historic winery building will be renovated to restore the tasting room and to become an venue for winery events. The former crush pad will be widened to form a terrace for outdoor events. The location of the closest residence is 400 feet. Outdoor amplified music is proposed to be held on the outdoor terrace past 5pm.

The applicant is requesting a modification from the noise standards to allow amplified music after 5pm. The winery ordinance restricts outdoor amplified noise to 10 am to 5 pm. This standard may be waived where a finding can be made by the review authority that the noise at the property line will not exceed 65dB.

An acoustical analysis has been prepared by David Dubbink Associates (February 2012), to examine compliance with noise standards for outdoor amplified music beyond 5pm per ordinance. Existing daytime ambient sound levels were measured at 9 AM on January 2012. The existing modular tasting room opens at 11 AM. Ambient sound levels at 9 AM were in the range of 30 to 40 dB.

A test was conducted where a "performance" was simulated using recorded sounds. A high performance speaker was mounted on a stand at the outer edge of the terrace. The speaker was oriented toward the south, toward the closet neighboring property. The test sound was generated by a computer. Several tests were made. Sounds were evaluated at 50 and 100 feet from the speaker source.

Figure 9: Noise Site Plan from Noise Study



Next, measurements were made at the nearest property which is 400 feet from the winery building. There are two structures on the site; a residence and a second structure. At the parking area in front of the residence, the sound from the speaker on the terrace was audible but at a level that was obscured by other ambient sounds. The level of the sound varied from 44 to 47 dB.

Impact. The acoustical analysis concluded that the audience area could match the 85 decibels of Lmax in their test “performance” and still meet the County standards. At that level the loudest sounds at the neighboring property line are less than 50 decibels. Performance levels could even be raised an additional ten decibels and the limitation would not be exceeded. A permit condition saying that outdoor music cannot exceed 85 decibels measured 50 feet from the activity locations would insure property line condition of 65 dB Lmax is not exceeded along the closest neighboring property line.

Mitigation/Conclusion. During special events (located at the historic winery / terrace) that include amplified music, sound equipment shall be affixed with a sound level meter that does not allow the amplified music levels at the noise source (measured at 50 feet) to exceed 85 decibels.

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

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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: <u>Inclusionary Housing Fee</u></i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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. Commercial development of 5,000 sq. ft. or more of floor area for commercial use requires the payment of a housing impact fee or construction of Inclusionary housing units.

Mitigation/Conclusion. The project is consistent with the County's Housing Element. Prior to issuance of the Building Permit, the applicant shall pay applicable Inclusionary Housing fees pursuant to Section 22.12.080.

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

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff

Location: Templeton (Approximately 6.19 miles to the east)

Fire: Cal Fire (formerly CDF)

Hazard Severity: Very High

Response Time: 10-15 minutes

Location: Approximately 7.0 miles to the south

School District: Templeton Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school ([State Government Code 65995 et seq.](#)) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

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

Setting. The [County's Parks and Recreation Element](#) does not show that a potential trail goes 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.

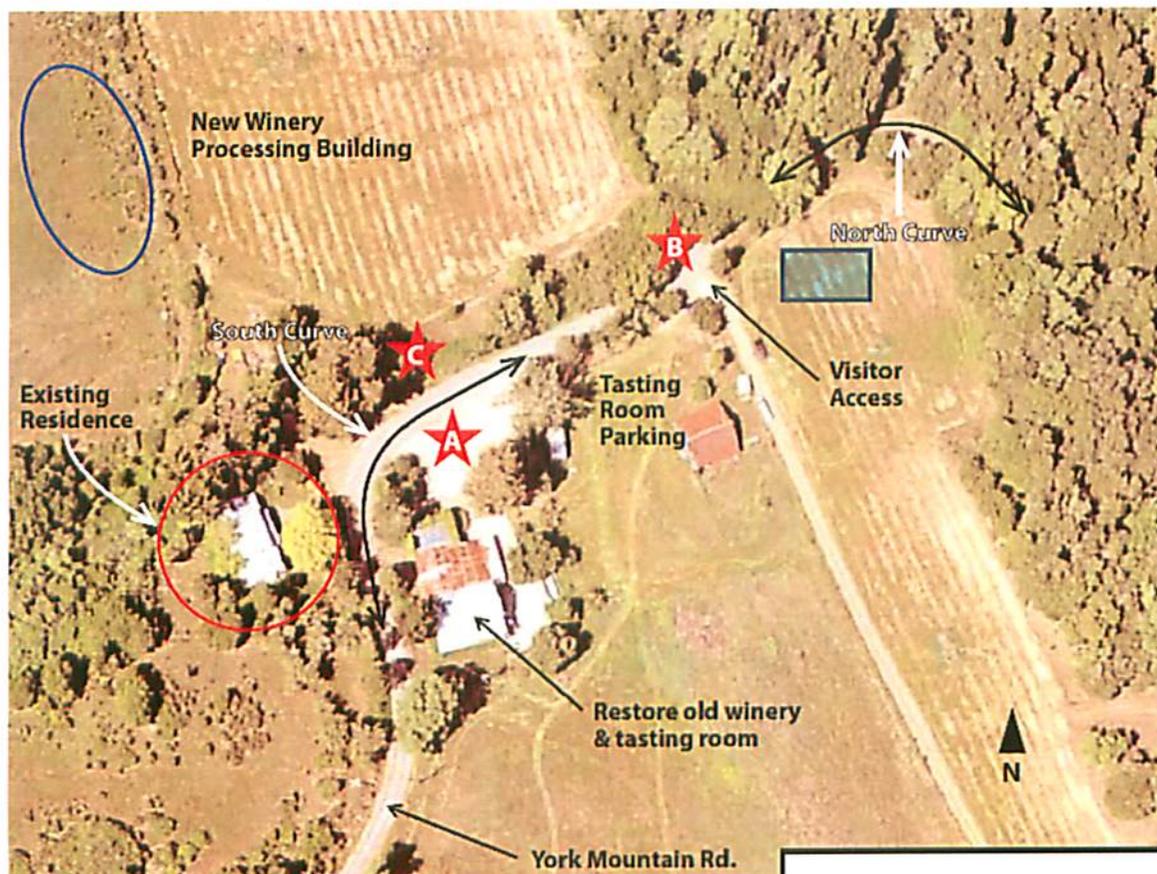
12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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 project site will at the York Mountain site will accessed from York Mountain Road. Currently, there are two driveways which service winery and tasting room. The historic winery access (A) is located on the southern side of York Mountain Road and has been in place since the winery was established. Additional tasting room parking and access (B) are located easterly of the tasting room. Both driveways have been in place since the early 1900s. a new driveway is proposed (C), across from the existing winery/tasting room, to service the new building.

Figure 10: Access Plan (Historic York Mtn.)



The principal access driveway to the tasting room is +/- .5 miles from Highway 46, an arterial road. The York Mountain roadway has 20-24 feet of paved roadbed with some graded shoulders. Just south of the project site, York Mountain Road has a sharp curve in the road. Further northeast, just past the tasting room driveway access, there is another sharp curve.

The project has two driveways that are planned to be used. A new driveway (C) would be constructed opposite of the tasting room parking lot to access the new processing facility. The second driveway (B) is an existing driveway and would be utilized for visitor access and staff to access new parking areas. The existing tasting room parking lot (A) would be modified to be a courtyard with no public vehicular access (Orosz Engineering Group, Inc., January 2012).

The County has established the acceptable Level of Service (LOS) on roads for rural area as "C" or better. The existing road network in the area (including the project's access for the processing facility located at the Stephen's site) is operating at acceptable levels.

The Epoch Estate Wines property is unique as its existing development straddles York Mountain Road. Both the north and south sides of the road are under the same ownership and have had interaction crossing this section of the road for several centuries. The applicant proposed Directional signage (2)- These small signs are intended to notify travelers on York Mountain Road that they are approaching a winery area and will be passing through Epoch Estates property. Stephan's Cellars' wine processing facility will be accessed 1,000 feet to the south at 7575 York Mountain road.

Public Works has reviewed the traffic report prepared by OEG dated January 24, 2012 and concur with the driveway sight distance analysis and recommended restriction of vehicle access to parking lot A (per OEG Exhibit 1). However, Public Works does not support the report's recommended improvements (crosswalks, signage, etc) which could facilitate or promote pedestrians crossing York Mountain Road between the onsite facilities (Glenn Marshall: March 2012).

Public Works also reviewed the revision (expansion to Stephan's wine processing building) to the proposed project (Frank Honeycutt, April 2013). From a Public Works perspective, the revised proposal is substantially consistent with the previous proposal dated March 13, 2012 and Public Work's recommendations remain unchanged (Frank Honeycutt: April 2013). In summary, the proposed tasting room and wine processing facility access points are located to meet or exceed the County required sight distances (Orosz Engineering Group, Inc., January 2012). No significant traffic-related concerns were identified by Public Works. The project is located with Templeton Area B Road Improvement Fee area. This program provides for areawide circulation improvements. Projects provide a "fair share" contribution based on the fee schedule. A referral was sent to Cal Trans (February, 2012) and no comments were submitted.

Impact. The applicant is requesting to allow for the phased construction and expansion of the existing 'Stephen's Cellars' winery facility, the rehabilitation of the condemned York Mountain Winery to restore the historic winery and tasting room uses, the construction of a new wine processing building, and the conversion of the existing tasting room to administrative uses and commercial kitchen that would result in an approximate 49,351 square feet winery. The applicant is also requesting 25 special events with no more than 200 attendees.

A maximum 200 person event would require 32,000sf of parking area per Section 22.30.610 (200 persons/2.5 persons per vehicle * 400sf per vehicle = 32,000sf of parking area required). Parking areas are provided for at the processing building and residence, and other visitor parking and overflow areas are identified on the site plan.

The tasting room is expected to generate up to 20-30 additional trips per day on a busy weekend. Peak traffic associated with the tasting room is expected to occur between the hours of 12:00 pm and 4:00 pm, which are considered "non-peak" hours. Weekday average daily trips related to the production facility are expected to be +/- 15 – 20 traffic trips a day. There may be up to 25 additional

trips that would be related to harvest/crush activities. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

The project will also contribute to areawide cumulative impacts to circulation.

Mitigation/Conclusion. Parking shall be in compliance with LUO Section 22.18.060, special event and industry-wide event parking shall be in compliance with LUO Section 22.30.610, and all driveways and gates constructed on a driveway shall be constructed in accordance to County Public Improvement Standards and per Resolution 2008-152.

No significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary. The Templeton Circulation Fee Program will adequately address the project's contribution to areawide cumulative circulation impacts.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input 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.

The project proposes to use on-site systems, as its means to dispose of wastewater. The winery will use two wastewater systems, one for domestic waste and one for process waste. For domestic waste, the leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Based on the proposed project, adequate area appears available for an on-site system. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that can show that the leach area can adequately percolate to achieve this threshold. The liquid waste from the winery shall be stored in an approved tank to be recycled back on the land (e.g. dust control, vineyard irrigation). The proposed winery project will be conditioned to provide from the Regional Water Quality Control Board a waste discharge permit or an exemption for liquid waste disposal (the process waste). The RWQCB will conduct final review and approval of the winery wastewater disposal system.

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.

For on-site septic systems, there are several key factors to consider for a system to operate

successfully, including the following:

- ✓ Sufficient land area (refer to County's Land Use Ordinance or Plumbing Code) – depending on water source, parcel size minimums will range from one acre to 2.5 acres;
- ✓ The soil's ability to percolate or “filter” effluent before reaching groundwater supplies (30 to 120 minutes per inch is ideal);
- ✓ The soil's depth (there needs to be adequate separation from bottom of leach line to bedrock [at least 10 feet] or high groundwater [5 feet to 50 feet depending on perc rates]);
- ✓ The soil's slope on which the system is placed (surface areas too steep creates potential for daylighting of effluent);
- ✓ Potential for surface flooding (e.g., within 100-year flood hazard area);
- ✓ Distance from existing or proposed wells (between 100 and 250 feet depending on circumstances);
- ✓ Distance from creeks and water bodies (100-foot minimum).

To assure a successful system can meet existing regulation criteria, proper conditions are critical. Above-ground conditions are typically straight-forward and most easily addressed. Below ground criteria may require additional analysis or engineering when one or more factors exist:

- ✓ the ability of the soil to “filter” effluent is either too fast (percolation rate is faster or less than 30 minutes per inch and has “poor filtering” characteristics) or is too slow (slower or more than 120 minutes per inch);
- ✓ the topography on which a system is placed is steep enough to potentially allow “daylighting” of effluent downslope; or
- ✓ the separation between the bottom of the leach line to bedrock or high groundwater is inadequate.

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

--**shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface

--**steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent.

--**slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be greater than 30 and less than 120 minutes per inch

Impact. Initial case production is planned for 15,000 cases annually, during Phase I. Initial production is planned to yield 1,208 gallons per day during peak crush and 833 gallons per day during non peak. Ultimate case production, in Phase III, is anticipated for 25,000 cases annually and will typically generate up to 2,014 gallons of wastewater per day during peak crush and 1,389 gallons of wastewater per day during non-peak period

Based on the above discussion and information provided, the site appears to be able to design any additional required on-site systems that will meet California Plumbing Code (CPC)/Basin Plan

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

Mitigation/Conclusion.

Based on the following project conditions or design features, wastewater impacts are considered less than significant:

- ✓ The project has sufficient land area per the County's Land Use Ordinance to support an on-site system;
- ✓ The soil's percolation rate is between 30 to 120 minutes per inch;
- ✓ There is adequate soil separation between the bottom of the leach line to bedrock or high groundwater;
- ✓ The soil's slope is less than 20%;
- ✓ The leach lines are outside of the 100-year flood hazard area;
- ✓ The leach lines are at least 100 feet from creeks and water bodies.

The leach lines shall be located at least 100 feet from any private well and at least 200 feet from any public well. Prior to building permit issuance, the standard septic systems will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

The proposed winery will be conditioned to provide a waste discharge permit or exemption permit from the Regional Water Quality Control Board for the proposed expansion. Based on compliance with existing regulations and requirements, potential wastewater impacts would be less than significant.

14. WATER & HYDROLOGY

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER & HYDROLOGY

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
d) <i>Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
QUANTITY				
h) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The project proposes to obtain its water needs from an on-site well. The Environmental Health Division has reviewed the project (Leslie Terry, February, 2012) for water availability and no concerns were identified. 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 gently sloping to moderately sloping. Paso Robles Creek is located greater than a 1,000 feet from the proposed project. As described in the NRCS Soil Survey, the soil surface is considered to have "moderately low" to "moderately high" erodibility.

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.

Impact. Based on information provided by the applicant's agent, the estimated water usage as follows:

For 15,000 cases of Wine Annually production during peak crush – 1,208 gallons per day

For 15,000 cases of Wine Annually production during non-peak crush – 833 gallons per day

For 25,000 cases of Wine Annually production during peak crush – 2,014 gallons per day

For 25,000 cases of Wine Annually Production during non-peak period – 1,389

Well production: There are few existing wells onsite. The project is estimated to use 1.25 acre feet per year for the tasting room and winery with a 25,000 case production. Special events may require an additional 0.098 acre feet per year.

Over 2,500 gallons per day will require Regional Water Quality Control Board (RWQCB) approval.

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 6.9 acres. The project is not within close proximity to surface water sources.

Mitigation/Conclusion. A Sedimentation and Erosion Control plan is required per ordinance prior to issuance of construction permits. Since soil disturbance would exceed one acre, the project will also be subject to the National Pollutant Discharge Elimination System (NPDES) program, and a SWPPP is required. Per County Ordinance, the applicant shall provide evidence that a Stormwater Pollution plan (SWPPP) has been issued from the Regional Water Quality Control Board.

The applicant shall also implement Low Impact Development designs to help promote groundwater re-charge. Such as, roof runoff should be directed to landscape areas (rain gardens) and / or vegetated drainage swales. Runoff should not be allowed to cross surfaces that have the potential to contain pollutants such as parking areas.

With the inclusion of the LID measures and water conservation measures recommended by the Agriculture Department, no potentially significant water quantity or quality impacts were identified, and no specific measures above standard ordinance 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
d) <i>Be potentially incompatible with surrounding land uses?</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/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), but modifications to some standards would be necessary.

Noise. The applicant is also requesting a modification from the noise standards to allow amplified music after 5pm. The winery ordinance restricts outdoor amplified noise to 10 am to 5 pm. This standard may be waived where a finding can be made by the review authority that the noise at the property line will not exceed 65dB.

An acoustical analysis has been prepared and has demonstrated that outdoor amplified music on the terrace after 5pm, will not exceed the County's 65dB noise requirement at property line (refer to acoustical analysis, *Noise Study for the Epoch Winery, York Mountain*, prepared by David Dubbink Associates).

Tasting Room Proximity to Processing Facility. The applicant is requesting a setback modification (Section 22.30.070D.h2) that requires a tasting room to be located within a 200 foot proximity to the wine processing facility. The setback modification is necessary for Phase I since the wine processing will initiate at the previous Stephan's Cellars wine production (~1,100 feet away). When Phase II is completed that would bring the tasting room/proximity into compliance. In addition the applicant is requesting a setback waiver in the event, Phase II is never built. Without Phase II, the distance between the modular tasting room and the new Phase III processing facility would still exceed 200 feet (~250 feet).

Per Section 22.30.070, Setbacks may be modified through a Conditional Use Permit. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings: (1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III); (2) the property fronts an arterial or collector street; (3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or (4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.

Under Finding (4) above, the project qualifies for a setback waiver because the historic winery was built prior to 1980 and has historically been used as a winery. The original stone Winery was built circa 1882.

Signage. The applicant is also requesting a winery signage waiver which limits signage to 100 square feet (sf) per site as required by Section 22. 20.060 A(2) unless additional signage is approved through a Conditional Use Permit. The application for the Conditional Use Permit includes a Sign Program with signage in of 252 sf.

The following sign program is proposed.

Signage Proposed	SF	Dimensions
Production Monument Gate Entry	20	
Tasting Room Gate Entry	20	
Site Marker Sign	4	12"-16"x24"-30"
Site Marker Sign	4	12"-16"x24"-30"
Monument at HWY 46	120	
Existing Script Sign	84	3'x28'
Total	252	

In Summary the applicant is requesting the following wavier modifications:

- A waiver modification which limits signage to 100 square feet (sf) per site to allow 252 sf, [of Section 22.20.060A(2)]
- A waiver modification from the noise standards to allow amplified music after 5pm, [Section 22.30.070.D.i.(3)]
- A wavier modification for setbacks that requires a tasting room to be located within a 200 foot proximity to the wine processing facility (Section 22.30.070D.h2).

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

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	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	Not ApplicableNo Response
<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	Not ApplicableNo Response
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Templeton Community Advisory Council</u>	Attached
<input checked="" type="checkbox"/>	Other <u>City of Paso Robles</u>	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"/> Adelaide 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:

Biological Resource Assessment Report, Epoch Estate Wines- APN# 014-221-025
7505 York Mountain Road, Templeton, California; Terra Verde Environmental Consulting, LLC,
February, 2012.

Engineering Geology Investigation and Subsurface Fault Investigation, Project SL07888-2, York
Mountain Winery, CA, GeoSolutions, Inc., 2012.

Soils Engineering Report, York Mountain Winery, 7505 York Mountain Road, CA, Project SL07888-3,
GeoSolutions, Inc., January 2012.

Archaeological Surface Survey, York Mountain Winery Property, York Mountain Road, Paso Robles,
CA, Heritage Discoveries Inc., June 21, 2010.

Historic Structures Assessment, York Mountain Winery, Cultural Resource Management Services,
October 15, 2010.

Assessment of the Proposed Rehabilitation of York Mountain Winery, York Mountain Winery, Cultural
Resource Management Services, February 13, 2012.

Site Distance Evaluation, York Mountain Winery, Paso Robles, CA, Orosz Engineering Group, Inc.,
January 24, 2012.

Review of Engineering Geology and Geotechnical Engineering Reports, Epoch Winery, Brian
Papurello, CEG 2226, June 24, 2013.

Exhibit B - Mitigation Summary Table

Agriculture

- AG-1 **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 that will use of drip irrigation or better water saving techniques. The Landscape plan shall preclude lawn/turf areas associated with the winery (native grasses are acceptable).
- AG-2 **At the time of application for construction permits**, the applicant shall submit plans incorporating pervious and semi-pervious areas along with Low Impact Designs to promote groundwater recharge.

Biological

Nesting Birds

- BR-1 **Prior to and during construction**, in order to protect sensitive bird species and those species protected by the Migratory Bird Treaty Act and/or the Fish and Wildlife Code, the applicant shall avoid vegetation clearing and earth disturbance during the typical nesting season (February 15 – August 31). If avoiding construction during this season is not feasible, a qualified biologist shall survey the area one week prior to activity beginning on the site. If nesting birds are located, they shall be avoided until they have successfully fledged. A buffer zone of 50 feet will be placed around all non-sensitive bird species, a 500-foot buffer zone for raptors, and all activity will remain outside of that buffer until a County approved biologist has determined that the young have fledged. If special-status bird species are located, no work will begin until an appropriate buffer is determined by consultation with the County, the local California Department of Fish and Wildlife biologist, and/or the U. S. Fish and Wildlife Service.
- BR-2 **Prior to issuance of construction and/or grading permit for the appropriate phase**, the applicant shall clearly show all oak trees within 50 feet of grading activities on the grading plans. In addition to showing the limits of grading, the grading plans shall also designate which oak trees are to be removed and which oak trees will be impacted by grading activities occurring within the root zone (one and one half times the dripline).

No more than one(1) oak tree shall be removed and no more than two (2) oak trees shall be impacted. If additional oak trees need to be impacted or removed (no more than 5 additional oak trees) then a revised Tree Plan shall be submitted to the Planning Department for review and approval.

Oak trees within 50 feet of grading activities, which are not designated for removal, shall be fenced and flagged for protection prior to permit issuance. Fencing shall be clearly shown on the grading plans to be located at the root zone for trees not designated for removal. For impacted trees, where grading activities will occur within the root zone, fencing may be placed at the limits of grading activities.

Oak Trees

BR-3 Prior to issuance of construction and/or grading permit for the appropriate phase, the applicant shall provide a tree replacement plan for review and approval by the Environmental Coordinator. The replacement plan shall demonstrate compliance with the following measures:

- a. Number of Trees – The tree replacement plan shall provide for the replacement, in kind, of removed oak trees at a 4:1 ratio. Additionally, the tree replacement plan shall provide for the planting, in kind, at a 2:1 ratio for oak trees designated for impact but not removal.
- b. Species – Trees shall be of the same species of the trees proposed for impact or removal. The species shall be clearly specified on the plans.
- c. Size – Replacement oak trees shall be from either vertical tubes or deep, one-gallon container sizes.
- d. Planting – Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.
- e. Maintenance – Newly planted trees shall be maintained until successfully established. This shall include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding of at least a three foot radius out from the planting, and adequate watering (e.g., drip-irrigation system). Hand removal of weeds shall be kept up on a regular basis at least once in late spring (April) and once in early winter (December).

Wetlands

BR-4 Prior to issuance of construction and/or grading permit for the appropriate phase, to protect the wetlands present on the property, a minimum 50-foot setback shall be required from each wetland. In addition, during construction, the boundaries of the wetlands should be clearly marked with either high visibility flagging or fencing in order to avoid damage to the wetlands. Lastly, site drainage facilities shall be designed appropriately to minimize long-term silt and sedimentation impacts to on-site wetland features.

- a. If work must occur during the rainy season, the Owner shall install adequate erosion and sedimentation controls to prevent any sediment-laden runoff or sediment from entering the wetlands, surrounding habitat areas, and other areas of the property. Upon completion of construction, disturbed areas that may erode into the wetlands will be stabilized with a native seed mix and/or permanent landscaping.

California red-legged frog and Western spadefoot toad

BR-5 Prior to issuance of construction and/or grading permit for the appropriate phase, the following measures shall be implemented in order to avoid and/or reduce the potential for impacts to California red-legged frogs and Western spadefoot toad:

- a. A qualified biologist will perform two surveys occurring the night before and morning of construction.
 1. If any life stages of California red-legged frogs are observed within the proposed work area, the United States Fish and Wildlife Service (USFWS) will be contacted for guidance as to how to proceed. Further, if any western spadefoot toads are observed within the proposed work area, the California Department of Fish and Game (CDFG) will be contacted for guidance as to how to proceed. No work shall occur until approved by the County and the USFWS and/or CDFG.
- b. A qualified biologist shall be present during any clearing or grading work in the project area.
 2. The biologist or their designee shall also check under any equipment and stored construction supplies left in the work area overnight prior to the start of construction each day.

Monterey dusky footed woodrats

BR-6 Prior to issuance of construction and/or grading permit for the appropriate phase, a biologist shall survey the proposed project area (all oak woodlands within 100 feet of construction) to avoid impacts to dusky-footed woodrats during the breeding season (February to November). If a nest is identified, the nest and subsequent tree shall be avoided and a buffer of 50 feet shall be maintained during the breeding season, or until the nest is deemed inactive.

Pallid Bat

BR-7 Prior to issuance of construction and/or grading permit for the appropriate phase, to determine if bats are present on the property or near the proposed project, a qualified biologist shall conduct presence/absence surveys. If bats are found to be using nearby trees, the type of use shall be determined (day roost, night roost). Because bats may migrate to the site during different seasons of the year, at least one spring and one winter survey shall be conducted in order to detect bats.

- a. If bats are not present, no further action is required.
- b. If bats are found in or near proposed building areas, the owner shall implement habitat enhancement measures, such as placement of bat boxes, away from the building areas.

Cultural Resources / Historic

CR-1 Prior to issuance of construction and/or grading permit for the appropriate phase, the applicant submit a Historic Preservation and Rehabilitation Plan (HPRP), prepared by a qualified Historic professional, for the review and approval of the Planning Director. The HPRP shall be consistent with Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. The HPRP shall include the designation of a Historic Resource Project Manager (HRPM). The HRPM shall be responsible for coordinating all the components of the HPRP including review of construction permits, documentation, field monitoring and reporting, and inspection for consistency with the HPRP. The HPRP shall include but not be limited to:

1. Prior to issuance of construction permits, the project shall be thoroughly documented through photographs or plan drawings, or both, the historical elements that will be removed or rehabilitated. This information will then be employed where elements are to be restored or otherwise reconstructed.
2. During any disassembly, inventory, and storage of key historic components, the winery shall be observed, photographed and recorded. That a report detailing and describing construction details, or other historical information revealed during demolition will be produced.
3. Prior to issuance of the building permit for this project, plans shall be reviewed for consistency with Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, and recommendations found in the cultural resource reports (Archaeological Surface Survey, York Mountain Winery Property, York Mountain Road, Paso Robles, CA, Heritage Discoveries Inc., June 21, 2010; Historic Structures Assessment, York Mountain Winery, Cultural Resource Management Services, October 15, 2010; Assessment of the Proposed Rehabilitation of York Mountain Winery, York Mountain Winery, Cultural Resource Management Services, February 13, 2012).
4. During construction, the project shall be monitored or inspected regularly to assure consistency with the HPRP.
5. Prior to final inspection, the project shall be inspected to verify consistency with the approved HPRP.
6. If at any time during the demolition or construction process, the HRPM identifies non-compliance with the HPRP, all construction work in the area of the non-compliance shall be suspended, the County shall be notified, and recommendations shall be developed to provide protection and preservation of the Historic resources. These recommendations shall be implemented as approved by the Planning Director.

Stormwater

W-1 At the time of application for construction permits, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by Public Works. At least two designer selected LID measures shall be applied to the project.

Noise

N-1 For the life of the project, outdoor amplified sound levels shall not exceed 85 decibels at the position of 50 feet in front of the speakers.

- a. Outdoor special events are limited to the historic winery (terrace) location.
- b. No outdoor amplified music shall be allowed before 10 AM or after 10 PM.

DATE: JUNE 20, 2013
REVISED:

**DEVELOPER'S STATEMENT FOR EPOCH WINE ESTATES
ED11-161 / DRC2011-00061**

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.

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Monitoring: Required at the time of application for construction and or grading permits. Compliance will be verified by the County Department of Planning and Building.

AG-2 At the time of application for construction permits, the applicant shall submit plans incorporating pervious and semi-pervious areas along with Low Impact Designs to promote groundwater recharge.

Monitoring: Required at the time of application for construction and or grading permits. Compliance will be verified by the County Department of Planning and Building.

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Stormwater

- W-1 **At the time of application for construction permits**, the applicant shall show on the construction permits, project designs that will promote groundwater recharge (22.52.140) by application of Low Impact Development (LID) design techniques. For example roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by Public Works. At least two designer selected LID measures shall be applied to the project.

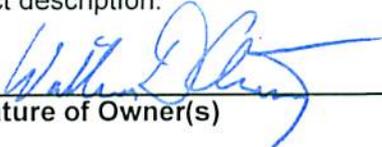
Monitoring: Required prior to issuance of construction and or grading permit. Compliance will be verified by the County Department of Planning and Building, in consultation with the Public Works.

Noise

- N-1 For the life of the project, outdoor amplified sound levels shall not exceed 85 decibels at the position of 50 feet in front of the speakers.
- a. Outdoor special events are limited to the historic winery (terrace) location.
 - b. No outdoor amplified music shall be allowed before 10 AM or after 10 PM.

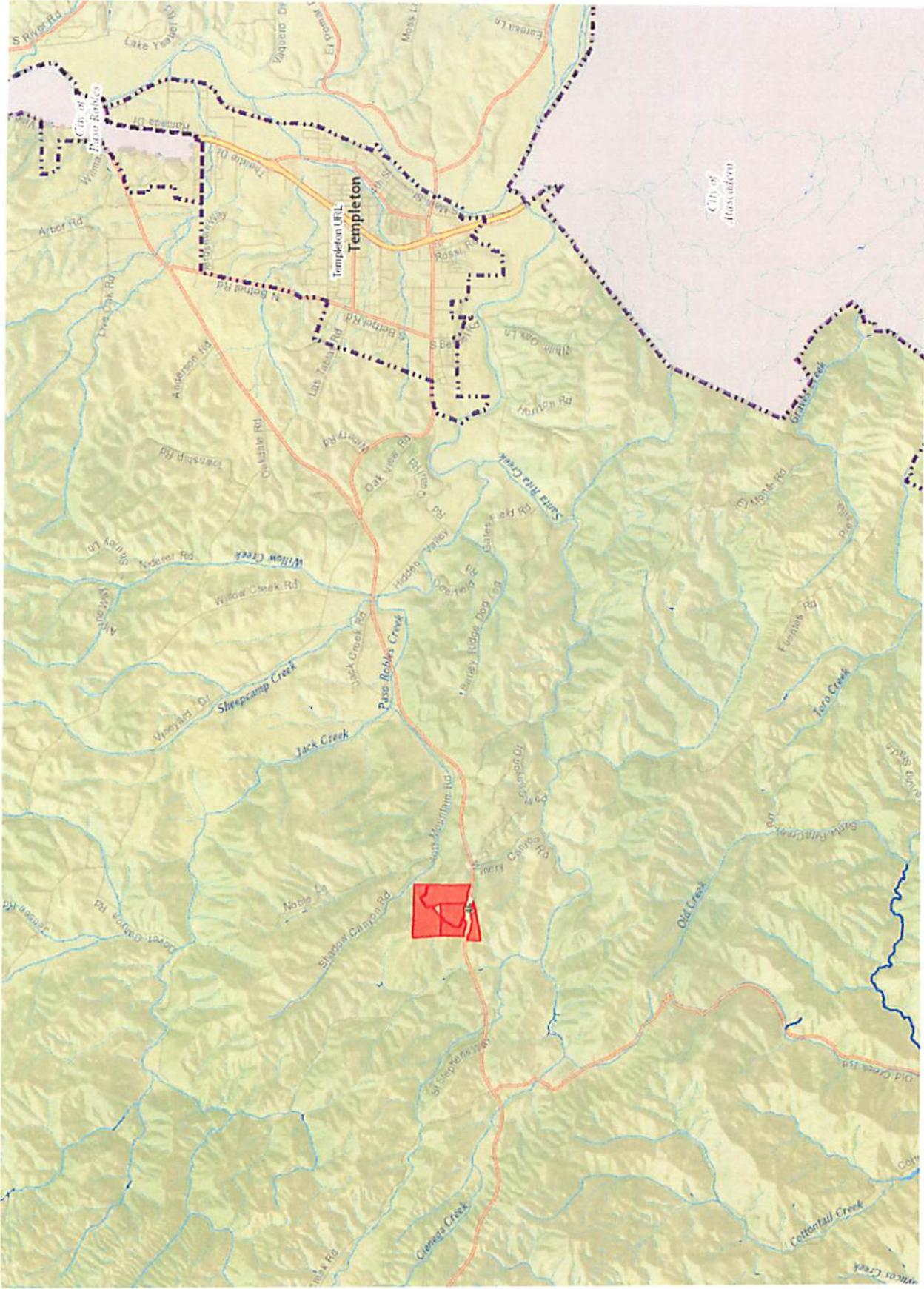
Monitoring: Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)


Name (Print)


Date



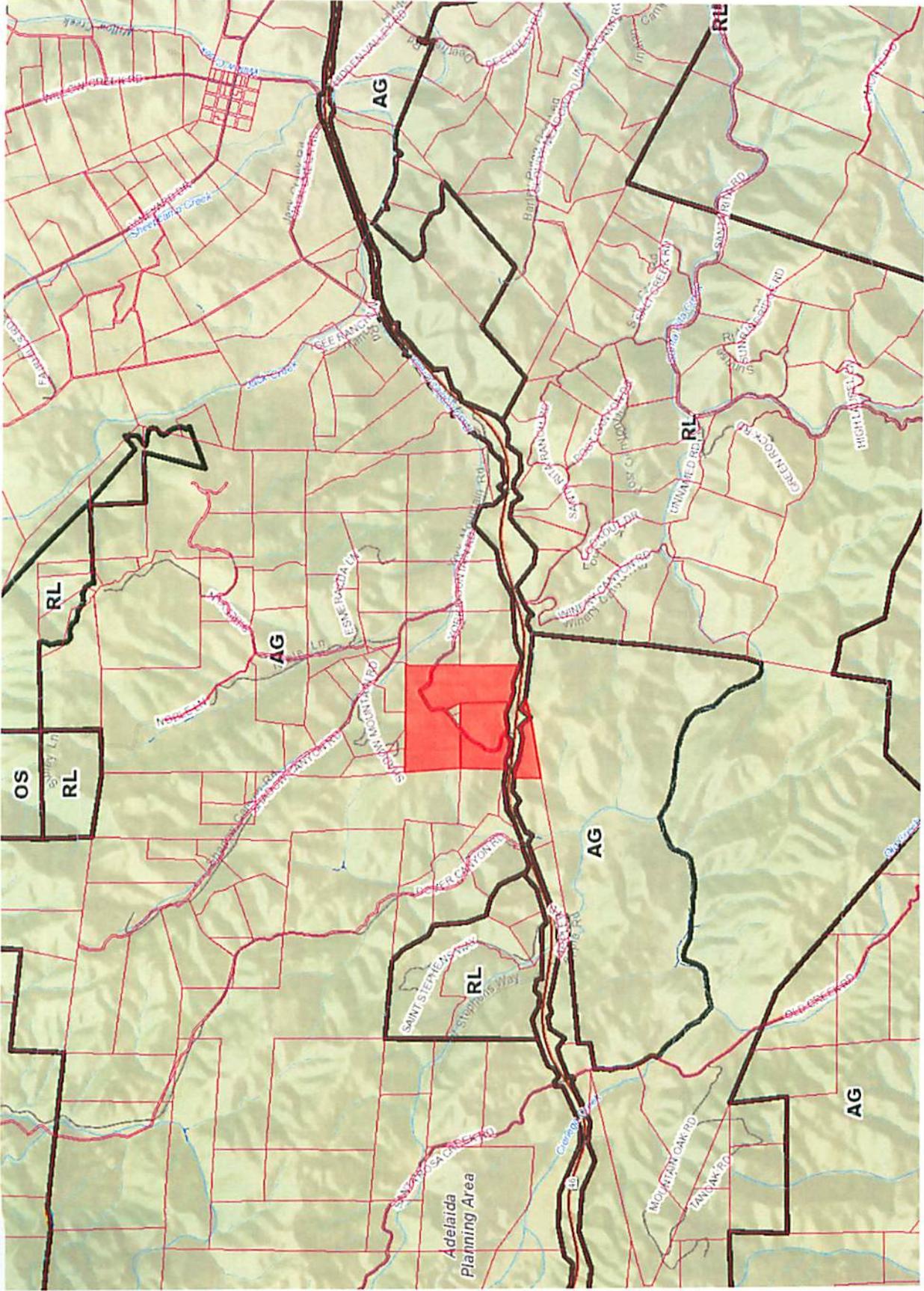
PROJECT

Epoch Wine Estates / Catapult Vineyard
DRC2011-00061



EXHIBIT

Vicinity Map



PROJECT

Epoch Wine Estates / Catapult Vineyard
DRC2011-00061

EXHIBIT

Land Use Category Map





PROJECT

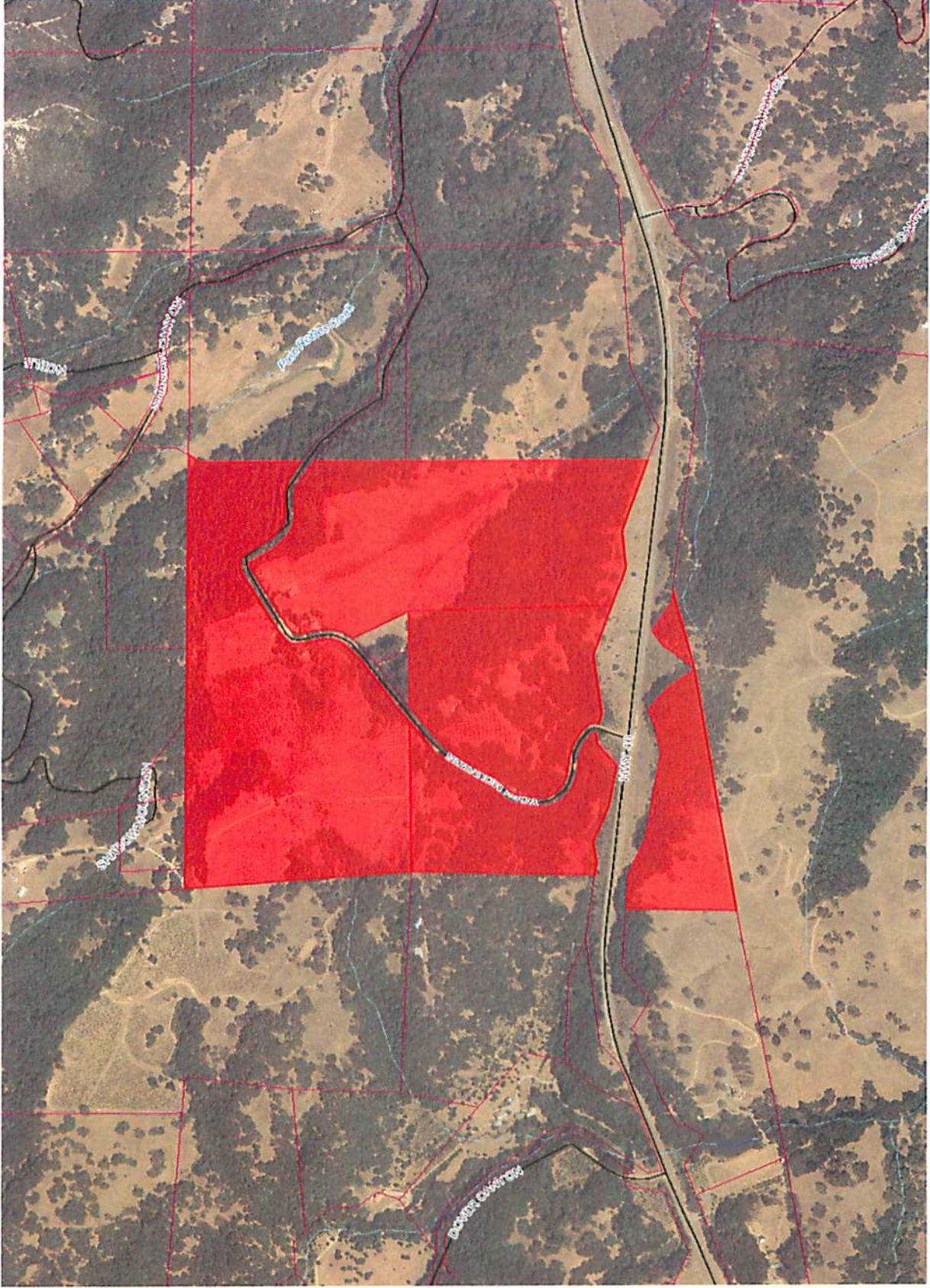
Epoch Wine Estates / Catapult Vineyard

DRC2011-00061



EXHIBIT

Aerial Map



PROJECT

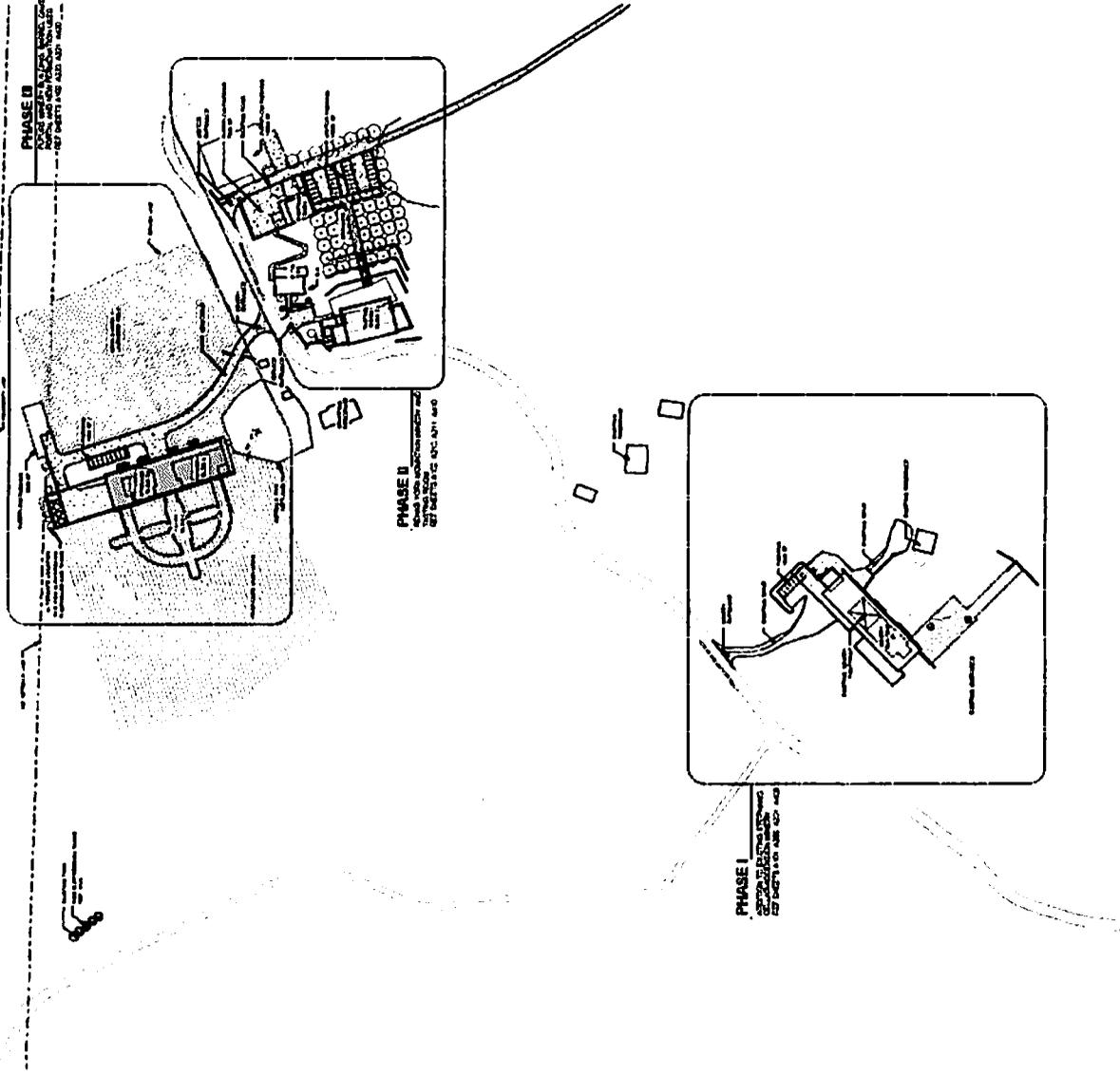
Epoch Wine Estates / Catapult Vineyard

DRC2011-00061



EXHIBIT

Aerial Map - Close Up



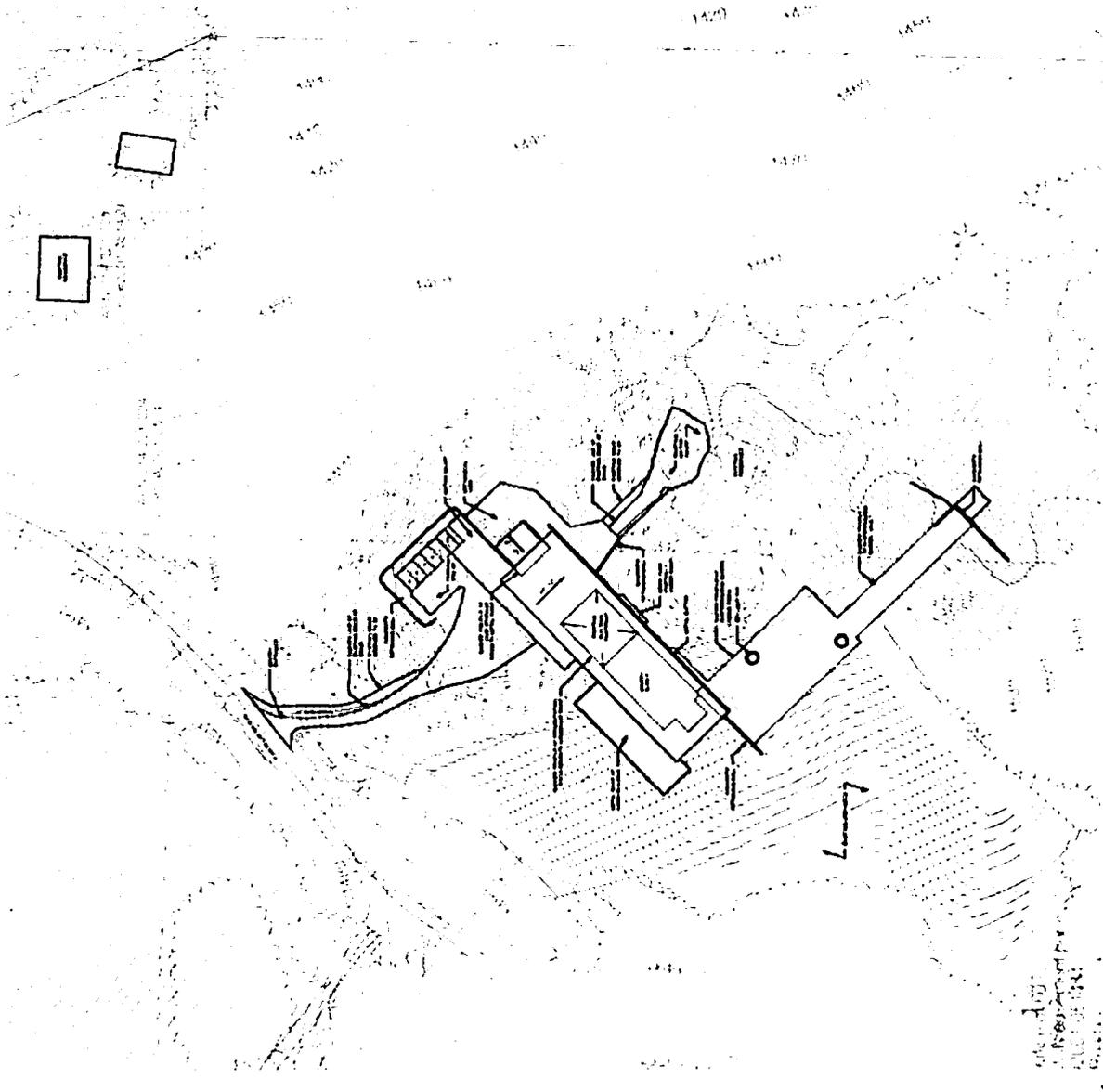
PROJECT

Epoch Wine Estates / Catapult Vineyard

DRC2011-00061

EXHIBIT

Overall Site Plan



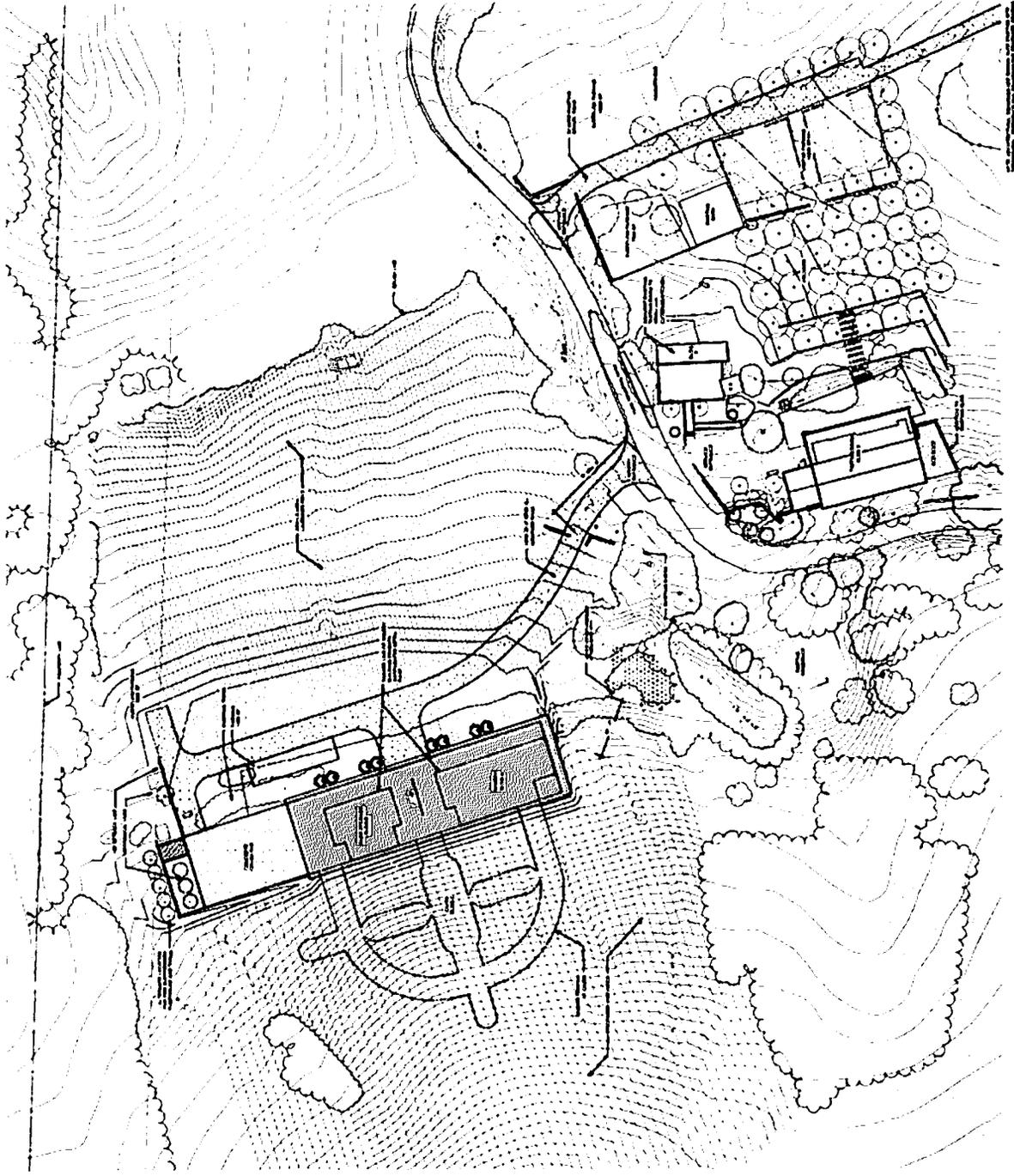
PROJECT

Epoch Wine Estates / Catapult Vineyard
DRC2011-00061



EXHIBIT

Phase I Site Plan



PROJECT

Epoch Wine Estates / Catapult Vineyard
DRC2011-00061

EXHIBIT

Phase II & III Site Plan



1	1490
2	1500
3	1534.7
4	1530
5	1520
6	1510

1490

1500

1534.7

1530

1520

1510

EXHIBIT

Phase I First Floor Plan



PROJECT

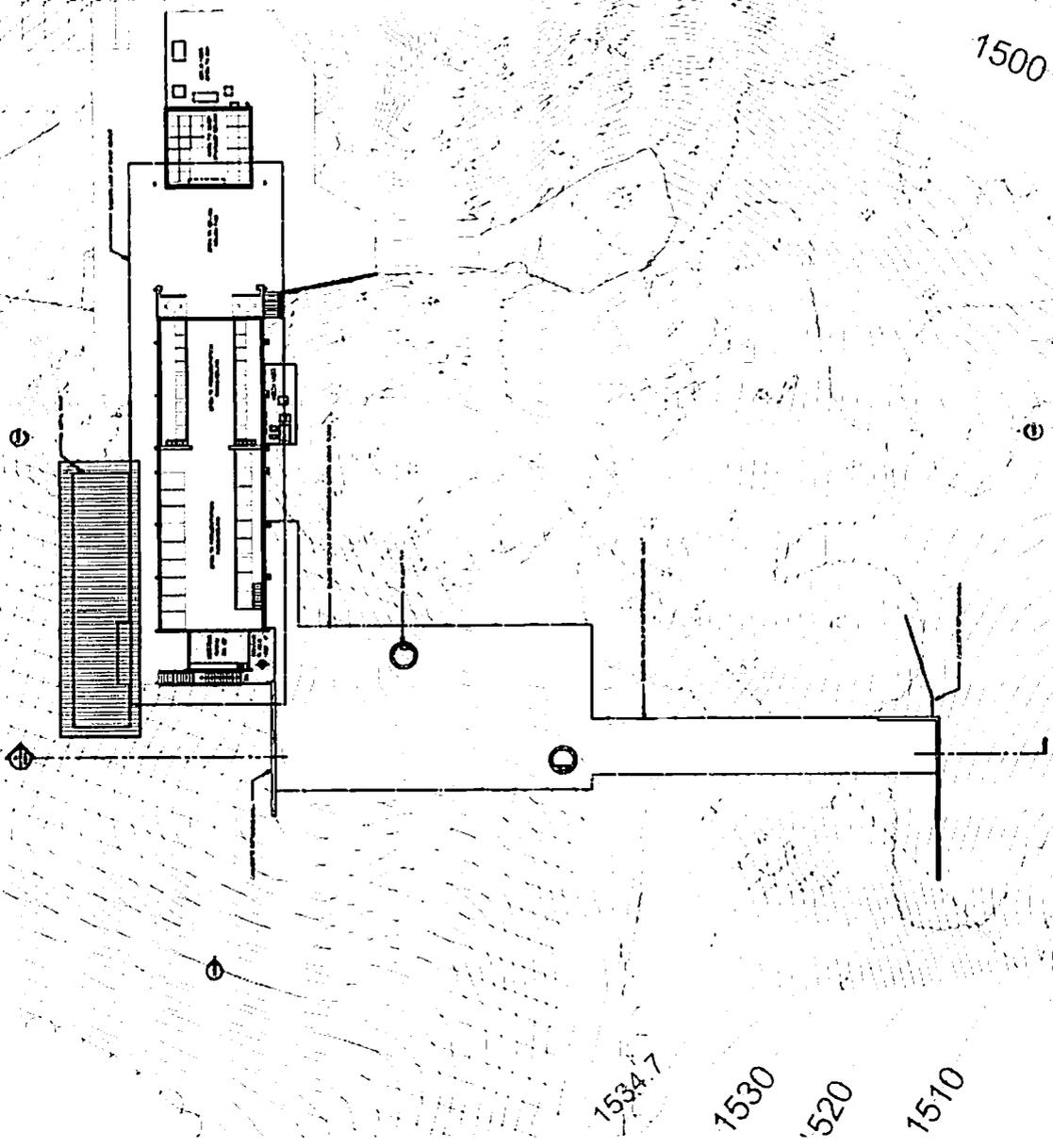
Epoch Wine Estates / Catapult Vineyard

DRC2011-00061

BLDG AREA
1490

1490

1500



1534.7

1530

1520

1510

EXHIBIT

Phase I Second Floor Plan

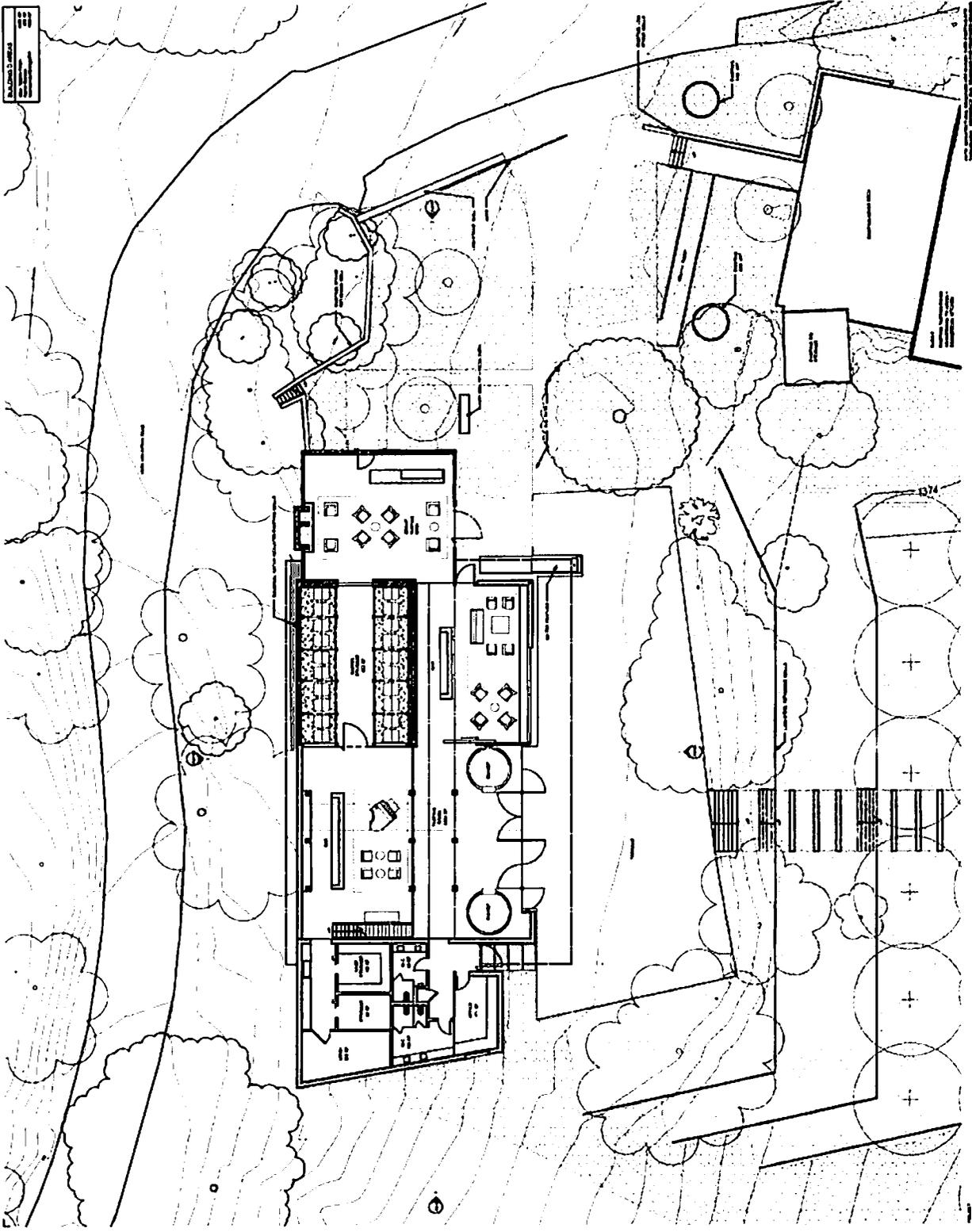


PROJECT

Epoch Wine Estates / Catapult Vineyard

DRC2011-00061

PLANNING PERMITS
1.000
1.001
1.002



PROJECT

Epoch Wine Estates / Catapult Vineyard

DRC2011-00061

EXHIBIT

Phase II First Floor Plan



DATE	11/11/11
BY	...
PROJECT	...
DESCRIPTION	...



EXHIBIT
Phase II Second Floor Plan



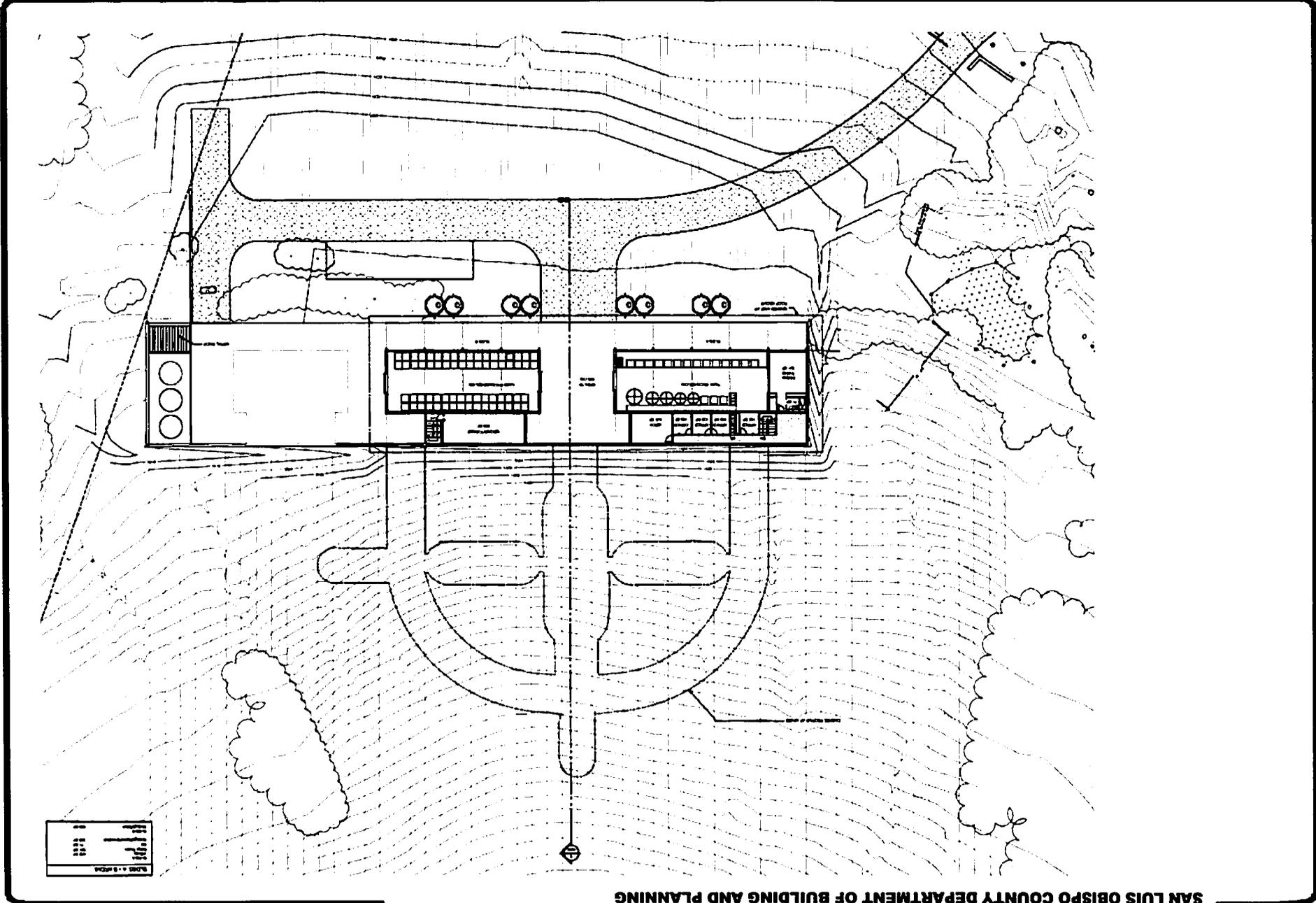
PROJECT
Epoch Wine Estates / Catapult Vineyard
DRC2011-00061

Phase III Second Floor Plan

EXHIBIT



Epoch Wine Estates / Catapult Vineyard
PROJECT
DRC2011-00061



1/4" = 1'-0"	1/8" = 1'-0"
1/16" = 1'-0"	1/32" = 1'-0"
1/64" = 1'-0"	1/128" = 1'-0"
1/256" = 1'-0"	1/512" = 1'-0"
1/1024" = 1'-0"	1/2048" = 1'-0"

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

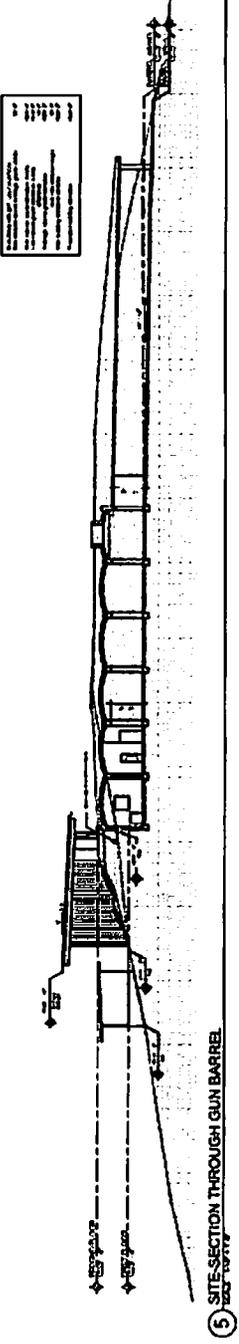
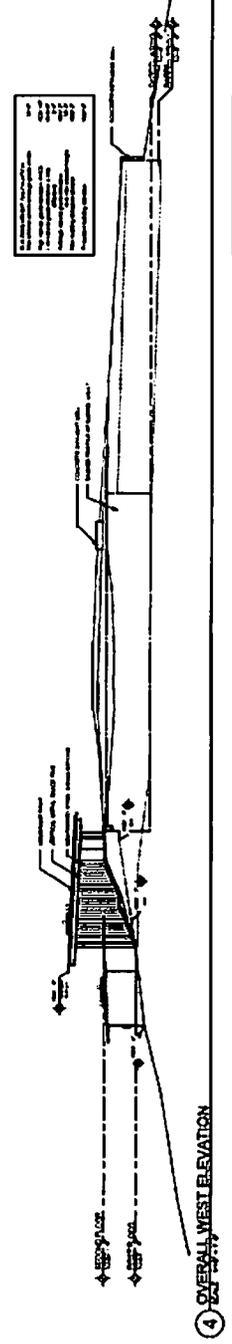
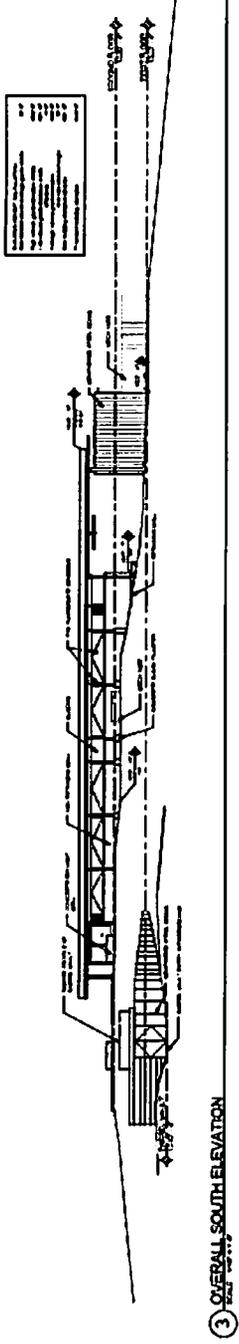
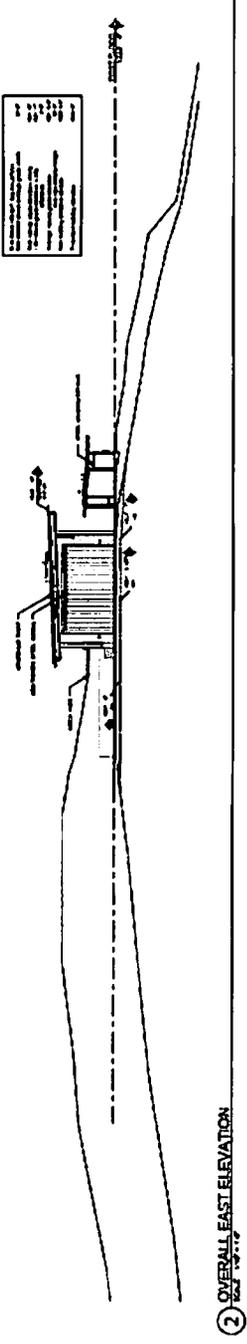
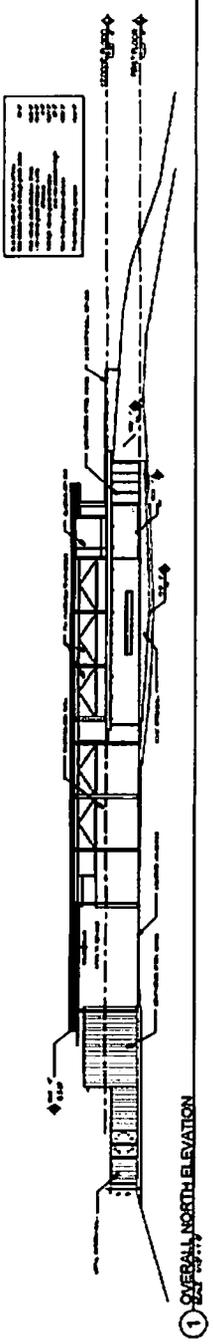
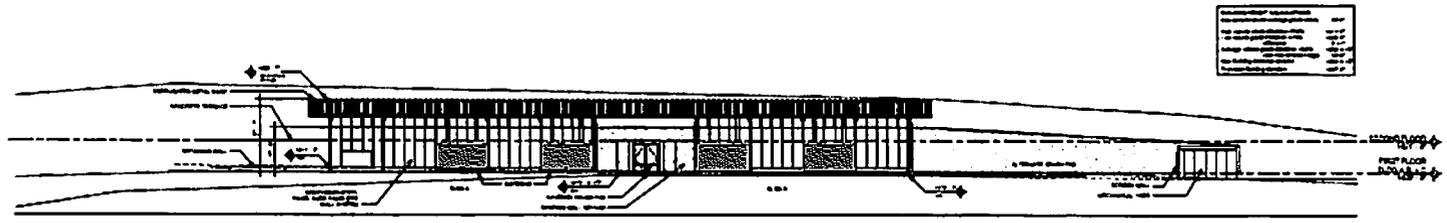


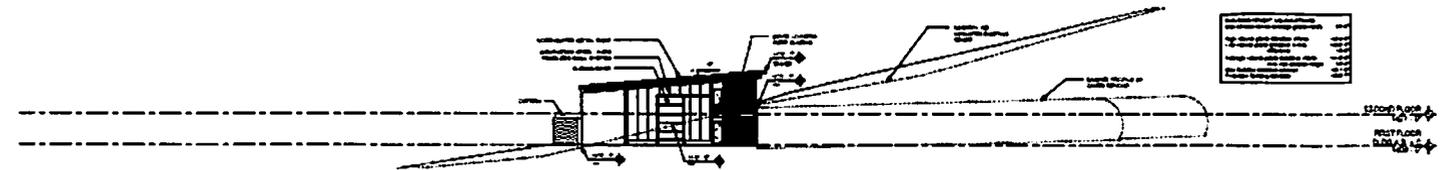
EXHIBIT
Phase I Exterior Elevations



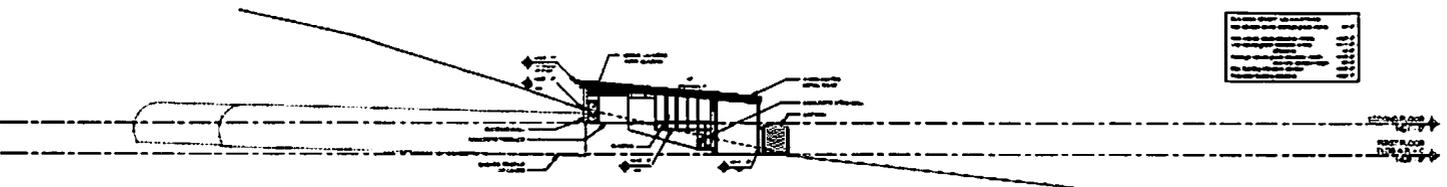
PROJECT
Epoch Wine Estates / Catapult Vineyard
DRC2011-00061



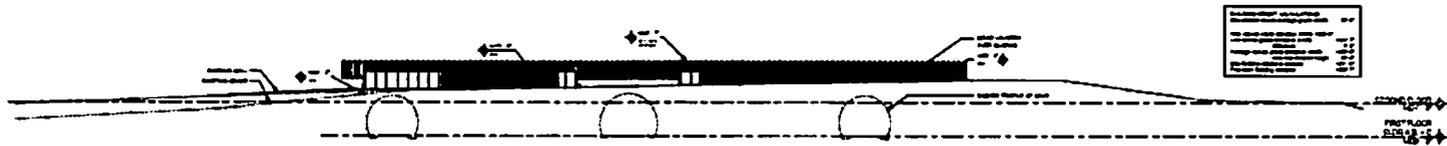
① WINERY EAST ELEVATION
K&L 10.11.17



② WINERY NORTH ELEVATION
K&L 10.11.17



③ WINERY SOUTH ELEVATION
K&L 10.11.17



④ WINERY WEST ELEVATION
K&L 10.11.17



⑤ WINERY TRANSVERSE SECTION
K&L 10.11.17

PROJECT
Epoch Wine Estates / Catapult Vineyard
DRC2011-00061



EXHIBIT
Phase III Exterior Elevations



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: April 5, 2013

To: Holly Phipps, North County Team Planner

From: Frank Honeycutt, Development Services Engineer 

Subject: Public Works Project Referral for DRC2011-00061 – Catapult Vineyard. York Mountain Road, Templeton APN 014-221-027

Thank you for the opportunity to provide information on the revision to the proposed subject project. I have reviewed the revised proposal dated 2-14-2013. From a Public Works perspective, this proposal is substantially consistent with the previous proposal dated 2-13-2012. Therefore, our review comments from March 13, 2012 would still be our recommendation. Please let me know if you have any questions.



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: March 26, 2012

To: Holly Phipps, North County Team Planner

From: Glenn Marshall, Development Services Engineer

Subject: Public Works Project Referral for DRC2011-00061 – Catapult Vineyard. York Mountain Road, Templeton APN 014-221-027

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.

Comments:

- Per Resolution 2008-152 this project would trigger road improvements up to 1/2 mile from site. Due to existing environmental and road constraints, and limited traffic volumes Public Works recommends no improvements.
- Public Works has reviewed the traffic report prepared by OEG dated January 24, 2012 and concur with the driveway sight distance analysis and recommended restriction of vehicle access to parking lot A (per OEG Exhibit 1). However, Public Works does not support the report's recommended improvements (crosswalks, signage, etc) which could facilitate or promote pedestrians crossing York Mountain Road between the onsite facilities.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. The project shall be limited to three driveway approaches all constructed in accordance with rural B-series drawings, at the following locations:
 - i. Reconstruct one driveway approach to the existing residence per B-1a;
 - ii. Construct one new driveway approach to the wine tasting room and existing barn (Buildings D & E) per B-1a; and
 - iii. Construct one new driveway approach to the case storage and caves (Buildings A, B & C) per B-1a.
 - b. Remove vehicle access to the existing winery parking area in accordance with the recommendations of the January 24, 2012, OEG winery access evaluation report.
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - d. Remove vegetation as required to achieve sight distance standards.
 - e. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
2. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
3. **Prior to occupancy or final inspection**, the York Mountain Road improvements shall be constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
4. **On-going condition of approval (valid for the life of the project)**, and 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, project signage; tree planting; fences; walls; pedestrian amenities; etc without a valid Encroachment Permit issued by the Department of Public Works.
5. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping and landscaping amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

- 6. On-going condition of approval (valid for the life of the project), any gate constructed on a driveway where off-site grapes are delivered and/or product is exported from the site shall be setback a minimum of 75-feet from the nearest edge of traveled way of York Mountain Road.**

Fees

- 7. On-going condition of approval (valid for the life of the project), and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Templeton Area B Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.**

Drainage

- 8. 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.**
- 9. 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.**
- 10. 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.**

Stormwater Pollution Prevention

- 11. At the time of application for construction permits, the applicant shall submit a Stormwater management plan together with a draft "Standard Private Stormwater Conveyance Management and Maintenance System Agreement" for review and approval by the County.**
- 12. Prior to issuance for construction permits, the applicant shall record with the County Clerk a "Standard Private Stormwater Conveyance Management and Maintenance System Agreement" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.**

Recycling

- 13. 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).**



Epoch/York Mountain Winery

Bullard, Clint@CALFIRE

to:

hhipps@co.slo.ca.us

04/24/2013 03:37 PM

Cc:

"Mandi Pickens (mandi@kirk-consulting.net)"

Hide Details

From: "Bullard, Clint@CALFIRE" <Clint.Bullard@fire.ca.gov>

To: "hhipps@co.slo.ca.us" <hhipps@co.slo.ca.us>

Cc: "Mandi Pickens (mandi@kirk-consulting.net)" <mandi@kirk-consulting.net>

Ms. Phipps,

CAL FIRE/San Luis Obispo County Fire Department finds that the Fire Safety Plan dated April 17th, 2012 (DRC2011-00061), remains an accurate fire/life safety review and conditioning of the proposed project.

Please feel free to contact me should you have additional questions and/or concerns regarding this matter.

Clinton I. Bullard

Fire Inspector

CAL FIRE/

SAN LUIS OBISPO COUNTY FIRE

(805)543-4244 ext. 3425



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, Fire Chief

COMMERCIAL FIRE PLAN REVIEW

April 17, 2012

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

Subject: DRC2011-00061 Catapult Vineyards (located on site of the former York Mountain Winery)

Ms. Phipps,

I have reviewed the New Project Referral information and building plans submitted for the Conditional Use Permit to allow a phased winery project with cave(s) structure located at 7505/7520 York Mountain Road near Paso Robles, CA. The project is located within a **“Very High”** Fire Hazard Severity Zone. The project location has an approximate **15** minute response time from the nearest CAL FIRE/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. The requirements of Chapter 7A of the 2010 California Fire Code shall be adhered to throughout project design and construction.

Concerns:

- Large scale special events (regardless of the review and approval process) being allowed within remote, **“Very High”** Fire Hazard Severity Zones
- Significant commercial development
- Extensive response time(s) from the nearest CAL Fire/County Fire facilities
- Cave structure(s)

The nearest CAL FIRE/County Fire Station (#30-Paso) is located at 2510 Ramada Drive near Paso Robles, CA.

Roof Coverings:

The roof type will have to be consistent with the requirements of *Chapter 7A and Chapter 15 of the 2010 California Building Code* and no less than a **Class B** roof. As mitigation for fire/life safety concerns related to increased commercial development and associated activities within remote **“Very High”** Fire Hazard Severity Zones, a minimum **Class A** roof shall be required. It is unknown whether or not the proposed sod roof will meet the requirements of a Class A roofing assembly.

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.
- Buildings must have a protected stairway access to the roof if the building is over 25 feet in height and the building is over 5,000 square feet in area. The stairwell must be accessible from the exterior of the building and at a location approved by the Fire Department. A permanently attached sign must be posted stating "Roof Access".
Exception: Roof access is not required if the roof has a slope steeper than 6 units vertical and 12 units horizontal (50%).
- All buildings that are greater than 12,000 square feet in area and that will be used for high piled storage, and buildings of undetermined use capable of high piled storage, will be required to have a smoke and heat removal system as required by relative code(s).
- Sprinkler systems in buildings that have an undetermined use will require an automatic sprinkler system with a density of no less than that required for an Ordinary Hazard Group 2 use with a minimum design area of 3,000 square feet. For buildings of undetermined use with ceiling heights of over 20 feet, the system shall be designed for density of 0.33 gpm per square foot with a minimum design area of 3,000 square feet.

Fire Flow Requirements outside Community Water Systems:

Several properly located pressurized fire hydrants shall be required for the current project as proposed. The fire hydrants shall meet specifications set forth within the San Luis Obispo County Department of Public Works – *Public Improvements Standards W-2* (Fire Hydrant Installation). The County Fire Department shall assist the applicant with ensuring proper placement of fire hydrants throughout the phasing process. Existing fire hydrants shall be taken in to account when reviewing plans. The minimum main size shall not be less than 6 inches. Pressures may not be less than 20 psi or more than 150 psi. Plans for the entire system shall be submitted to the County Fire Department for review and approval.

- Buildings over 100,000 square feet will require secondary power supply for the fire protection system pumps.

The Registered Fire Protection shall determine whether or not a secondary power supply is required based upon the total square footage of all structures on site served by the fire protection system(s).

Fire Protection Systems:

A Fire Alarm System is **required** for the proposed project. The alarm system shall terminate at a 24-hour monitoring point. *2010 California Fire Code Section 907*. Two sets of plans shall be submitted to the County Fire Department for review and approval. The new system must properly interface with the existing system located within the tasting room modular structure.

A commercial fire sprinkler system shall be required within all structures greater than 1,000 square feet in size (whether existing or new construction) associated with the currently proposed phased project. This shall include the cave(s) structure, but will not include the existing tasting room planned for conversion to administrative offices/catering kitchen.

The type of sprinklers required will depend on the occupancy classification type of the specific structure and must comply with NFPA 13. The automatic fire extinguishing system shall also comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II). The applicant shall provide the occupancy classification 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 – (*California Fire Code*).

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 existing and proposed fire protection systems and water storage 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 (2010). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

The water storage amount(s) shown on sheet C-103 of the plans provided by Lake/Flato Architects, Inc. (2-13-12), is not approved by CAL FIRE/County Fire. Additional documentation and review/approval by a Registered Fire Protection Engineer is required.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed throughout all structures in compliance with *the 2010 California Fire Code - Section 906 and Title 19*. The contractor shall be licensed by the State Fire Marshal. This department shall assist the applicant with ensuring the proper placement of required fire extinguishers.

Exiting:

All egress and exiting requirements shall comply with **Chapter 10 - Means of Egress** of the *2010 California Fire Code* to provide egress from the building(s) to the public way.

Building Set Backs:

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

Note: Setbacks are subject to County Planning Department approval.

Defensible Space and Construction Type:

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

Commercial Access Road:

- A commercial access road must be a minimum of 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 2010 California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building(s) 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, ext. 2220.
- Gate shall have an approved means of emergency operation at all times. California Fire Code Section 503.6.
 - Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Emergency Access:

All commercial buildings shall have Knox key box installed for fire department emergency access. *2010 California Fire Code - Section 506*. The box shall be installed prior to final inspection of the building(s). An order form is available from the Prevention Bureau at (805) 543-4244, extension 3429.

At least one new Knox box shall be required to be installed on site. CAL FIRE/County Fire shall assist the applicant with proper placement of the new Knox box.

Either all new construction shall be keyed to match the locks on existing buildings or new keys must be installed within the existing Knox box.

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 and streets/roads shall be identified with approved signs. *California Fire Code Section 505*.

Fire Safety during Construction:

Prior to construction, an operational water supply system and established access roads must be installed. *California Fire Code Section 503.1 & 507*. 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 (If Approved):

All special events (if approved) shall be approved by the County Fire Department 30 days in advance and/or as an on going condition of project approval. 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 residences, stables or barns unless the building is in full compliance of all requirements for assembly occupancy type.

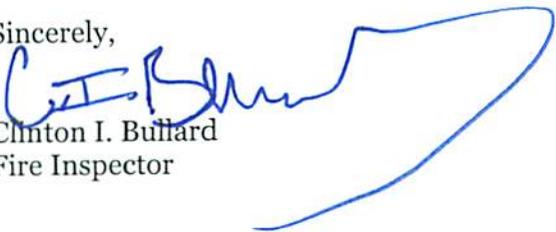
- *All approved special events, regardless of the amount of attendees and/or frequency of event shall be reviewed to confirm compliance with **Chapter 4 – Emergency Planning and Preparedness** of the 2010 California Fire Code.*

The following measures are intended to mitigate several of the concerns CAL FIRE/County Fire Department has regarding the proposed project and requested special events. These requirements must be in place in order to assist this department in continuing to provide safe, timely and efficient emergency services to those individuals choosing to work at, conduct business within or attend events at this location.

- *Catapult Vineyards (Epoch) must provide a dedicated individual to act as a fire watch to be on site throughout **ALL** special events on site regardless of total attendees. This individual must be trained and/or certified to a minimum level of Emergency Medical Technician within San Luis Obispo County.*
- *All existing and proposed gates must remain in the open position during all special events.*
- *All special events must take place on approved sites and only within properly permitted and inspected structures.*
- *All Catapult Vineyards event staff must be properly trained in emergency procedures.*
- *Prior notification must be made by event staff to CAL FIRE/County Fire for each separate event.*
- *Proposed secondary access must be reviewed and approved by CAL FIRE/County Fire, San Luis Obispo County Dept. of Planning and Building and San Luis Obispo County Dept. of Public Works.*

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244, extension 3429.

Sincerely,



Clinton I. Bullard
Fire Inspector

cc: Catapult Vineyard L.P., Applicant
Kirk Consulting, Agent



5

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/15/2012

FEB 17 2012

TO: Env. Health

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: DRC2011-00061 CATAPULT VINEYARD- Conditional Use Permit for a phased winery project. 143 acre site located off York Mountain Road in Templeton. APN: 014-221-027.

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

3/5/12
Date

[Signature]
Name

X5551
Phone

DM



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

March 5, 2012

To: Holly Phipps, North County Team
Department of Planning and Building

From: Environmental Health 
Leslie Terry

Project Description: DRC2011-00061 CATAPULT VINYARD
APN 014-221-027

Applicant to contact Leslie Terry in this office to determine if an annual permit will be required for the water supply at this facility. It appears from the seating and the estimated number of employees indicated on the plans that there are enough consumers anticipated to require regulating the water source as a public water system.

Applicant to return attached Hazardous Materials Declaration Flowchart to this office. 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, pool chemicals and compressed gases. Contact Linnea Faulkner in this office with any questions regarding this form.

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 CUP.

Crackers may be served without a health permit. Please contact this office if in the future additional food will be provided to the public. Use only licensed caterers for wine industry events where food may be served.

The water wells were not observed on the drawing provided. Separation to on-site wastewater system will need to be verified.

HAZARDOUS MATERIALS BUSINESS PLAN IMPLEMENTATION FLOWCHART

Under penalty of law, I declare that I have followed the flowchart and checked the boxes that are appropriate for this business's operations. I also understand that the SLO County CUPA must be notified if our operations or procedures change and make the above statement inaccurate.

Name (print)

Signature

Business Name

Address

Date

START HERE
Do you generate hazardous waste in ANY quantity?

Do you store, use, or handle hazardous material at any one time during a calendar year in quantities equal to or greater than 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure?

Sign and submit this document – you need not submit a business plan or pay a fee

Are you a physician, veterinarian, pharmacist, dentist, or podiatrist who stores ONLY oxygen, nitrogen or nitrous oxide and the total quantity of each gas on-site is 1,000 cubic feet or less?

Agricultural Business

Other Business

Is your facility either a :

Do you store ONLY motor vehicle fuel in above or underground tanks at 1,100 gallons or less capacity and the TOTAL volume of fuel is less than 20,000 gallons?

Submit Form S, Form I, and Form M one time only and pay a one time fee

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

Sign this document – you need not submit a business plan or pay a fee

Do you store ONLY motor or lubricating oil and is the total volume less than 275 gallons? (Does not include waste oil)

Do you store ONLY N-P-K fertilizers (excluding ammonium nitrates) less than 10,000 pounds total?

Do you apply liquid fertilizer no more than four times a year, apply and store it over period of less than seven days, and is the quantity less than 1,190 gallons and you do not store any other hazardous materials in reportable quantities?

Is your facility:
A) a remote site (a remote site is defined as an unstaffed facility located in an isolated, sparsely populated area. The facility is secured and not accessible to the general public) and
B) is the inventory less than: 500 cubic feet compressed inert gas, 500 gallons combustible liquid fuel, 200 gallons electrolytes in closed containers, 500 gallons lubricating and hydraulic fluids, and 1,200 gallons of flammable gas used as fuel (propane)?

Submit a one time business plan, complete exemption form R and pay a one time fee

Submit a business plan and pay an annual fee to:

San Luis Obispo County CUPA, PO Box 1489
2156 Sierra Way
San Luis Obispo, CA 93406
Ph: (805) 781-5544

Within San Luis Obispo city limits:
SLO City Fire Dept, 2160 Santa Barbara Ave
San Luis Obispo, CA 93401-5240
Ph: (805) 781-7380

NO

YES

NO

YES

YES

YES

YES

YES

NO

YES

NO

NO

YES

YES

COMMON HAZARDOUS MATERIALS

- Lubricants
- Solvents
- Compressed Gases
- Fuel
- Pesticides
- Paint

COMMON HAZARDOUS WASTES

- Crank Case Oil
- Used Anti-Freeze
- Paint
- Used automotive batteries
- Spent solvents

Not sure?

Please contact The County of San Luis Obispo
Public Health Department
Division of Environmental Health
at
(805) 781-5544



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

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

MARTIN SETTEVENDEMIE

AGRICULTURAL COMMISSIONER/SEALER

www.slocounty.ca.gov/agcomm

(805) 781-5910

FAX: (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: April 3, 2012
TO: Holly Phipps, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Catapult Conditional Use Permit DRC2011-00061 (1627)

Thank you for the opportunity to review the expanded Catapult Conditional Use Permit project that consists of replacing an existing 2,000 square foot winery with a 17, 580 square foot winery facility in addition to the original proposal. The expanded proposal does not raise any additional concerns.



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

Martin Settevendemie
Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: April 3, 2012
TO: Holly Phipps, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *BA*
SUBJECT: Catapult Conditional Use Permit DRC2011-00061 (1627)

The Agriculture Department's review finds that the proposed Catapult Conditional Use Permit for phased development that would result in the rehabilitation of the historic winery structure for tasting and barrel storage uses, a new winery processing facility, the conversion of the exiting tasting room to administrative uses, and a special events program for up to 200 attendees for a maximum of 25 days will have less than significant impacts to agricultural resources or operations. The Department recommends the following conditions to maximize the availability of water for agricultural production, to minimize runoff, and to maximize groundwater recharge:

- Preclude lawn/turf areas associated with the winery, minimize or avoid irrigated landscaping, and require all landscaped areas to be drip irrigated. This measure minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.
- Incorporate best management practices for water conservation purposes throughout winery facility.
- Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation and protect farmland for agricultural use.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture Element, 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 to the extent feasible the negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Project Description and Agricultural Setting

The project site is located at 7505/7520 York Mountain Road, west of Paso Robles. The 143-acre site is located within the Agriculture land use category and is developed with a historic winery structure, tasting room, residence, and agricultural accessory structures. Agricultural uses in the area primarily consist of wine grape vineyards and livestock production. The subject property includes Ryer clay loam 2-9 percent slope, Gaviota-San Andreas association 15-30% slope, Important Agricultural Soils as identified in the Conservation and Open Space Element, and Millsholm-Dibble 30-50% slope and Lompico-McMillin complex 50-75% slope. The steeper areas of the site, Millsholm-Dibble and Lompico-McMillin soils, are covered by oak woodland habitat.

The proposal includes two phases of development that will result in the rehabilitation of the historic winery structure for tasting and barrel storage uses, a new winery processing facility, the conversion of the exiting tasting room to administrative uses, and a special events program for up to 200 attendees for a maximum of 25 days. Estimated total production is 25,000 cases annually. The proposed development includes:

Phase I – Rehabilitation of the existing winery structure to allow for tasting room, barrel storage, and administrative uses. The existing tasting room will be converted to administrative uses and a new winery processing facility with a barrel storage cave complex will be constructed. The applicant is also requesting 25 events with 200 attendees each. Winery development for this phase is approximately 28,000 square feet and visitor serving uses are 22,500 square feet including parking areas. Initial annual production is estimated to be 10,000 cases.

Phase II – Construction of a cave portal expansion for barrel storage to accommodate a 15,000 case increase in production. The new facility will be approximately 6,600 square feet.

Upon completion of Phase II development there will be approximately 51,000 square feet of wine production and visitor serving uses plus associated access roads. Consistent with Agriculture Element AGP 6, the proposal is beneficial to the local agricultural industry, the visitor serving uses are clearly secondary to winery production for each phase of development, and the facilities are sited adjacent to existing roads and are compatible with future agricultural activities.

Impacts to Agricultural Resources

The proposed phased development would result in the expansion of the rehabilitation of the historic winery structure for tasting and barrel storage uses, a new winery processing facility, the conversion of the exiting tasting room to administrative uses, and a special events program for up to 200 attendees for a maximum of 25 days. Impacts to agricultural resources will be less than significant; however, the Department recommends the following conditions to maximize the availability of water for agricultural production, to minimize runoff, and to maximize groundwater recharge:

- Preclude lawn/turf areas associated with the winery, minimize or avoid irrigated landscaping, and require all landscaped areas to be drip irrigated. This measure

minimizes non-agricultural water use and helps to protect groundwater resources for agricultural production.

- Incorporate best management practices for water conservation purposes throughout winery facility.
- ✓ • Maximize the use of pervious and semi-pervious areas in order to promote groundwater recharge, minimize erosion and sedimentation and protect farmland for agricultural use.



TEMPLETON AREA ADVISORY GROUP

P.O. Box 1135
Templeton, CA 93465

March 26, 2013

To: Karen Nall, Senior Planner, SLO County Planning Department
From: Bill Hockey, TAAG Chairman

Re: County Referral: Catapult Vineyards (Epoch) DRC2011-00061 Revision to the original Condition Use Permit approved by TAAG May 17, 2012

This referral was reviewed by TAAG at our March 21, 2013 meeting with the following action:
This referral was approved 7-0 subject to the following items.

Areas of Concern:

1. None

Recommendations:

1. Applicant has indicated there will be minimum grading
2. Applicant has indicated there will be no public events or public access to the new production facility
3. No additional signage from the original May 17, 2012 approval

Supportive Issues:

1. Support the following exception:
 - a. TAAG supports the distance waiver request as the production facility is geographically separated by more than 200 feet, as this will ultimately improve safety as truck traffic will be separate from tasting room traffic.
2. The additional production facility adjacent to the existing winery will lesson the need to transport to and from the current off-site processing facility. This will lower truck trips, improve safety, air quality and efficiency. The separation of production and tasting enhance customer safety. The existing paved entry is also a safety feature.
3. This is a previously supported Templeton winery with an upgraded plan that improves and enhances the previously supported project.

Thank you.

Bill Hockey
Chairman, TAAG
Cc: TAAG Architectural Review Committee



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/15/2012

TO: TAAC

FROM: Holly Phipps, North County Team

PROJECT DESCRIPTION: DRC2011-00061 CATAPULT VINEYARD- Conditional Use Permit for a phased winery project. 143 acre site located off York Mountain Road in Templeton. APN: 014-221-027.

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.

TAAC supports based on ARC, with close review on signage, no lighting on signs along 46 5-0.

5/17/2012
Date

Karen Nall
Name

781-5606
Phone

Referral: DRC2011-00061. Applicant Catapult Vineyard has requested a conditional use permit for a phased rehabilitation of the historic winery structure for tasting/admin/barrel storage, reuse of existing tasting room for admin and new construction of winery processing building with wine storage caves consisting of 30,748 sf (portions existing) on 143 acres on AG property with a Historic Site Overlay. APN/Location: 014-221-027/7305 York Mountain Road.

The project includes a request for 25 Special Events with no more than 200 attendees in addition to Industry-wide events as allowed by ordinance. Amplified music after 5pm is proposed. The project also includes a request to modify the maximum signage limit of 100 sf.

Community Vision: With its historic designation, the applicant is supportive of preserving the historic site and the community should be supportive of preserving the site, per the guidelines of the Secretary of Interior's Standards for Treatment of Historic Properties, as described in the referral. ARC is supportive of mitigation measures, as proposed by applicant.

A Supplemental Statement has been drafted and most of the measures agreed to by the applicant address potential concerns. However, TAAG should review and discuss issues, if any, related to events, and the requested modifications to the signage limits.

Special Historic Significance: The original winery on this site, christened Ascension Winery, was founded 130 year ago, in 1882 by Andrew York, a rancher from Indiana. York and his family tended the vines on their 240 acre homestead, crushed the fruit and sold the wine. They shipped their wine in barrels by horse-drawn wagon to San Luis Obispo, the San Joaquin Valley and to the coast for shipment to San Francisco. It was the first commercial winery in the region. The site and operation carry great significance for our community, the region and the wine industry in our area. While being cognizant of the need to provide a safe environment and damage to the existing historic buildings due to age and the San Simeon earthquake in 2003, preservation of this historic landmark and the buildings, with their red brick masonry, stone and heavy timber materials should be of utmost importance.

Notifications: Per the Supplemental Statement, notifications were sent to neighbors within 1000' of the subject property.

Site Alteration: Grading permit will be required. Recommend applicant minimize any alteration of natural site setting and maintain historic features of site.

Biological: We note because of the wetland sites and the numerous oaks on the property, a report was completed and mitigation measures are recommended. TAAG should support the recommendations offered in the Supplemental Statement. Any oak tree removal should be mitigated on-site with offers of additional native trees for screening and landscape.

Geology/Soils: This location is designated a High Landslide Risk area, thus requiring a study and its review by County Geologists. At the ARC meeting, Applicant's agent noted (and Mother Nature confirmed in 2003) that this is a active earthquake area, however, the information in the Supplemental Statement seems to contradict this. Clarification is needed.

Drainage: The subject property has significant downslope, with natural waterways and swales. The property will remain primarily in its existing state, with no significant additional runoff from property due to proposed low impact design. The additional runoff from the new improvements will be retained via roof capture (grass roof), cisterns and bioswales.

Water/Wastewater: At build out, it is anticipated the facility will have a maximum 25,000 case production capacity. This location has an advantageous microclimate and little competition for water use, thus water supply appears adequate for the proposed use. Most waste materials will be disseminated on-site. Regional Water Quality Control Board approval and permits will be necessary.

Driveway/Parking: A 40' asphalt access onto York Mt Rd from the site is necessary at the parking lot and the roadway to the proposed processing facility. The driveway and parking area will be primarily permeable all weather surface. The number of parking spaces for employees, customers and event overflow appears adequate. Screening and/or canopy of the parking lot is suggested. Secondary access may be required, per Cal Fire

Lighting: Any necessary lighting around the buildings should be per the TCDP guidelines. If parking lot and walkway lighting is necessary, bollard lights are preferred.

Signage: ARC did not review the proposed signage. However, significant signage is proposed and should be reviewed by TAAG. The proposal includes off-site signs and signage that will be visible from Hwy 46W.

Landscaping: Applicant proposes additional gardens, a new orchard, vines and hydroseeding using drought tolerant and native species. ARC suggests use of heavy landscaping to help screen new processing building that will be visible from the road.

Cal Fire: TAAG should support recommendations of Cal Fire for increase of fire suppression measures, increased water storage, and widening of access road.

Building/Architecture: Proposed buildings and remodels are within the guidelines set by County and TCDP as to height, footprint, scale, materials and location on the site. Use of different materials and colors helps cover bulk of new building. Priority should be the use of historic materials and maintaining historic features of site.

Special Events: Request for up to 25 special events with no more than 200 attendees and amplifies music after 5:00pm. A noise study has been completed and reported that no noise above 65Db was heard beyond the property line, as required by County guidelines.

Traffic: The proposed eventual buildout will result in an increase of traffic, especially for events. While cumulative traffic may not be a concern because there are few wineries located on York Mt Rd, the roadway is narrow and winding, with access directly from Hwy46W. At a pre-app meeting, it was determined that a traffic study was not necessary. Per the Supplemental Statement, Cal Trans did a review of sight distance at the primary entrance to York Mt Rd at Hwy46W, but did not provide an analysis for the second entrance. This should be discussed by TAAG.

ARC recommends (2-0) that TAAG support approval of the application for a CUP with the above noted comments.