Negative Declaration & Notice Of Determination

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

ENVIRONMENTAL DETERMINATION NO. ED13-077 **DATE:** 11/21/2013

PROJECT/ENTITLEMENT: Boneso Family Trust Major Grading Permit; PMT2013-00419

APPLICANT NAME: Boneso Family Trust
ADDRESS: P.O. Box 1743 Atascadero, CA 93423
CONTACT PERSON: Leaha Magee **Telephone:** 805-461-5765

PROPOSED USES/INTENT: Request by Boneso Family Trust for a major grading permit to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. The proposed project would result in approximately 34,700 square feet of disturbance, including 7,240 cubic yards of cut and fill, on a 60-acre parcel. The proposed project is within the Agriculture land use category.

LOCATION: The proposed project is located at 3145 Rio Vista Lane, on the southeast corner of Rocky Canyon Road and Rio Vista Lane, approximately 500 feet east of the Atascadero city-limit, in the rural El Pomar-Estrella planning area. The subject parcel overlays the Atascadero sub-basin of the Paso Robles Groundwater Basin.

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

STATE CLEARINGHOUSE REVIEW: YES ☒ **NO** ☐

OTHER POTENTIAL PERMITTING AGENCIES: Regional Water Quality Control Board
Air Pollution Control District

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.
COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 4:30 p.m. on December 5, 2013

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.

	Airlin Singewald		County of San Luis Obispo
Signature	**Project Manager Name**	**Date**	**Public Agency**

Initial Study Summary – Environmental Checklist

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

(ver 5.1) Using Form

Project Title & No. **Boneso Family Trust Major Grading Permit ED13-077 (PMT2013-00419)**

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.

☐ Aesthetics	☐ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☐ Transportation/Circulation
☒ Air Quality	☐ Noise	☐ Wastewater
☐ Biological Resources	☐ Population/Housing	☒ Water /Hydrology
☐ Cultural Resources	☐ Public Services/Utilities	☐ 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.

Airlin Singewald — Signature — 11/18/13
Prepared by (Print) — Date

Steve McMasters — Signature — Ellen Carroll, Environmental Coordinator (for) — 11/18/13
Reviewed by (Print) — 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 County Planning Department 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 Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: The proposed project is a request by the Boneso Family Trust for a major grading permit to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. The proposed project would result in approximately 34,700 square feet of disturbance, including 7,240 cubic yards of cut and fill, on a 60-acre parcel. The proposed project is within the Agriculture land use category, and is located at 5950 Rocky Canyon Road, on the southeast corner of Rocky Canyon Road and Rio Vista Lane, approximately 500 feet east of the Atascadero city-limit, in the rural El Pomar-Estrella planning area. The subject parcel overlies the Atascadero sub-basin of the Paso Robles Groundwater Basin.

ASSESSOR PARCEL NUMBER(S): 034-411-017

Latitude: 35 degrees 30 ' .5256" N Longitude: -120 degrees 38' "35.3358 W

SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLANNING AREA: El Pomar/Estrella, Rural

LAND USE CATEGORY: Agriculture

COMBINING DESIGNATION(S): None

EXISTING USES: Vineyard

TOPOGRAPHY: Nearly level

VEGETATION: Vineyards

PARCEL SIZE: 60 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Agriculture; single-family residence(s)	*East:* Agriculture; single-family residence(s)
South: Agriculture; single-family residence(s)	*West:* Agriculture; Salinas River

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.

PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

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) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☐	☐	☒
e) Impact unique geological or physical features?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The proposed project is located immediately east of the Atascadero city-limit in the rural El Pomar-Estrella planning area. This planning area covers about 132,000 acres of rolling hills east of the Salinas River and west of the Shandon-Carrizo planning area. This region generally slopes northwest and is drained by Huerhuero and Dry Creeks and the Estrella River into the north-flowing Salinas River. It contains a number of older subdivisions, some with lots as small as one acre. Agricultural operations in the area consist mainly of vineyards in flatter areas and livestock grazing on steeper lands.

The subject parcel is located on Rocky Canyon Road, an arterial roadway. The nearest major public viewing corridor in the area is Highway 41, located about half a mile north of the subject parcel.

Surrounding land uses in the immediately vicinity of the proposed project consist mainly of "ranchette" style housing on 5 to 20 acre parcels. The Salinas River floodplain is located along the western edge of the subject parcel, on the other side of Rocky Canyon Road. The topography is relatively level with rolling hills in the backdrop. Oak trees dot the landscape.

The subject parcel is entirely planted with vineyards, except for an approximately 1.5-acre area where the agricultural reservoir is proposed. The parcel contains no structures other than two wells and irrigation equipment.

Impact. The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. The proposed reservoir would be located in a nearly level area of the site, about 1,000 feet east of Rocky Canyon Road. Based on the applicant's drawings (Roberts Engineering; August 21, 2013), the proposed reservoir would have a 20-foot profile, as measured from the bottom of the reservoir (450-foot elevation) to the top of the berm (470-foot elevation). The berm (2:1 slope) would extend 5 feet above the existing ground level (465-foot elevation). The berm would be mostly screened from view by existing vineyards. While a portion of the berm could be visible from Rocky Canyon Road in the southbound direction, it would appear aesthetically compatible with the surrounding rural/agrarian landscape. For these reasons, the proposed project would have less than significant visual impacts.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?	☐	☐	☒	☐
b) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?	☐	☐	☒	☐
c) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
d) Conflict with existing zoning for agricultural use, or Williamson Act program?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The subject parcel is in the Agriculture land use category, is under a Williamson Act contract in the El Pomar Ag Preserve Area, and contains farmland of statewide importance and prime farmland.

The Boneso Family Trust purchased the 60-acre property in February 2013 and planted approximately 55 acres of vineyards in spring 2013. The property was previously used as a satellite operation for the "Cardiff Stud Farms," a horse boarding and foaling facility located on Creston Road. It included close to 100 acres of irrigated pasture as well as stables, offices, a race track, an irrigation reservoir, and related ranch facilities. The horse facility was in operation for more than 30 years. The two existing wells on the property were the main source of water for the ranch.

Surrounding land uses in the immediately vicinity of the proposed project consist mainly of "ranchette" style housing on 5 to 20 acre parcels. The subject parcel contains the only irrigated agricultural operation in the immediate vicinity of the project.

The proposed reservoir is located on the following soil type:

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

The subject parcel also contains these soil types:

- **Hanford and Greenfield fine sandy loams (0 - 2% slope).**

  Hanford. This nearly level, coarse loamy bottom 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: no severe limitations identified. The soil is considered Class IV without irrigation and Class I when irrigated.

  Greenfield. This nearly level, coarse loamy bottom 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: no severe limitations identified. The soil is considered Class IV without irrigation and Class I when irrigated.

- **Lockwood shaly loam (2 - 9% slope).** This gently sloping soil is considered moderately drained. The soil has high 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.

Impact. The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. It would result in approximately 34,700 square feet of disturbance, including 7,240 cubic yards of cut and fill, on a 60-acre parcel in the Agriculture land use category. The proposed reservoir is located on the only portion of the property (an approximately 1.5-acre area) that is not planted with vineyards. According to the applicant, the reservoir is an essential component of the vineyard operation, as it provides a readily available water supply for the vineyard's frost protection sprinkler system and allows the vineyard's irrigation system to meet peak water demand requirements without having to install additional wells and pumps. The proposed reservoir would not interfere with nearby agricultural uses. The County Department of Agriculture reviewed the proposal and commented that the "permit should clarify off-site transfer of reservoir water and/or other uses of the reservoir are prohibited." Consistent with this recommendation, the project description on the proposed plans clearly states the purpose of the reservoir for frost protection and irrigation for an existing 61-acre vineyard.

The project's water supply impacts are described in Section 14, Water and Hydrology.

Mitigation/Conclusion. No mitigation measures are necessary.

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

3. AIR QUALITY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
GREENHOUSE GASES				
f) ***Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***	☐	☐	☒	☐
g) ***Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***	☐	☐	☒	☐
h) ***Other:*** _____	☐	☐	☐	☐

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).

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 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 approximately 34,700 square feet of disturbance and 7,240 cubic yards of cut and fill on a 60-acre parcel. 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. However, the project will be subject to fugitive dust control measures pursuant to Land Use Ordinance Section 22.52.160.

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.

The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. 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.

The project site is not located in an APCD designated naturally occurring asbestos zone (SLOAPCD 2012 CEQA Handbook, Figure 4-1).

The project proposes to disturb soils that have been given a wind erodibility rating of 6, 6, and 3, which is considered "Moderately High, Moderately High, and Moderate."

APCD's referral response indicated that the project's air quality impacts would fall below levels warranting mitigation beyond standard ordinance requirements (Mutziger; November 15, 2013).

Mitigation/Conclusion. Implementation of Land Use Ordinance standards for dust control will reduce the project's air quality impacts to less than significant levels. No additional mitigation is necessary.

4. BIOLOGICAL RESOURCES *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?*	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

*** Species – as defined in Section15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.**

Setting. The entire 60-acre parcel is planted with vineyards, except the 1.5-acre area where the proposed agricultural reservoir would be located. The location of the proposed reservoir was ripped and plowed with the rest of the property when the vineyard was planted in February 2013, and is denuded of vegetation. The nearest blue line creek to the property is the Salinas River, located about 1,350 feet west of the project, on the other side of Rocky Canyon Road. The property is located near a Steelhead critical habitat area. It contains no native vegetation.

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

- **Eastwood's larkspur (Delphinium parryi ssp. Eastwoodiae) List 1B.2.** Eastwood's larkspur *(Delphinium parryi ssp. Eastwoodiae)*has been found about .52 mile to the south west. This perennial herb is found at an elevation between 328 and 1640 feet in habitats classified as serpentinite coastal, chaparral, and valley and foothill grasslands. It blooms violet-colored flowers.
- **Mesa horkelia (Horkelia cuneata spp. puberula) List 1B.** Mesa horkelia (*Horkelia cuneata* spp. *puberula*) has been found about .52 mile to the south west. This perennial herb is generally found on sandy or gravelly soils in chaparral, cismontane woodland, and coastal scrub areas between the 70 and 810-meter elevation (230 to 2,660 feet). It has a blooming period of February-September. Mesa horkelia is considered rare by CNPS (List 1B, RED 2-3-3).
- **Miles's milk-vetch (Astragalus didymocarpus var. milesianus) List 1B.** Miles's milk-vetch *(Astragalus didymocarpus* var. *milesianus)* has been found on the project site. This annual herb is found on clay soils in coastal scrub habitat between the 20 and 90-meter elevation (65 to 300 feet). The typical blooming period is March-June. Miles's milk-vetch is considered rare by CNPS (List 1B, RED 2-2-3).

- **Round-leaved filaree (Erodium macrophyllum) List 2.** Round-leaved filaree (*Erodium macrophyllum*) has been found on the project site. This annual herb is found on clay soils in cismontane woodland, and valley and foothill grassland areas between the 15 and 1,200-meter elevations (50 to 3,940 feet). The typical blooming period is March-May. Round-leaved filaree is considered rare by CNPS (List 2, RED 2-3-1).
- **Yellow flowered eriastrum (Eriastrum luteum) List 1B.** Yellow flowered eriastrum (*Eriastrum luteum*) has been found about .52 mile to the south west. This annual herb is found on sandy or gravelly soils in chaparral, cismontane woodland, and broadleaved upland forest areas between the 290 and 1000-meter elevations (950 to 3,280 feet). The typical blooming period is May-June. Yellow flowered eriastrum is considered rare by CNPS (List 1B, RED 2-2-3).
- **California red-legged frog *(Rana aurora draytonii) FT.*** California red-legged frog *(Rana aurora draytonii)* has been found about .75 mile to the north west. California red-legged frog is considered federally threatened. This species typically inhabits shorelines with extensive vegetation. The frog requires 11 to 20 weeks of permanent water for larval development.

Impact. The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. It would result in approximately 34,700 square feet of disturbance and 7,240 cubic yards of cut and fill on a 60-acre parcel. The area proposed for development is denuded of vegetation. The project site does not contain a permanent water body or riparian habitat that could support aquatic species such as the California red-legged frog or Steelhead.

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

5. CULTURAL RESOURCES *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Disturb archaeological resources?	☐	☐	☒	☐
b) Disturb historical resources?	☐	☐	☒	☐
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting.

The proposed project is within the El Pomar-Estrella planning area, which lies within the historic territory of the Obispeno Chumash and Salinan-speaking Native Americans. These Native Americans established a sophisticated system of horticulture, using seed scattering, harrowing, selective harvesting, coppicing and spot burning to produce crops of acorns, grass, wildflower seeds. They also hunted wildlife and foraged for juncus, willow, redbud, and elderberry for basket making. Spanish occupancy began in the 1770s, when the Anza Trail/Camino Real skirted the western boundary of the El Pomar-Estrella area. The founding of Mission Asistencia at Santa Margarita in the 1780s and Mission San Miguel in 1797 led to the gradual depopulation of native communities in this area.

Land Use Ordinance Section 22.94.020(A) (El Pomar-Estrella Areawide Planning Area Standards) requires archaeological surveys to be conducted for projects located with 100 feet of a blue line stream, or within 300 feet of a blue line stream where the slope of the site is less than 10 percent.

This standard does not apply to the proposed project, which is located 1,350 feet east of the Salinas River. Based on County records, no archaeological surveys have been conducted and no cultural resources are known to exist within a ¼ mile radius of the subject parcel.

The location of the proposed reservoir was ripped and plowed with the rest of the property when the vineyard was planted in February 2013. No structures are present on the parcel and no paleontological resources are known to exist in the area.

Impact. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. The project site has been previously disturbed due to historic and recent agricultural activities and is located 1,350 feet east of the Salinas River. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

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

6. GEOLOGY AND SOILS *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☐	☒	☐
b) Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?	☐	☐	☐	☒
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☐	☒	☐
d) Include structures located on expansive soils?	☐	☐	☐	☒
e) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	☐	☐	☒	☐
f) Preclude the future extraction of valuable mineral resources?	☐	☐	☒	☐
g) Other: _____	☐	☐	☐	☐

* **Per Division of Mines and Geology Special Publication #42**

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: No

Shrink/Swell potential of soil: Low to moderate

Other notable geologic features? None

Land Use Ordinance Section 22.52.100.C.3 requires projects involving more than 5,000 cubic yards of grading to include a geotechnical engineering report. The applicant supplied a geotechnical engineering report (Beacon Geotechnical, Inc.; September 23, 2013) for the proposed project. It concluded that the site is suitable for the proposed project from a geotechnical engineering standpoint provided the recommendations of the report are successfully implemented.

Impact. As proposed, the project will result in approximately 34,700 square feet of disturbance and 7,240 cubic yards of cut and fill to construct a 4.04 acre-foot agricultural reservoir. The project is required by code to incorporate the recommendations of the geotechnical engineering report. Implementation of these recommendations will reduce the project's potential geologic impacts to less than significant levels.

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

7. HAZARDS & HAZARDOUS MATERIALS - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?	☐	☐	☐	☒

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Impair implementation or physically interfere with an adopted emergency response or evacuation plan?	☐	☐	☒	☐
f) If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?	☐	☐	☒	☐
h) Be within a 'very high' fire hazard severity zone?	☐	☐	☐	☒
i) Be within an area classified as a 'state responsibility' area as defined by CalFire?	☐	☐	☒	☐
j) Other: _____	☐	☐	☐	☐

Setting. With regards to potential fire hazards, the subject project is within the 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 within the Salinas River "dam inundation" area. The boundary of the dam inundation area is intended to show the maximum water limit line should there be a catastrophic release/failure of the upstream dam.

The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area.

Impact. The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. It will not construct buildings for human habitation and therefore will not introduce people into the Salinas River "dam inundation" area or expose people to any other hazard. The project does not propose the use of hazardous materials or the generation of hazardous wastes. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☐	☒	☐

8. NOISE

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Generate permanent increases in the ambient noise levels in the project vicinity?	☐	☐	☒	☐
c) Cause a temporary or periodic increase in ambient noise in the project vicinity?	☐	☐	☒	☐
d) Expose people to severe noise or vibration?	☐	☐	☒	☐
e) If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?	☐	☐	☐	☒
f) Other: _____	☐	☐	☐	☐

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences). The nearest sensitive noise receptors are existing single family homes located about 1,000 feet to the north and south. 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.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

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

9. POPULATION/HOUSING

Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?	☐	☐	☐	☒
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

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 proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. It will not construct buildings for human habitation, result in a need for a significant amount of new housing, or displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. No mitigation measures are necessary.

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

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

Police: County Sheriff Location: Templeton (Approximately 5 miles to the northwest)

Fire: Cal Fire (formerly CDF) Hazard Severity: High Response Time: 10-15 minutes
Location: Creston (approximately 5 miles to the east

School District: Atascadero Unified School District. and San Luis Obispo Joint Community College District

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section

Impact. The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. Since it will not construct buildings for human habitation or result in a need for a significant amount of new housing, the proposed project is not anticipated to increase demands on public facilities or utilities.

Mitigation/Conclusion. No significant public services/utilities impacts are anticipated. No mitigation measures are necessary.

11. RECREATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☐	☒
b) Affect the access to trails, parks or other recreation opportunities?	☐	☐	☒	☐
c) Other _____	☐	☐	☐	☐

Setting. Based on the County Trails Map, the project is within the Salinas River Trail. After review by the County Parks Division, the project will have no impact on this trail and no trail-related improvements are necessary. County Parks reviewed the project and indicated that there is no nexus to require a trail easement through the subject parcel (Kavanaugh; November 7, 2013).

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

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

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	☐	☐	☒	☐
b) Reduce existing "Level of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	☐	☐	☒	☐
f) Conflict with an applicable congestion management program?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☐	☒

12. TRANSPORTATION/CIRCULATION *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) Other: _____	☐	☐	☐	☐

Setting. The County has established the acceptable Level of Service (LOS) on roads for this rural area as "C" or better. The existing road network in the area, including Rocky Canyon Road and Rio Vista Lane, is operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. Referrals were sent to County Public Works.

Impact. The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. After construction activities are complete, the proposed project is not anticipated to increase vehicle trips on the existing road network. As a result, it will have no impact on existing road service or traffic safety levels. The project does not conflict with adopted policies, plans and programs on transportation.

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

13. WASTEWATER *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☐	☒
b) Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?	☐	☐	☐	☒
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

Setting/Impact. The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. It would not generate wastewater or require wastewater disposal.

Mitigation/Conclusion. No significant wastewater impacts are anticipated, and therefore no mitigation is necessary.

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY *a) Violate any water quality standards?*	☐	☐	☒	☐

14. WATER & HYDROLOGY *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	☐	☒	☐	☐
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	☐	☐	☒	☐
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	☐	☐	☒	☐
e) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☐	☒	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☐	☒
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	☐	☐	☒	☐
i) Adversely affect community water service provider?	☐	☐	☒	☐
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure,etc.), or inundation by seiche, tsunami or mudflow?	☐	☐	☒	☐
k) Other: _____	☐	☐	☐	☐

Setting. The proposed project is located within the Atascadero sub-basin of the Paso Robles Groundwater Basin (the basin). Encompassing an area of approximately 505,000 acres (790 square miles), the basin extends from the Garden Farms area south of Atascadero to San Ardo in Monterey County, and from the Highway 101 corridor to east of Shandon.

The Atascadero sub-basin is defined as a single hydrogeologically distinct sub-basin. It encompasses the Salinas River corridor area south of Paso Robles and includes the communities of Garden Farms, Atascadero, Templeton and a portion of the water supply for the City of Paso Robles.

Resource Capacity Study

In January 2007 the Board of Supervisors directed the preparation of a Resource Capacity Study (RCS) for the Paso Robles Groundwater Basin in accordance with the County's Resource Management System (RMS).

The RMS is a mechanism for ensuring a balance between land development and the resources necessary to sustain such development. When a resource deficiency becomes apparent, efforts are made to determine how the resource might be expanded, whether conservation measures could be introduced to extend the availability of unused capacity, or whether development should be limited or redirected to areas with remaining resource capacity. The RMS is designed to avoid adverse impacts from depletion of a resource.

The RMS describes a resource in terms of its "level of severity" (LOS) based on the rate of depletion and an estimate of the remaining capacity, if any. In response to a resource issue or recommended LOS, the Board of Supervisors may direct a Resource Capacity Study (RCS) be conducted. An RCS provides additional details that enable the Board of Supervisors to certify a LOS and adopt whatever measures are needed to eliminate or reduce the potential for undesirable consequences.

LOS I	Level I is reached for a water resource when increasing water demand projected over nine years equals or exceeds the estimated dependable supply.
LOS II	Level II for a water resource occurs when water demand projected over seven years (or other lead time determined by a resource capacity study) equals or exceeds the estimated dependable supply.
LOS III	A Level of Severity III exists when water demand equals the available resource; the amount of consumption has reached the dependable supply of the resource.

In February 2011, the County Board of Supervisors approved the Paso Robles Groundwater Basin Resource Capacity Study (RCS), which links the state of the basin to land use policy, basin monitoring and water conservation. The RCS concludes that the groundwater basin is approaching or has reached its "perennial yield" – the amount of usable water of a groundwater basin that can be withdrawn and consumed economically each year for an indefinite period of time.

The RCS established an LOS III for the main basin and a separate LOS I for the Atascadero sub-basin.

Basin-wide Supply and Demand

The main basin has an estimated perennial yield of approximately 97,700 afy (Fugro, 2005) and the hydrogeologically distinct Atascadero sub-basin has a perennial yield of approximately 16,400 afy (Fugro, 2000). The most recent pumping estimate shows total outflows of 91,838 afy to 96,723 afy in the main basin and 15,255 afy to 16,012 in the Atascadero sub-basin as of 2009 (Fugro, 2010). Although more recent water balance estimates are not presently available, the RCS includes several water balance projections or scenarios that forecast the status of the basin to the year 2025. Based on these scenarios, total basin outflows in the year 2013 would range from 83,407 afy to 107,018 afy. Under the "reasonable worst case" scenario, the basin outflows (107,018 afy) would exceed perennial yield (97,700 afy) by about 10 percent in 2013. Table 1 compares the assumptions used in each of these scenarios. The scenarios that exhibit the greatest effect on when perennial yield is reached are those that reduce the vineyard water use factor.

Table 1: Comparison of RCS Water Balance Scenarios for the Paso Robles Groundwater Basin

RCS Scenario	Low (# 4)	Mid (# 3)	High (#2)
Estimated 2013 Outflows	83,407 afy	92,547 afy	107,018 afy
Perennial Yield Reached	2025	2019	2011
Agricultural Groundwater Pumping	+1.5%/year	+1.5%/year	+3%/year
Rural/Small Community Groundwater Pumping	+1.5%/year	+1.7%/year	+3.4%/year
Small Commercial Pumping	+4%/year	+ 4%/year	+ 8%/year
Vineyard Water Use	0.75 – 1.00 afy/year	1.00 – 1.25 afy/year	1.25 – 1.50 afy/year
Rural Pumping	1.7 afy/acre	1.7 afy/acre	1.7 afy/acre

Monitoring Wells

The San Luis Obispo County Flood Control and Water Conservation District maintains monitoring well locations throughout the groundwater basin. Measurements are conducted twice a year to determine groundwater levels. The latest measurements taken in April 2013 are related in "hydrographs" which are geographic representations of changes in groundwater levels over time along with yearly rainfall. Hydrographs are developed for four areas of the main basin. These hydrographs graphically show that groundwater levels have recently fallen in all four areas:

- Shandon – water levels have dropped approximately 17 feet from 2011 to 2013.
- Creston – water levels have dropped approximately 25 feet from 2011 to 2013.
- Estrella – water levels have dropped approximately 25 feet from 2012 to 2013.
- San Juan – water levels have dropped approximately 5 feet from 2012 to 2013.

Estimated Basin Pumping by User – Main Basin

There are five different groups of groundwater users in the basin:

Agriculture	Small Community Systems
Commercial	Small Commercial Systems (e.g. golf courses, wineries, institutional uses)
Rural	

Table 2 shows the estimated amount of pumping by each user group. In 2006, Agriculture and rural users accounted for 83 percent of water use in the basin. Urban users accounted for the remaining 17 percent of pumping.

Table 2: Total Groundwater Pumping by User (1997, 2000, and 2006) (afy)

Groundwater User	1997	2000	2006
Net Agriculture	49,683	56,551	56,680
Urban	13,513	14,629	15,665
Rural	9,400	9,993	10,891
Small Community[1]	---	---	594
Small Commercial	1,465	1,465	2,323
Total	**74,061**	**82,638**	**88,153**

Source: Paso Robles Groundwater Basin Resource Capacity Study, 2011

[1]Small Community was included in Rural in 1997 and 2000

Atascadero Sub-basin

Table 3 shows the estimated amount of pumping by each user in the Atascadero sub-basin:

Table 3: Atascadero Sub-basin Pumping, 2006

Groundwater User	Amount (afy)	Percent of Sub-basin
Agriculture	1,348	9%
Municipal	11,582	75%
Small Community	213	1.3%
Small Commercial	430	2.7%
Rural	1,819	12%
Total	**15,392**	**100%**

Source: Paso Robles Groundwater Basin Resource Capacity Study, 2011

Municipal pumpers are the primary groundwater users of the Atascadero sub-basin. The City of Paso Robles pumps approximately 3,896 afy and Atascadero Mutual Water Company (AMWC) pumps approximately 6,221 afy from the sub-basin. This is approximately 64% of the perennial yield of the basin.

Table 4 shows Fugro's 2010 estimated water use in the sub-basin for the years 2007-2009. Based on this data, total pumping in the sub-basin is approaching the perennial yield (16,400 afy).

Table 4: Estimated Atascadero Sub-basin Pumping 2007-2009

Groundwater User	2007	2008	2009
Agriculture	1,348	1,420	1,456
Municipal	11,717	11,852	11,987
Rural / Small Community	1,832	1,836	1,839
Small Commercial	444	459	473
Total	**15,377**	**15,567**	**15,755**

Source: Paso Robles Groundwater Basin Resource Capacity Study, 2011

The municipal pumping in the sub-basin occurs in both the alluvium of the Salinas River and in the deeper Paso Robles Formation. Pumping of the alluvium does not have the same effect on groundwater levels as does pumping from the deeper Paso Robles Formation. Furthermore, municipal use makes up most of the pumping in the sub-basin. Agencies such as the City of Paso Robles and large purveyors such as the AMWC can manage their pumping more effectively than the thousands of individual users in the main basin.

The most recent water elevation maps (hydrographs) show relatively stable water levels in the Atascadero sub-basin between 1997 and 2013. According to these maps, water levels in the immediate vicinity of the proposed project have increased by between 1 and 10 feet during this time period.

Table 5: Pumping in the Atascadero Sub-basin

Calendar Year	Salinas River Underflow (afy)	Paso Robles Formation (afy)	Total (afy)
2006	3,316	2,905	6,221
2007	3,004	3,817	6,821
2008	3,014	3,563	6,577
2009	2,180	3,523	5,703

Source: Paso Robles Groundwater Basin Resource Capacity Study, 2011

RCS Implementation - Water Conservation Requirements

In addition to certifying levels of severity for the Paso Robles Groundwater Basin and Atascadero sub-basin, the 2011 RCS recommended several land use measures to curtail water demands in the basin. This included a recommendation to adopt water conservation requirements for development projects located in the Paso Robles Groundwater Basin. On September 25, 2012, the County Board of Supervisors carried out this recommendation by amending Article 9 of the Land Use Ordinance, Title 22 of the County Code, to establish water conservation requirements for projects located in the following areas:

- Rural portions of the Paso Robles Groundwater Basin, except for the Atascadero sub-basin;
- Whitley Gardens and Creston village reserve lines; and
- The unincorporated Paso Robles urban reserve line.

The water conservation requirements:

- Require new discretionary development to offset its net new water demand for non-agricultural purposes;
- Require that offsets conserve water used or potentially used for non-agricultural purposes;
- Exempt agricultural processing uses from the offset requirements;
- Prohibit general plan amendments that would result in a net increase in the use of water for non-agricultural purposes until a Level of Severity I is certified by the Board of Supervisors;
- Prohibit the approval of new land divisions until a Level of Severity (LOS) I is certified by the Board of Supervisors; and
- Include conservation measures for outdoor water use by discretionary development.

Urgency Ordinance

On August 27, 2013, the County Board of Supervisors adopted a 45-day urgency ordinance establishing a moratorium on new or expanded irrigated crop production and new development dependent upon a well in the Paso Robles Groundwater Basin unless such uses qualify for an exemption or offset their total projected water use. It does not apply in the Atascadero sub-basin. On October 8, 2013, the Board continued the urgency ordinance for a period of two years. The purpose of the ordinance is to cap water demand while the County conducts studies and reports required to consider a comprehensive ordinance and/or general plan amendment addressing water shortages within the Paso Robles Groundwater Basin. The urgency ordinance includes an exemption for "new ponds, reservoirs and dams constructed to regulate or store a supply of water for frost protection, seasonal irrigation, or livestock purposes." Although they are exempt from the urgency ordinance, agricultural ponds with a storage capacity of more than one acre-foot are subject to environmental review under CEQA.

History of Water Use on Subject Parcel

The 60-acre parcel was used as a satellite operation for the Cardiff Stud Farms, a horse boarding and foaling facility on Creston Road. The original farm, including the subject parcel and surrounding land, contained 100 acres of irrigated pasture, stables, offices, a race track, an irrigation reservoir, and other ranch facilities. The horse facility was in operation for more than 30 years. The two wells located on the subject parcel were the main source of water for the larger ranch.

The subject 60-acre parcel was acquired by the Boneso Family Trust in February of 2013. Approximately 55 acres of vineyards were planted on the property in spring 2013. Prior to planting the vineyards the farm field was planted in irrigated pasture. According to the applicant, the drought tolerant root stock used in the existing vineyard will use under 1 afy/acre for irrigation and frost protection as compared to 4-6 afy/acre for the previous irrigated pasture use.

The applicant provided the following information about the two wells on the property:

- Well #1 was drilled in 1969 and is 76 feet deep. The well is a 12-inch diameter steel casing. The pump inlet is at a depth of 51 feet. This is the main irrigation well for the property. Production rates for this well are in the range of 650-700 gpm (Cleath, 2003).
- Well #2 was drilled in 1965 and is 200 feet deep. The well is a 16-inch diameter steel casing. The pump is set at a depth of 180 feet. Production rates for this well average 350 gpm (Cleath, 2003).
- Under previous operating conditions these two wells pumped water to an agricultural reservoir with a surface area of about 23,000 square-feet, which is about 5,000 square feet less than the surface area of the proposed reservoir. That reservoir is located on a separate parcel that was once part of the original ranch. The wells are now only providing water to the 60-acre subject parcel.

Drainage Characteristics

The topography of the parcel is relatively level. The nearest blue line creek to the property is the Salinas River, located about 1,350 feet west of the project, on the other side of Rocky Canyon Road. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility. The project is not located within the 100-year Flood Hazard designation. Soils are considered moderately drained.

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's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) 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, area 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 project's soil erodibility is considered moderate to high.

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) 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

Water Quality

The proposed project involves approximately 34,700 square feet of site disturbance, including 7,240 cubic yards of grading, to construct a 4.04 acre-foot agricultural reservoir. The project is not located on highly erodible soils or on moderate to steep slopes, nor is it located within a 100-year Flood Hazard designation or within 100 feet of a creek or surface water body.

The project will be subject to the following County standards:

- Requirements for drainage, sedimentation and erosion control for construction and permanent use;
- Stockpiles will be properly managed during construction to avoid material loss due to erosion; and
- All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur.

Water Quantity

The proposed project is a request to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. Water will be pumped from two existing wells and stored in the reservoir continuously. The applicant compares the reservoir to a water storage tank, since it will be filled (stored) and emptied (applied) as water demand is required by the vineyard operation.

The proposed agricultural reservoir would not facilitate the planting of additional vines because the entire site is already planted with vineyards, except for the area where the reservoir will be constructed. Therefore, it is not anticipated to increase existing levels of water use for irrigation. However, the proposed reservoir would result in water loss through evaporation from the water surface to the atmosphere. According to the applicant's engineer, the proposed reservoir would lose 2.06 afy to evaporation (Robert's Engineering; October 14, 2013). This calculation is based on the reservoir's surface area (18,600 square feet) and the mean annual evaporation rate measured at Atascadero Lake (4.83 feet per year). This is a worst case estimate since it assumes that the reservoir would be completely full year round.

The project incorporates the following design elements and operational practices to minimize water use:

- With a maximum depth of +/- 19 feet, the pond has been designed to minimize surface area. A deeper pond with smaller surface area will have less evaporation loss than a shallow pond with a larger surface area (Battany; September 2013).
- The frost protection sprinklers are carefully managed in the field to avoid unnecessary water application. The timing of when they are turned on and off depends on a variety of factors including temperature, dew point, wind, etc. Typically a frost alarm is sounded when the temperature reaches 36 degrees. If the dew point is "normal," the sprinklers are turned on at 32 degrees (freezing point) and then will remain on until the temperature reaches 38 degrees. If the dew point is lower, the sprinklers are turned on at 34 degrees because the temperature will drop to freezing faster. If it is windy, the sprinklers are used for a shorter duration because the wind decreases the accumulation of frost.

In addition, the vineyard incorporates the following measures to reduce overall water use:

- The vineyard infrastructure has been designed to maximum efficiency and minimize water use.
- The root stock that was used to plant the vineyard was drought tolerant root stock (St. Georges Root Stock). According to the applicant, this root stock uses half of the water as

traditional root stock.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality. The project's water quantity impact is due to evaporative water losses in the amount of 2.06 afy or 0.0125 percent of the Atascadero sub-basin's perennial yield (16,400 afy). Since the Atascadero sub-basin is considered hydrogeologically distinct from the main Paso Robles Groundwater Basin and since, based on available data, historic water levels in the Atascadero sub-basin have remained relatively stable since 1997, the proposed project would have a less than significant impact on water supplies.

15. LAND USE *Will the project:*	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) 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?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. The proposed project is subject to the following Planning Area Standard(s) as found in the County's LUO:

1. El Pomar-Estrella Planning Area: 22.094
2. Atascadero Planning Impact Area: 22.104.020B
3. Atascadero Planning Impact Area: 22.094.040

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, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

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

The project is exempt from the Paso Robles Groundwater Basin Urgency Ordinance and the Water Conservation planning area standards because these regulations do not apply in the Atascadero sub-basin or to agricultural reservoirs.

Land Use Ordinance Section 22.94.020(A) (El Pomar-Estrella Areawide Planning Area Standards) requires archaeological surveys to be conducted for projects located with 100 feet of a blue line stream, or within 300 feet of a blue line stream where the slope of the site is less than 10 percent. This standard does not apply to the proposed project, which is located 1,350 feet east of the Salinas River.

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

16. MANDATORY FINDINGS OF SIGNIFICANCE *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has 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:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**None**
☒	County Agricultural Commissioner's Office	**Attached**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Not Applicable**
☐	County Sheriff's Department	**Not Applicable**
☒	Regional Water Quality Control Board	**None**
☐	CA Coastal Commission	**Not Applicable**
☒	CA Department of Fish and Wildlife	**None**
☐	CA Department of Forestry (Cal Fire)	**Not Applicable**
☐	CA Department of Transportation	**Not Applicable**
☐	Community Services District	**Not Applicable**
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

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

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

☒ Project File for the Subject Application

County documents

- ☐ Coastal Plan Policies
- ☒ Framework for Planning (Coastal/Inland)
- ☒ General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:
  - ☒ Agriculture Element
  - ☒ Conservation & Open Space Element
  - ☐ Economic Element
  - ☒ Housing Element
  - ☒ Noise Element
  - ☐ Parks & Recreation Element/Project List
  - ☒ Safety Element
- ☒ Land Use Ordinance (Inland/Coastal)
- ☐ Building and Construction Ordinance
- ☒ Public Facilities Fee Ordinance
- ☐ Real Property Division Ordinance
- ☒ Affordable Housing Fund
- ☐ Airport Land Use Plan
- ☐ Energy Wise Plan
- ☒ El Pomar/Estrella Area Plan and Update EIR
- ☐ Design Plan
- ☐ Specific Plan
- ☒ Annual Resource Summary Report
- ☐ Circulation Study

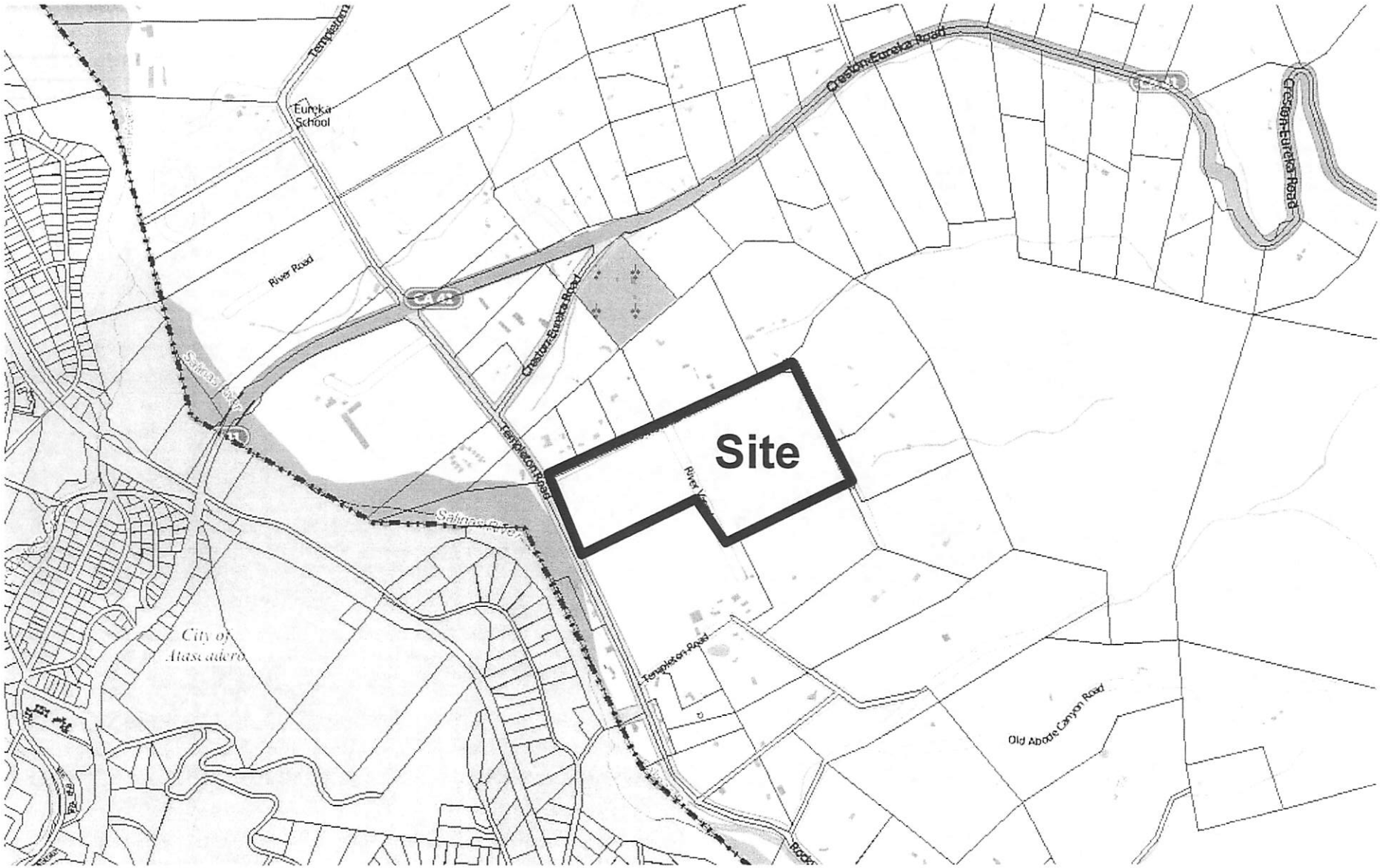
Other documents

- ☒ Clean Air Plan/APCD Handbook
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Special Biological Importance Map
- ☒ CA Natural Species Diversity Database
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)
- ☒ Other Paso Robles Groundwater Basin Resource Capacity Study, 2011

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

1. Beacon Geotechnical. (September 23, 2013). *Geotechnical Engineering Report for Proposed Irrigation Pond*
2. Fugro Consultants. (March 2010). *Paso Robles Groundwater Basin Water Balance Review and Update.*
3. Mark Battany. (September 2013). *Grape Notes Newsletter – Reducing vineyard water use: mechanisms, strategies and limitations.*
4. Fugro Consultants. (February 2005). *Paso Robles Groundwater Basin Study – Phase II.*
5. Fugro Consultants. *(August 2002). Paso Robles Groundwater Basin Study – Phase I.*
6. GEI. (August 2013). *Generalized Difference in Spring Groundwater Elevations Between 1997 and 2013.*
7. Kirk Consulting. (October 15, 2013). *PMT2013-00419 Major Grading Permit – Response to Incomplete Letter.*
8. Roberts Engineering. (October 14, 2013). *PMT2013-00419 Major Grading Permit – Calculation of Evaporative Water Loss.*
9. Todd Engineers. (May 2009). *Evaluation of Paso Robles Groundwater Basin Pumping.*
10. Todd Engineers. (December 2007). *Update for the Paso Robles Groundwater Basin.*

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



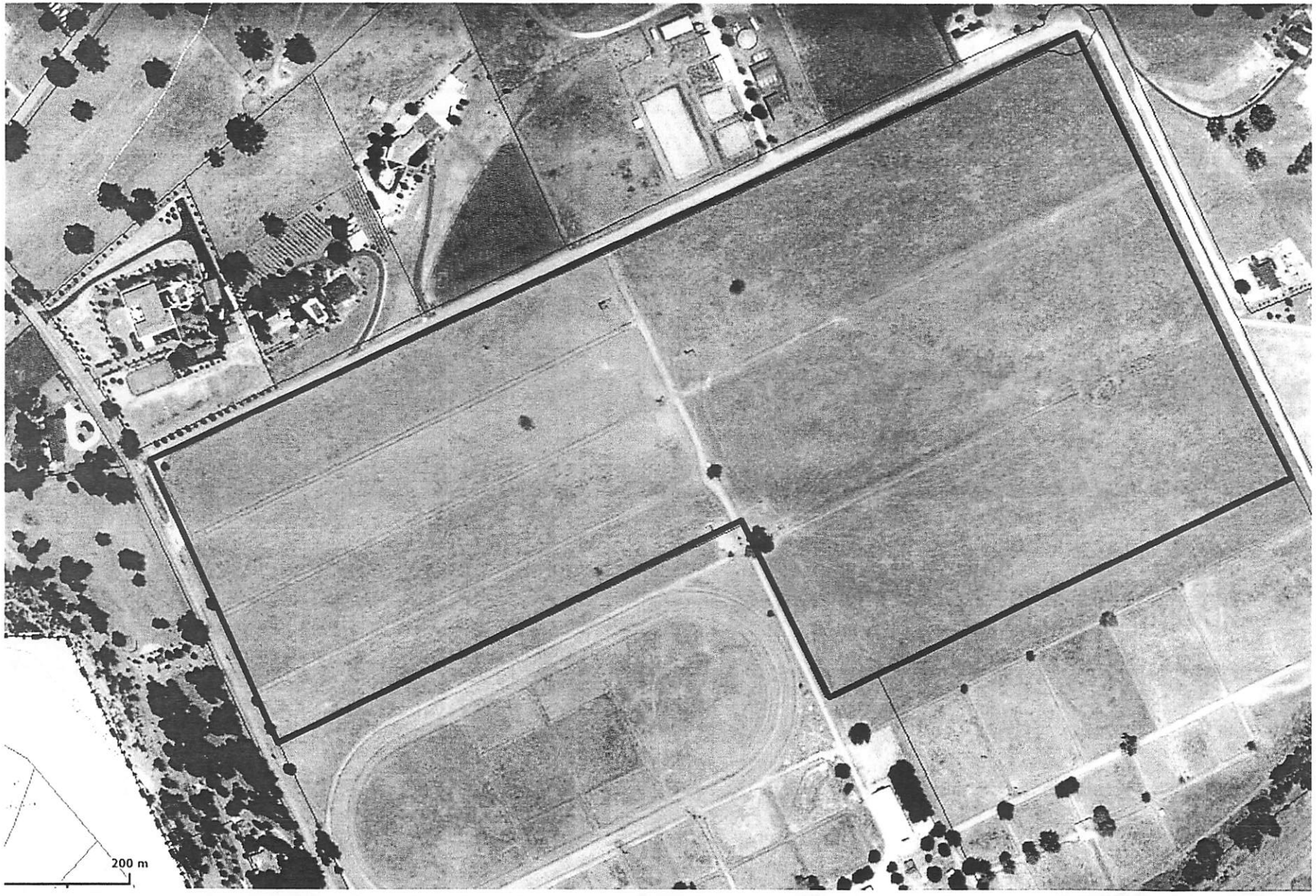
PROJECT

Boneso Family Trust
Major Grading Permit PMT2013-00419

EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



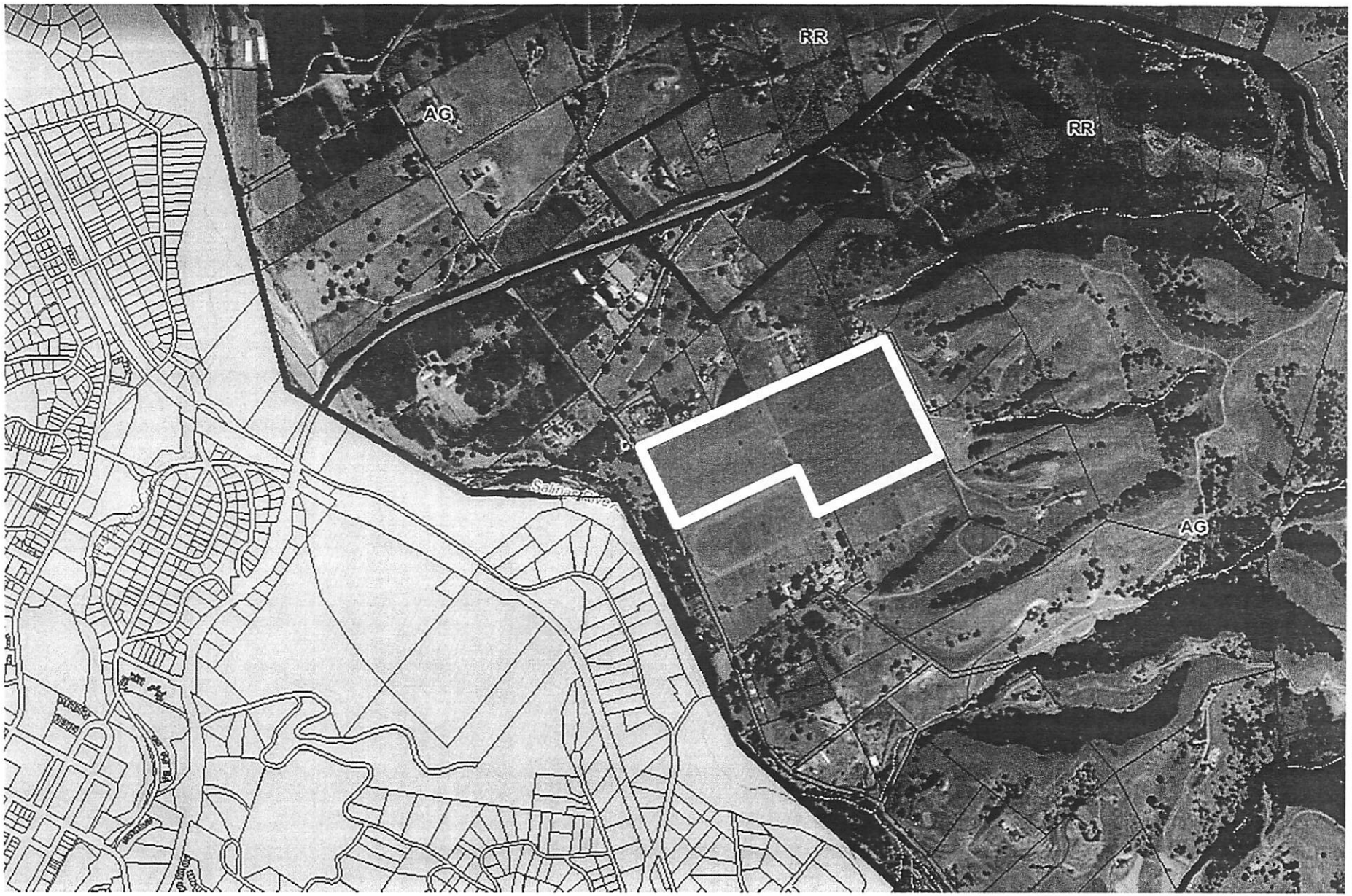
PROJECT

Boneso Family Trust
Major Grading Permit PMT2013-00419

EXHIBIT

Aerial Photograph

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Boneso Family Trust
Major Grading Permit PMT2013-00419

EXHIBIT

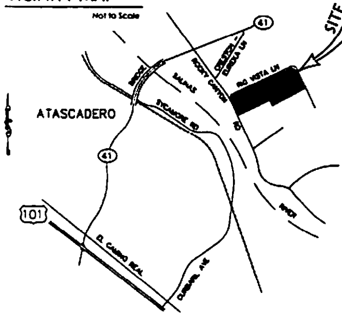
Land Use Category Map

RIO VISTA RANCH - BONESO - IRRIGATION AND FROST PROTECTION POND PLAN

PROJECT DESCRIPTION: Grading for the installation of a 4.04 acre foot reservoir for purposes of frost protection and irrigation for an existing 61 acre vineyard.

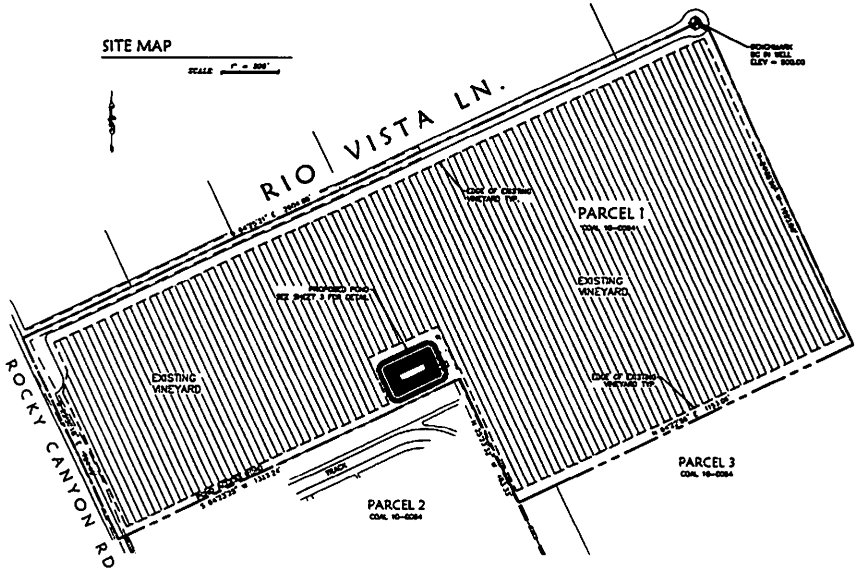
VICINITY MAP

Not to Scale



SITE MAP

SCALE 1" = 300'



LEGAL DESCRIPTION

Parcel 1 of Parcel Map COAL 10-0064 as filed in Book 76 of Parcel Maps at Page 15 in the Office of County Clerk/Recorder, County of San Luis Obispo, State of California.
APN: 034-411-017

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE BRASS CAP IN WELL AT THE CUL DE SAC OF RIO VISTA LANE (CONTROL POINT #1) HAVING AN ASSUMED ELEVATION OF 300.00'.

OWNER

Rocky Canyon Vineyard
Steve & MaryAnn Boneso
5995 Martingale Circle
San Miguel, CA 93451

SURVEYOR

Dalos Land Surveys, Inc.
7600 Morro Road
Atascadero, CA 93422
(805) 466-2445

APPLICABLE CODES

- 2008 California Energy Code
- 2010 California Building Code, Vols 1 & 2 (2009 IBC)
- 2010 California Electrical Code (2008 NEC)
- 2010 California Fire Code (2009 IFC)
- 2010 California Green Building Code (New)
- 2010 California Mechanical Code (2009 UMC)
- 2010 California Plumbing Code (2009 UPC)
- 2010 California Reference Standards Code
- 2010 California Residential Code (New) (2009 IRC)
- County Building and Construction Ordinance - Title 19
- County Coastal Zone Land Use Ordinance - Title 23
- County Fire Code Ordinance - Title 16
- County Land Use Ordinance - Title 22

PROJECT STATISTICS

Cut 3940 CY±, Fill 3300 CY±, Total 7240 CY±
Max. cut = 14 ft, Max. fill = 7 ft
Average slope < 10%
Area of site disturbance = 34,700 sf± (0.80 ac)
Containment = 6525 CY = 4.04 AF

ABBREVIATIONS

AC	Asphalt Concrete Paving
AP	Angle Point
CO	Clean-out
CL	Centerline
CONC	Concrete
CONST	Construction
DIA & Ø	Diameter
DTL	Detail
EG	Existing Grade
ELEV	Elevation
EXIST & ( )	Existing
FF	Finished Floor
FS	Finished Surface
FH	Fire Hydrant
FL	Flow Line
G	Gas
GB	Grade Break
GR	Finished Grade
HDPE	Hi-density Polyethylene
HP	High Point
INV	Invert Elevation
LT	Left
LF	Linear Feet
LP	Low Point
MH	Manhole
P	Power
PC	Point Of Curvature
PL	Property Line
PRC	Point Of Reverse Curvature
PT	Point Of Tangency
PUE	Public Utility Easement
PVC	Polyvinyl Chloride
R	Radius
RT	Right
RP	Radius Point
RW	Right-of-way
S	Slope
SD	Storm Drain
SS	Sanitary Sewer
SHT	Sheet
STA	Station
T	Telephone
TW	Top Of Wall
TYP	Typical
W	Water

LEGEND

- Property Line
- Centerline
- Existing Ground Contour
- Finish Grade Contour
- Concrete
- Edge of Pavement
- Water Line
- Water Valve
- Fire Hydrant
- Sanitary Sewer Main
- Electrical Line
- Overhead Line
- Utility Pole
- Guy Anchor
- Elec. Vault / Pedestal / Pull Box
- Telephone Line
- Tele. Vault / Pedestal / Pull Box
- Fence
- Gas Main
- Flowline
- Proposed Grade & Direction
- Construction Note Reference
- Spot Elevation
- Proposed Slope
- Retaining Wall
- Silt Fence

GENERAL NOTES

1. No construction shall be started without plans approved by the County Building Department. The Building Department shall be notified at least 24 hours prior to starting of construction and of the time location of the preconstruction conference. Any construction performed without approved plans or prior notification to the Building Department will be rejected and will be at the contractor's and/or owner's risk.
2. For any construction performed that is not in compliance with plans or permits approved for the project the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 (23.10) of the Land Use Ordinance.
3. All construction work and installations shall conform to the most current County of San Luis Obispo Public Improvement Standards and all work shall be subject to the approval of the Building Department.
4. The project owner and contractor shall be responsible for providing and/or maintaining all weather access at all times to existing properties located in the vicinity of work. Additionally, they shall be responsible for maintaining all existing services, including utility, garbage collection, mail distribution, etc., to all existing properties located in the vicinity of work.
5. On-site hazards to public safety shall be shielded by construction fencing. Fencing shall be maintained by the project owner and contractor until such time that the project is completed and occupied, potential hazards have been mitigated, or alternative protective measures have been installed.
6. Soils tests shall be done in accordance with the County Public Improvement Standards, Section 3.2.3. All tests must be made within 15 days prior to the placing material. The test results shall clearly indicate the location and source of the material.
7. Roadway compaction tests shall be made on subgrade material, aggregate base material, and material as specified by the Soils Engineer. Said tests shall be made prior to the placement of the next material lift.
8. Subgrade material shall be compacted to a relative compaction of 95% in the zone between finished subgrade elevation and a minimum of 1-foot below. All material in fill sections below the zone mentioned above shall be compacted to 90% relative compaction.
9. A registered civil engineer shall certify that the improvements when completed are in accordance with the plans prior to the request for a final inspection. Record Drawings shall be prepared after construction is completed. The civil engineer certifying the improvements and preparing as-built plans may be present when the final inspection is made by the County.
10. An Engineer of Work Agreement and an Engineer Checking and Inspection Agreement are required prior to the start of construction. The Building Department shall be notified in writing of any changes to the Engineer of Work Agreement. Construction shall not proceed without an Engineer of Work.
11. All utility companies shall be notified prior to the start of construction.
12. A County Encroachment Permit is required for all work done within the County right-of-way. The Encroachment Permit may establish additional construction, utility and traffic control requirements.
13. The County Inspector acting on behalf of the County Building Department may require revisions in the plans to solve unforeseen problems that may arise in the field. All revisions shall be subject to the approval of the Developer's Engineer of Work.
14. The structural section shall be based on soils tests taken at the time of construction and using a Traffic Index of for (road name). The structural section shall be approved by the Building Department prior to road construction.
15. Hydro-seeding or other permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces (other than paved or gravel surfaced) prior to the final inspection.
16. For any public improvements to be maintained by the County, if environmental permits from the U.S. Army Corps of Engineers, the California Regional Water Quality Control Board/State Water Resources Control Board, or the California Department of Fish & Game are required, the Developer shall: a. submit a copy of all such completed permits to the County Building Department OR, b. document that the regulatory agencies determined that said permit is not required; prior to acceptance of the completed improvements for County maintenance and release of improvement security. Any mitigation monitoring required by said permits will remain the responsibility of the Developer.
17. When the project site earthwork is not intended to balance then a separate grading permit for the sending or receiving property may be required. A copy of the permit/s or evidence that no permits are required shall be submitted to the Department prior to commencing project earthwork.

GRADING NOTES

1. All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
2. The developer shall be responsible for scheduling a pre-construction meeting with the County and other affected agencies. The contractor shall notify the County Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
3. Grading shall comply with the recommendations of the preliminary soils report by PENDING, date PENDING filed with the County of San Luis Obispo.
4. Estimated earth quantities:
   Cut: 3940 CY± Fill: 3300 CY±

   Note: exact shrinkage, consolidation, and subsidence factors and losses due to clearing operations are not included. Estimated earthwork quantities are based upon the difference between existing ground surface and proposed finish grades, or sub grades as shown on the plan, and should vary according to these factors. The contractor shall be responsible for site inspection and quantity take off, and shall bid accordingly.
5. Soils engineer to determine the soil is suitable to support the intended structure. Such report including progress and/or compaction reports shall be submitted to the field inspector prior to final inspection when a soils report is obtained. The County policy regarding pad certification shall be followed. When applicable the engineer shall observe the grading operation(s) and provide the field inspector with required compaction reports and a report stating that the grading performed has been observed and is in conformance with the UBC and County ordinances.
6. No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).
7. Dust control is to be maintained at all times during construction.
8. Areas of fill shall be scarified, benched and recompacted prior to replacing fill and observed by a soil or civil engineer.
9. Fill material will be recompacted to 90% of maximum density.
10. Remove any deleterious material encountered before placing fill.
11. All disturbed areas shall be hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete.
12. Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
13. Minimum slope away from buildings shall be 5% for the first ten feet around perimeter.
14. The contractor shall be responsible for the protection of all existing survey markers during construction. All such monuments or markers disturbed shall be reset at the contractor's expense.
15. All contractors and subcontractors working within the right of way shall have an appropriate contractor's license, a local business license, and shall obtain an encroachment permit.
16. Engineering reports for cut or fill slope steeper than 2:1 shall be submitted to the field inspector.

UNDERGROUND UTILITY NOTES

1. An effort has been made to define the location of underground facilities within the job site. However, all existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. The construction contractor agrees that he shall assume sole and complete responsibility for locating or having located all underground utilities and other facilities and for protecting them during construction.
2. All utility companies must be notified prior to the start of construction. The construction contractor shall contact underground service alert (USA) at 811 two to ten days prior to the start of excavation and shall verify the location of any known utilities and whether or not a representative of each company will be present during excavation.

DIGALERT 811

PACIFIC MILEPOST Drafting Services pacificmilepost.com

Roberts Engineering, Inc.	
Rio Vista Ranch - Boneso	
Irrigation and Frost Protection Pond Plan	
Design/Drawn: TR / JTM	Job #: 13-051
Approved for County Requirements	Timothy P. Roberts, RCE 35366 exp 06/30/13 — 8/22/2013
Sheet 1	of 3

Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 239-6148
Email robertseng@charter.net

Record Drawings

Exp. 6/30/13 CIVIL STATE OF CALIFORNIA

EROSION CONTROL NOTES

1. Erosion control measures for wind, water, material stockpiles, and tracking shall be implemented on all projects at all times and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of accesses, and perimeter containment measures. Erosion control shall be placed prior to the commencement of grading and site disturbance activities unless the Building Department determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of erosion control measures shall be to keep all generated sediments from entering a swale, drainage way, watercourse, atmosphere, or migrate onto adjacent properties or onto the public right-of-way.
2. Site inspections and appropriate maintenance of all erosion control measures/devices shall be conducted and documented at all times during construction and especially prior to, during, and after rain events.
3. The Developer shall be responsible for the placement and maintenance of all erosion control measures/devices as specified by the approved plan until such time that the project is accepted as complete by the Building Department or until released from the Conditions of Approval of their General Permit. Erosion control measures/devices may be relocated, deleted or additional measures/devices may be required depending on the actual conditions encountered during construction. Additional erosion control measures/devices shall be placed at the discretion of the Engineer of Work, County Inspector, SWPPP Monitor, or RWQCB Inspector. Guidelines for determining appropriate erosion control devices shall be included in the plans with additional measures/devices noted from the appendix of the Public Improvement Standards.
4. Wet weather erosion control measures/devices shall be available, installed, and/or applied between October 15 and April 15 or anytime when the rain probability exceeds 30%.
5. The Contractor, Developer, and Engineer of Work shall be responsible to review the project site prior to October 15 (rainy season) and to coordinate an implementation plan for wet weather erosion control devices. A locally based standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stock piled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
6. In the event of a failure, the Developer and/or his representative shall be responsible for cleanup and all associated costs or damage. In the event that damage occurs within the right-of-way and the County is required to perform cleanup, the owner shall be responsible for County reimbursement of all associated costs or damage.
7. In the event of failure and/or lack of performance by the owner and/or contractor to correct erosion control related problems the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
8. Permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces other than paved or gravel surfaces, prior to final inspection. Permanent erosion control shall be fully established prior to final acceptance. Temporary erosion control measures shall remain in place until permanent measures are established.
9. The County Air Pollution Control District (APCD) may have additional project specific erosion control requirements. The Contractor, Developer, and Engineer of Work shall be responsible for maintaining self-regulation of these requirements.
10. All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The Developer shall submit a Notice of Intent (NOI) to comply with the General Permit for Construction Activity with the Regional Water Quality Control Board (RWQCB). The Developer shall provide the County with the Waste Discharge Identification Number (WDID #) or with verification that an exemption has been granted by RWQCB.

WDID No.: n/a less than one acre site disturbance

Person to contact 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
Name: Steve Boneso
Local Phone: (805) 227-4450

SPECIAL INSPECTIONS

1. All construction & inspections shall conform to 2010 California Building Code (CBC) Chapter 17.
2. Special inspection requirement are required for this project, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on all tasks identified below.
3. Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the County Building Department. Names and qualifications of special inspector(s) shall be submitted to the County Building Department for approval.
4. Each contractor responsible for the construction of components listed in the special inspections shall submit a written statement of responsibility to the County Building Department and the owner prior to the commencement of work. The statement shall contain the items listed in CBC 1706.1.
5. A final report prepared by a soil or civil engineer shall be submitted to the field inspector stating the work performed is in substantial conformance with the approved plans, applicable codes, and is found to be suitable to support the intended structure. Such report shall include any field progress reports, compaction data etc.

Section 1705, Statement of Special Inspections:

- 1705.1 General. Where special inspection or testing is required by Section 1704, 1707 or 1708, the registered design professional in responsible charge shall prepare a statement of special inspections in accordance with Section 1705 for submittal by the permit application (see Section 1704.1.1).
- 1705.2 Content of statement of special inspections. The statement of special inspections shall identify the following:

a) The materials, systems, components and work required to have special inspection or testing by the building official or by the registered design professional responsible for each portion of the work.

b) The type and extent of each special inspection.

c) The type and extent of each test.

d) Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1705.3, 1705.4, 1707 or 1708.

e) For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.

Section (table) 1704.7, Required Verification and Inspection of Soils.

a) Verify materials below footings are adequate to achieve the design bearing capacity shall be performed periodically during task.

b) Verify excavations are extended to proper depth and have reached proper material, shall be performed periodically during task.

c) Perform classification and testing of controlled fill materials, shall be performed periodically during task.

d) Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill, shall be performed continuously during task.

e) Prior to placement of controlled fill, observe subgrade and verify that site had been prepared properly, shall be performed periodically during task.

Observation & Testing Program.

The project soils engineer shall perform the inspection & testing for the following tasks:
- Final plans
- Stripping and clearing of vegetation
- Recompaction of scarification soils
- Fill placement and compaction
- Over excavating
- Verification of soils type & depth
- Final report

The soil engineer of work shall be PENDING phone

Soils report # PENDING

The project engineer of work shall perform the inspection for the following tasks:
- Rough grading & site preparation
- Final grading inspection prior to final County Inspection

The project engineer of work shall be Tim Roberts of Roberts Engineering, Inc., RCE 35366, 2015 Vista de la Vina, Templeton, CA 93465, phone (805) 239-0664

The Engineer or work shall state in writing the work is in substantial conformance with the approved plans.

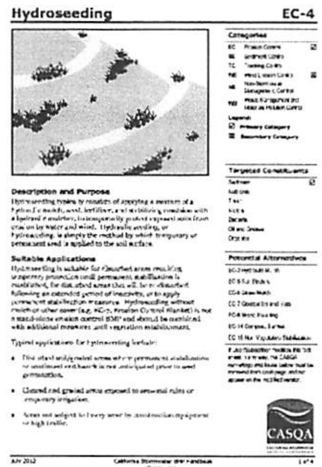
The person responsible for BMP inspection is Steve Boneso, phone (805) 227-4450.

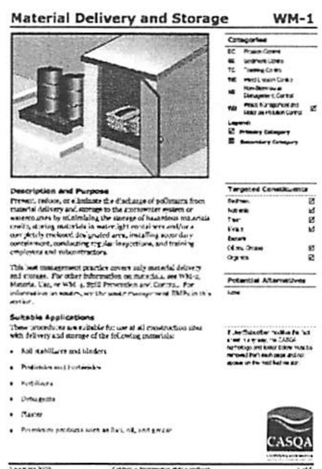
TREE PROTECTION NOTES

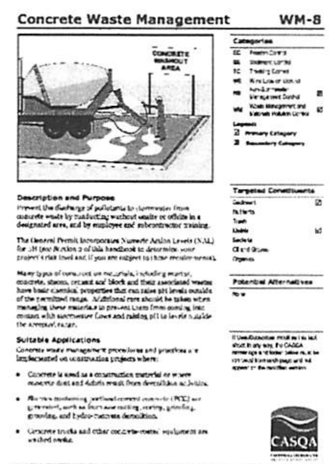
1. No oak tree shall be removed without prior County approval.
2. Trees within 20 feet of grading or trenching shall be protected by placement of protective fencing as indicated.
3. Protective fencing shall be four feet high chain link or safety fence, and shall be placed at the dripline unless otherwise indicated
4. Trenching and excavation within tree driplines shall be hand dug or bored to minimize root disturbance. Any root encountered 1" diameter or greater, shall be hand cut and appropriately treated.
5. Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage.

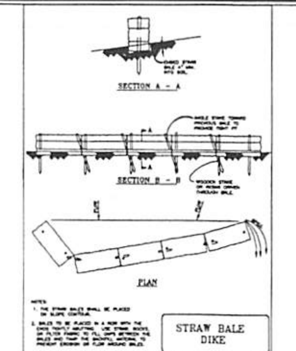
EROSION CONTROL & INSPECTIONS

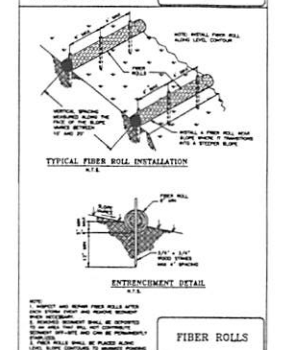
Erosion and Sediment Control Best Management Practices must be in place and functional PRIOR to the first inspection. No inspections can be performed if they are not in place or have failed to provide erosion control. Failure to maintain erosion control will cause inspections to be delayed until erosion control measures are functional.

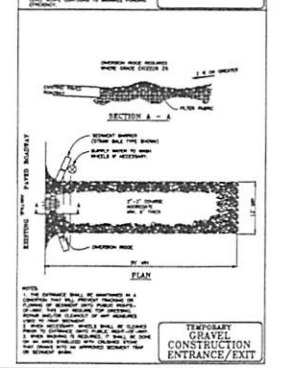












Roberts Engineering, Inc.

Rio Vista Ranch - Boneso

Irrigation and Frost Protection Pond Plan

Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email robertseng@charter.net

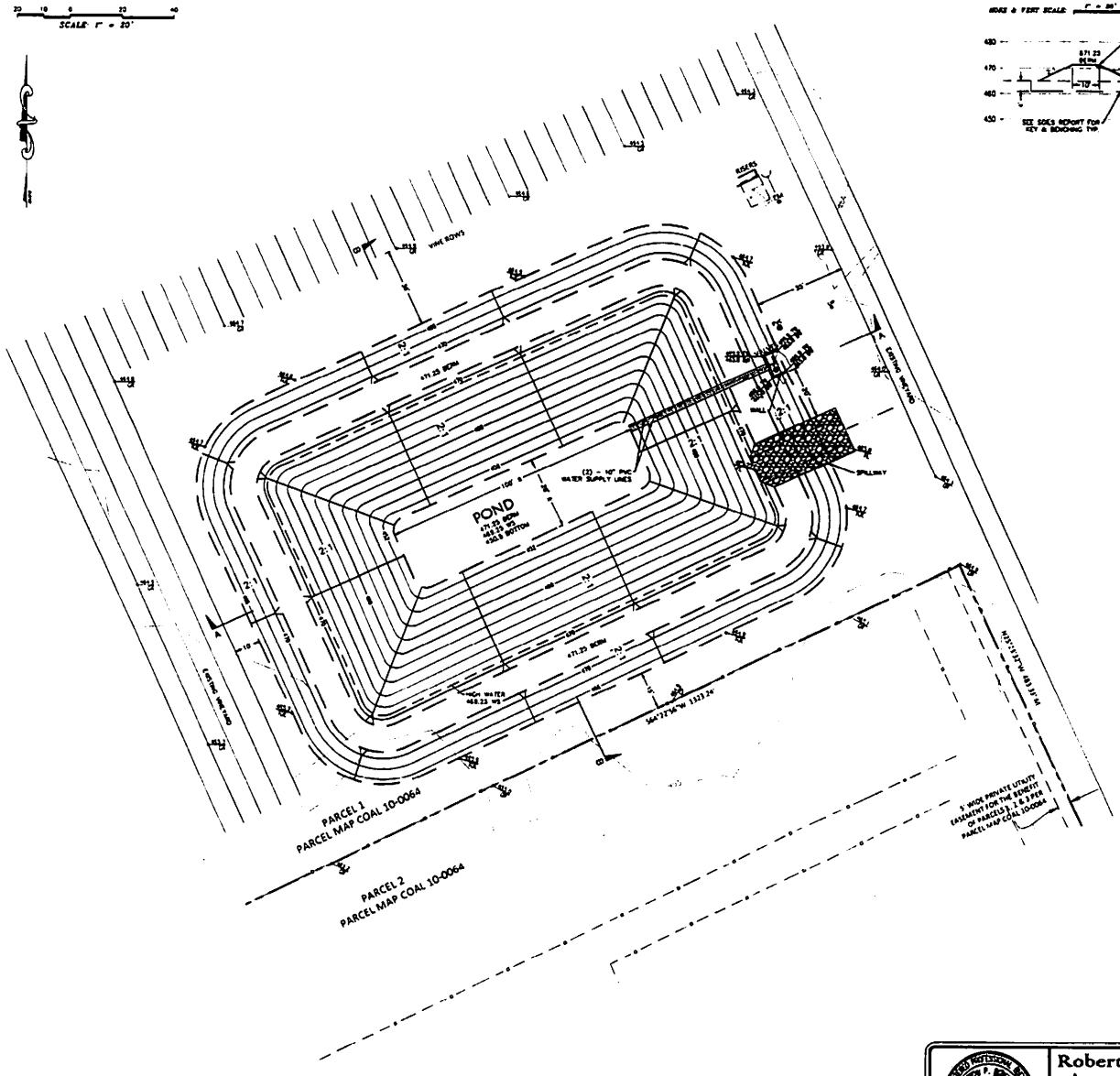
Registered Professional Engineer — Timothy P. Roberts — 35366 — Exp. 9/30/13 — Civil — State of California

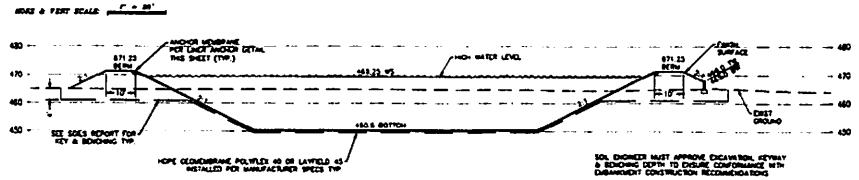
Record Drawings

Design/Drawn	County Plan Checker	Approved for County Requirements	
TR/JTM		Development Services Engineer	Date
Job # 13-051	County R.G. #	Timothy P. Roberts, RCE 35366 exp 09/30/13	8/22/2013
California Coordinates N. E.			2 of 3

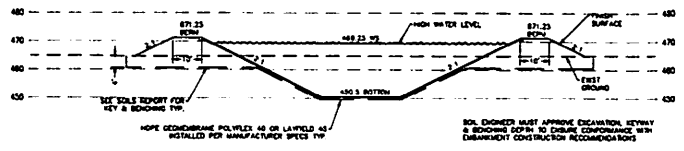
Timothy P. Roberts, RCE 35366 exp 09/30/13 — Date
Revisions This Sheet:
1
2
3
4
5

8/22/2013 8:27 AM

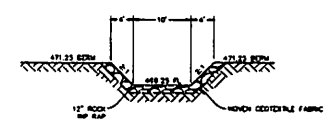




SECTION A-A

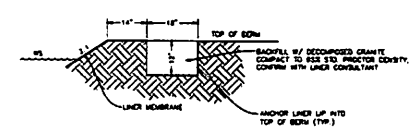


SECTION B-B



SPILLWAY SECTION DETAIL

NOT TO SCALE



LINER ANCHOR DETAIL

NOT TO SCALE

Roberts Engineering, Inc.

Rio Vista Ranch - Boneso

Irrigation and Frost Protection Pond Plan

Design/Drawn: TR / JTM	County Plan Checker	Approved for County Requirements
Job #: 13-051	County W.O. #	Development Services Engineer — Date: 8/22/2013
California Coordinates: N. E.		Timothy P. Roberts, RCE 35366 exp 08/30/13 — Date

Record Drawings

Timothy P. Roberts, RCE 35366 exp 08/30/13 — Date

Revisions This Sheet:

1
2
3
4
5
6

Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email robertseng@charter.net

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY P. ROBERTS — Exp. 9/30/13 — CIVIL — STATE OF CALIFORNIA

APCD Comments Regarding Rava and Boneso Agricultural Ponds Referrals

Andrew Mutziger to: Airlin Singewald 11/14/2013 03:38 PM
Cc: Aeron Arlin Genet, Tim Fuhs, Alyssa Roslan

History: This message has been replied to.

Airlin,

Thank you for contacting APCD and for the additional information.

You noted that the ordinance requires dust control measures.

Regarding NOA, since both of these projects are east of the Salinas River, NOA evaluations are not required; See NOA Map in Section 4.4 of the APCD CEQA Air Quality Handbook - http://www.slocleanair.org/images/cms/upload/files/CEQA_Handbook_2012_v1.pdf.

Due to their relatively small scale, the APCD has no further comments regarding these two projects.

Please let me know if you have any questions.

Sincerely,

Andy Mutziger
Air Quality Specialist
San Luis Obispo County Air Pollution Control District
(805) 781-5956
fax: (805) 781-1002
www.slocleanair.org

Airlin Singewald They will be balanced on site. Airlin Singewald S... 11/14/2013 03:08:06 PM

From: Airlin Singewald/Planning/COSLO
To: Andrew Mutziger/APCD/COSLO@Wings
Date: 11/14/2013 03:08 PM
Subject: Re: FW: Agricultural Ponds Referrals

They will be balanced on site.

Airlin Singewald
San Luis Obispo County
Department of Planning and Building
(805) 781-5198
asingewald@co.slo.ca.us

Andrew Mutziger Hi Airlin, A quick question - both projects have e... 11/14/2013 03:02:41 PM
Airlin Singewald Hi Andy, Thank you for the quick response. I for... 11/14/2013 12:43:40 PM

From: Airlin Singewald/Planning/COSLO
To: Andrew Mutziger/APCD/COSLO@Wings
Cc: Aeron Arlin Genet/APCD/COSLO@Wings, Bill Robeson/Planning/COSLO@Wings
Date: 11/14/2013 12:43 PM
Subject: Re: FW: Agricultural Ponds Referrals

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: November 8, 2013

To: Airlin Singewald, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on PMT2013-00419, Boneso Grading Permit, Rio Vista Ln, Atascadero, APN 034-411-017

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.

Project Requirements:

Drainage

1. The applicant shall submit drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.

2. The applicant shall submit complete erosion and sedimentation control plans for review and approval in accordance with 22.52.120.

3. 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.

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED
OCT 31 2013
BY:

DATE: 10/30/2013

TO: AG

FROM: Airlin Singewald – North County Team / Development Review

PROJECT DESCRIPTION: PMT2013-00419 – BONESO - The proposed project is a request by the Boneso Family Trust for a major grading permit to construct a 4.04 acre-foot irrigation and frost protection reservoir for an existing 55-acre vineyard. The proposed project would result in approximately 34,700 square feet of disturbance and 7,240 cubic yards of cut and fill on a 60-acre parcel. Site location is 3145 Rio Vista Ln, Atascadero. APN: 034-411-017.

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.

THE PROPOSED IRRIGATION/FROST PROTECTION RESERVOIR IS TO SUPPORT EXISTING ON-SITE VINEYARD PRODUCTION. PERMIT SHOULD CLARIFY OFF-SITE TRANSFER OF RESERVOIR WATER AND/OR OTHER USES OF THE RESERVOIR ARE PROHIBITED.

11/6/13 — Date
LYNDA AUCHINACHIE — Name
5914 — Phone